

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



ITEM: 3.9
(ID # 29754)

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 6th Street Senior Apartments Pursuant to the National Environment Policy Act (NEPA); and Approval of Requests for Release of Funds from U.S. Department of Housing and Urban Development (HUD), District 4. [\$1,500,000 - 100% HOME Investment Partnerships Act Funds and Housing Choice Voucher Program Project Based Vouchers]

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 6th Street Senior Apartments (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project is not an action which may affect the quality of the environment;
2. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;

Continued on Page 2


ACTION:Policy


Heidi Marshall, Director 2/24/2026

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:

3. Approve the attached Requests for Release of Funds and Certification (RROF) for HOME Investment Partnerships Act funds in the total amount of \$1,500,000 and Eight (8) Housing Choice Voucher Program Project Based Vouchers for the Proposed Project;
4. Authorize the Chair of the Board of Supervisors to execute the attached RROFs on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement the RROFs, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$1,500,000	\$ 0	\$1,500,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% HOME Investment Partnerships Act Funds and Housing Choice Voucher Program Project Based Vouchers			Budget Adjustment:	No
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On June 25, 2024 (Minute Order 3.36), the Board of Supervisors adopted Resolution No. 2024-137 allocating \$1,500,000 in HOME Investment Partnerships Program (HOME) funds to pay a portion of the costs to develop and construct 6th Street Senior Apartments, a 53-unit affordable rental housing complex for low-income senior households in the City of Coachella (Proposed Project).

On June 7, 2025, Chelsea Investment Corporation (Developer), a California corporation, was awarded a total of 8 Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBVs) for the Proposed Project. The PBVs were awarded under the Housing Choice Voucher Program (HCVP) in accordance with Section 21.3, "Owner Proposal Selection Procedure," of the Housing Authority of the County of Riverside's (HACR) Administrative Plan, consistent with federal regulations under 24 CFR 983.51. The PBVs were granted following the Developer's successful acquisition of competitive funding from the California Tax Credit Allocation Committee (TCAC) and the U.S. Environmental Protection Agency (EPA). The Developer demonstrated that, at the time of application for TCAC and EPA funding, no consideration was given to the potential receipt of PBV assistance from the Housing Authority. The Developer has formed a limited partnership known as 6th Street Seniors CIC, LP, a California limited

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

partnership (Partnership), for the purpose of developing and financing new construction of the Proposed Project.

The Proposed Project will consist of a newly constructed 53-unit affordable rental housing complex including one resident manager's unit for low-income seniors. The Proposed Project will consist of 46 one-bedroom units, 7 two-bedroom units, and a two-bedroom unit for a resident manager's unit. The Proposed Project is located on approximately .86 acres of land located on 6th Street between Date Ave and Tripoli Way, in the City of Coachella, identified as Assessor Parcel Numbers 778-113-001 and 778-113-002 (Property). Of the 53 units, 11 units in the Proposed Project will be subject to HOME Program occupancy and use restrictions and will be rented to and occupied by seniors whose income does not exceed 50% of the area median income for the County. The California Department of Developmental Services (DDS) via Inland Regional Center (IRC) will be restricting 10 units for individuals with developmental disabilities. On site amenities will include a community center with a computer room, education skill building classes, ESL financial literacy, and an after-school program at no charge to residents.

In addition to the HOME funds, other Proposed Project financing sources include:

Source	Amount
US Bancorp Community Development Finance (US Bank)- Federal LIHTC Equity	\$15,453,750
US Bank Impact Finance- Perm Loan	\$2,960,000
City of Coachella- Deferred Impact Fee Loan	\$1,179,044
City of Coachella- Community Facilities District	\$8,290,441
County of Riverside - HOME Loan	\$1,500,000
Strategic Growth Council (SGC) Transformative Climate Communities (TCC)	\$7,668,176
CA Dept of Developmental Services (DDS) via Inland Regional Center (IRC)- CRDP Loan	\$1,000,000
Deferred Developer Fee	\$293,008
Total:	\$38,344,419

NEPA Review

The environmental effects of activities carried out with HOME 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

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

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 9, 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 Requests 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 22, 2026, pursuant to 24 Code of Federal Regulations Section 58.43, and is attached hereto.

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

Impact on Residents and Businesses

The development of 53 additional affordable rental units 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; the County's contribution will be 100% funded with HUD HOME Investment Partnerships Act Funds and Section 8 project-based vouchers.

Attachments:

- County of Riverside Environmental Assessment and Signature Page
- Request for Release of Funds- HOME Funds
- Request for Release of Funds- HCVP Project Based Vouchers
- Public Notice FONSI/RROF and Proof of Public Notice


Stacey Pena, EO Management Analyst 3/3/2026


Aaron Gettis, Chief Deputy County Counsel 2/26/2026

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. 03/31/2020)

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

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

1. Program Title(s) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV)	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County Housing and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Nicole Sanchez, 760.863.2825	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054 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) HUD-Project Based Vouchers /6th Street Senior Housing Project	10. Location (Street address, city, county, State) 6th Street between Date Ave & Tripoli Avenue, Coachella, CA 92236
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11. Program Activity/Project Description

The Project activity proposes the use of \$1,500,000 in Home Investment Partnerships Act funds by Chelsea Investment Corporation, a California Corporation to construct 53 unit multi-family affordable rental housing project low-income families. The project will consist of 46 one-bedroom units, 7 two-bedroom units with one (1) two-bedroom unit restricted as a manager's unit. Located on approximately .86 acres of land located on 6th Street between Date Ave and Tripoli Way, in the City of Coachella, identified as Assessor Parcel Numbers 778-113-001 and 778-113-002

The units will be restricted to families whose incomes do not exceed 50% of the area median income for the County of Riverside. In addition to the HOME funds, other Proposed Project financing sources include approximately \$15,450,000 from Federal Low Income Housing Tax Credits, \$9,470,000 in the form of a soft loan from the City of Coachella, \$2,950,000 in permanent financing from US Bank, \$7,170,000 from the California Department of Housing and Community Development Transformative Climate Communities Program, and Inland Regional Center Community Resource Development Plan funds in the amount of \$1,000,000. The total cost of development during the permanent financing period is approximately \$39,000,000

CLERK'S COPY

MAR 10 2026

3.9

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

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 <i>Karen S. Spiegel</i>	Title of Certifying Officer Chair, Riverside County Board of Supervisors Date signed MAR 10 2026
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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
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Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Previous editions are obsolete

MAR 10 2026

3.9

FORM APPROVED COUNTY COUNSEL
 BY *AR* 2/24/2026
 AMBIT R. DILLON DATE

ATTEST:
KIMBERLY A. RECTOR, Clerk form HUD-7015.15 (1/99)
 By *[Signature]*
DEPUTY

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. 03/31/2020)

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 Funds (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) Nicole Sanchez, 760.863.2825	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
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CLERK'S COPY

Riverside County Clerk of the Board, Stop 1010
Office Box 1147, Riverside, Ca 92502-1147

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

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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

Title of Authorized Officer

X

Date signed

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Previous editions are obsolete

ATTEST:
KIMBERLY A. RECTOR, Clerk form HUD-7015.15 (1/99)

By

DEPUTY

MAR 10 2026

3.9

FORM APPROVED COUNTY COUNSEL
BY: *APD* 2/24/2026
AMIT R. DILLON 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: 6th-Street-Senior-Housing-Project

HEROS Number: 900000010514071

Start Date: 12/31/2025

Project Location: 6th Street and Tripoli Way, Coachella, CA 92236

Additional Location Information:

The site is 0.86 acres in size and located on the southeast corner of 6th Street and Tripoly Way (APN 778-113-002 and -001) (Figure 1) in the City of Coachella. The site is zoned Downtown/Pueblo Viejo (DT/PV).

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

The development will be a mixed-use provide providing 53 residential units comprised of 46 one bedroom/one-bathroom units (578 square feet) and seven two-bedroom/one-bathroom units (733 square feet) for income qualifying seniors. The project includes one (1) unit for a full-time onsite manager. The building will be three- and four-story wood, frame construction with 49 total surface parking spaces comprised of 44 standard spaces, four accessible spaces and one mail truck space. The maximum building height at the fourth-floor parapet will be 48' 7 5/8". The building will include 4,735 square feet of commercial space, a lounge area with office and kitchen space, common area restrooms and enclosed bicycle parking. The building will front 6th Street with access to/from the parking area at the rear of the building via Tripoly Way which is located along the southwest side of the building. The site plan is shown in Figure 2. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will meet Leadership in Energy and Environmental Design (LEED) Gold standards and have solar for power generation. Onsite social services will be provided to residents. Of the total number of units, The project would provide a total of 53 apartment units and amenities in one four-story, 55 foot tall, building. Of the 52 affordable units, 11 would be reserved for tenants at 30% Area Median Income (AMI); 22 units would be reserved for tenants at 50% AMI and 19 units would be reserved for tenants at 60% AMI. As stated, one unit would be reserved for an on-site manager. The site is currently vacant and has historically been undeveloped. The base zoning is Downtown/Plaza Vista (DT/PV). Multifamily units with greater than five units are permitted outright per Chapter 17.18 of the Municipal Code. Primary access would be via two new driveways; one from Tripoly Way on the southwest side of the building and one from Date Avenue on the northeast side of the building. In the proposed post-developed condition, the majority of the onsite runoff will be collected by proposed drop inlets/curb opening catch basins and conveyed to proposed

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

Project Information

Project Name: 6th-Street-Senior-Housing-Project

HEROS Number: 900000010514071

Start Date: 12/31/2025

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

RE Preparer: Nicole Sanchez

State / Local Identifier: CA

Certifying Officer: Karen Spiegel, Chair

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): Birdseye Planning Group

Point of Contact: Ryan Birdseye

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

FORM APPROVED COUNTY COUNSEL
BY  · 2/24/2026
AMRIT R. DHILLON DATE

Continuous Deflection Separation (CDS) units (or similar units) for pretreatment prior to reaching an infiltration/detention trench system for Low Impact Development (LID) treatment. Overflow will discharge via PVC overflow pipes connected to parkway drains onto the curb and gutter along 6th Street and/or Tripoly Way. New landscaping would be installed per Chapter 8.44.220 of the Municipal Code (Model Water Efficient Landscaping Ordinance (MELO)) and Chapter 17.54.10 (Parking Requirements).

Funding Information

Grant Number	HUD Program	Program Name	
0	Community Planning and Development (CPD)	HOME Program	\$1,500,000.00
0	Public Housing	Project-Based Voucher Program	\$3,705,120.00

Estimated Total HUD Funded Amount: \$5,205,120.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$38,370,000.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Permits, reviews, and approvals	* To be determined.
Historic Preservation	Unanticipated Resources The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered including Tribal Cultural Resources (TCR's), the following procedures shall be followed: All ground disturbance activities within a 50 feet buffer of the discovered cultural resource shall be halted and the overseeing Project Manager in collaboration with the Native American Cultural Monitor shall call out a Secretary of the Interior (SOI) qualified archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the archaeologist, the Native American Cultural Monitor and appropriate Tribal Representatives to discuss the significance of the find. At the meeting with the consulting parties, a decision is to be made, with the concurrence of the qualified archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations

	<p>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. If not already employed by the project developer, a SOI qualified archaeologist and a Native American Cultural Monitor from a consulting Tribe(s) shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary. 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 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. Native American Cultural Monitor Prior to the issuance of grading permits, the developer/permit applicant shall develop an agreement with the consulting Tribe(s) for the appropriate number of Native American Cultural Monitor(s). The Native American Cultural Monitor(s) shall attend the pre-construction meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Cultural Monitor(s) shall be onsite during all ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. The Native American Cultural Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification,</p>
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	evaluation, and potential recovery of cultural resources. 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 grading and cannot be avoided. This area will be protected and not disturbed in the future. This is confidential information, and the exact nature of this area will not be called out on the grading plans.
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Project Mitigation Plan

The applicant shall enter into a Tribal Monitoring Agreement for a Native American Cultural Resource Monitor to be on-site during any ground disturbing activities.

Determination:

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

Preparer Signature: Nicole Sanchez Date: 2/20/2026

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

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

Name/ Title: KAREN SPIEGEL CHAIR, BOARD OF SUPERVISORS

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

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

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

Project Information

Project Name: 6th-Street-Senior-Housing-Project

HEROS Number: 900000010514071

Start Date: 12/31/2025

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

RE Preparer: Nicole Sanchez

State / Local Identifier: CA

Certifying Officer: Karen Spiegel, Chair

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): Birdseye Planning Group

Point of Contact: Ryan Birdseye

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

FORM APPROVED COUNTY COUNSEL
BY  · 2/24/2026
AMRIT Dhillon DATE

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

Project Location: 6th Street and Tripoli Way, Coachella, CA 92236

Additional Location Information:

The site is 0.86 acres in size and located on the southeast corner of 6th Street and Tripoly Way (APN 778-113-002 and -001) (Figure 1) in the City of Coachella. The site is zoned Downtown/Pueblo Viejo (DT/PV).

Direct Comments to:

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

The development will be a mixed-use provide providing 53 residential units comprised of 46 one bedroom/one-bathroom units (578 square feet) and seven two-bedroom/one-bathroom units (733 square feet) for income qualifying seniors. The project includes one (1) unit for a full-time onsite manager. The building will be three- and four-story wood, frame construction with 49 total surface parking spaces comprised of 44 standard spaces, four accessible spaces and one mail truck space. The maximum building height at the fourth-floor parapet will be 48' 7 5/8". The building will include 4,735 square feet of commercial space, a lounge area with office and kitchen space, common area restrooms and enclosed bicycle parking. The building will front 6th Street with access to/from the parking area at the rear of the building via Tripoly Way which is located along the southwest side of the building. The site plan is shown in Figure 2. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will meet Leadership in Energy and Environmental Design (LEED) Gold standards and have solar for power generation. Onsite social services will be provided to residents. Of the total number of units, The project would provide a total of 53 apartment units and amenities in one four-story, 55 foot tall, building. Of the 52 affordable units, 11 would be reserved for tenants at 30% Area Median Income (AMI); 22 units would be reserved for tenants at 50% AMI and 19 units would be reserved for tenants at 60% AMI. As stated, one unit would be reserved for an on-site manager. The site is currently vacant and has historically been undeveloped. The base zoning is Downtown/Plaza Vista (DT/PV). Multifamily units with greater than five units are permitted outright per Chapter 17.18 of the Municipal Code. Primary access would be via two new driveways; one from Tripoly Way on the southwest side of the building and one from Date Avenue on the northeast side of the building. In the proposed post-developed condition, the majority of the onsite runoff will be collected by proposed drop inlets/curb opening catch basins and conveyed to proposed Continuous Deflection Separation (CDS) units (or similar units) for pretreatment prior to reaching an infiltration/detention trench system for Low Impact Development (LID) treatment. Overflow will discharge via PVC overflow pipes connected to parkway drains onto the curb and gutter along 6th Street and/or Tripoly Way. New landscaping would be installed per Chapter 8.44.220 of the Municipal Code (Model

Water Efficient Landscaping Ordinance (MELO)) and Chapter 17.54.10 (Parking Requirements).

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

The purpose of the proposed project is to provide affordable apartment housing for low-income residents meeting income qualifications. The City of Coachella does not have an approved 6th Cycle General Plan Housing Element Update (2021-2029); however, the proposed Project would provide 53 units of much needed housing within City of Coachella consistent with General Plan 2035 Housing goals and policies (Chapter 11).

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

The site is approximately 0.86 acres in size and vacant. It is located on the southeast corner of the 6th Street and Tripoly Way in downtown Coachella, California (APN 778-113-002 and -001). This neighborhood is comprised of a mixture of residential, institutional and commercial development. The project site is served by Sunline Transit Agency Route 91 and 111. Both routes have bus stops located one block west of the site along Cesar Chavez Boulevard. The site is bordered by the following uses: North: Institutional/Government uses zoned DT/PV South: Single-family residential zoned DT/PV East: Vacant land and existing Single-family residential zoned DT/PV West: Existing commercial uses zoned DT/PV

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

[Figure 1 - Vicinity Map.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
0	Community Planning and Development (CPD)	HOME Program	\$1,500,000.00
0	Public Housing	Project-Based Voucher Program	\$3,705,120.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$5,205,120.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$38,370,000.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The closest airport to the project site is the Jacqueline Cochran Regional Airport located at 56-550 Higgins Drive in Thermal, CA. The project site is located outside the compatibility zone boundaries of the Airport Lan Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Noticing Area as depicted in Maps JC-1 and JC-2 in the Jacqueline Cochran Regional Airport ALUCP (Riverside County Airport Land Use Compatibility Plan Policy Document Amended, September 2006). The building would be consistent with Airspace Protection guidelines and within the limits of airspace protection.

		The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C227OH, prepared March 6, 2018. The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by FEMA as being within a Special Flood Hazard Area (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). The project is not within a SFHA; thus, no significant or adverse impacts associated with the Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 would occur.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in non-attainment status for the following:

<p>particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>		<p>Ozone, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2022.1 was used to estimate emissions during construction. Table 1 below shows the pollutant modeled, the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 1 - Daily Construction Emissions Pollutant Daily Emissions (lbs. per day) Standard (lbs. per day) ROG 13.2 75 NOx 28.1 100 CO 29.1 550 PM10 9.0 150 PM2.5 5.0 55 ROG - Reactive Organic Gases NOx - Nitrogen Oxides CO - Carbon Monoxide PM10 - Particulate Matter 10 PM2.5 - Particulate Matter 2.5 Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2022.1 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions Pollutant Daily Emissions (lbs. per day) Standard (lbs. per day) ROG 2.9 55 NOx 1.2 55</p>
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		CO 12.6 550 PM10 1.8 150 PM2.5 0.4 55 SOx 0.02 150 SOx - Sulfur Oxides
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The project site is not located in a coastal zone, as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 Et. Seq.). The nearest coastal zone is located approximately 80 miles to the west. Therefore, no adverse coastal zone impacts are anticipated.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. The project site is a vacant lot and with sparsely distributed ruderal species. The City of Coachella is a signatory to the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) which was last amended in August 2016. The CVMSHCP encompasses approximately 1.2 million acres. Of the total, approximately 69,000 acres are Indian Reservation Lands, which are not included in the Plan, leaving a total of approximately 1.1 million acres addressed by the Plan. Of the total area, approximately 6 percent is developed land located within the urbanized

		<p>portion of the Coachella Valley. The project site is located within a developed portion of the plan area; and thus, is not located within a designated CVMSHCP conservation area. No federal or state listed threatened, endangered or species of concern or their habitat are located on the site. No local species would be adversely affected by the project.</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 proposed project would construct one new building containing 53 affordable units, commercial space, parking and related improvements for income qualifying tenants. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on-site or otherwise accessible to residents. The project would not emit or release hazardous waste or emissions. The California Environmental Protection Agency (CalEPA) regulated site portal (https://siteportal.calepa.ca.gov/nsite/map/help) was used to identify the presence of any regulated sites within one mile of the site that would present a potential hazard to the project site. A total of 395 records were identified. The majority were underground storage tanks associated with retail fueling stations, retailers selling motor oil and other automotive related products, automotive dealers, repair shops storing small quantities of waste oil or contaminated fuel; school sites, stormwater treatment facilities and hazardous waste generators (i.e., heavy</p>

		<p>commercial/light industrial facilities). No above ground fuel storage tanks were observed within a one mile radius of the site. The Beck Bulk Oil facility is located approximately one mile north of the site. This facility has above ground storage for lubricating oils, filters and waste rags. The chemical Urea is shown to be stored on-site in quantities up to 9,000 gallons. Urea, also known as carbamide, is an organic compound commonly used in fertilizers, skincare products, and various industrial applications. It is non-combustible. There is no known potential for exposure to significant hazards from the site or surrounding properties. No mitigation measures are required.</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The project site is currently vacant; however, it is located within an urbanized area within the City of Coachella. The site is categorized as Urban and Built-Up Land, as indicated on the State Farmland Mapping and Monitoring Program maps for the County of Riverside. The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur.</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The site is</p>

		<p>designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2270H, prepared March 6, 2018; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. Information and findings in this section are based on the Cultural Resource Assessment prepared by South Environmental, LLC, (December 2025). The work included delineation of an Area of Potential Effect (APE), a California Historical Resources Information System (CHRIS) records search at the South Coastal Information Center (SCIC), Native American outreach, archival and background research, and an intensive pedestrian survey. The CHRIS records search results indicate that one study was previously conducted within the Area of Potential Effect (APE) which comprises the project site. A total of 32 previously conducted cultural resource studies were completed within a one-mile radius of the project APE. No historic properties (either archaeological or historic built environment) were identified within the project APE as a result of the CHRIS records search, NAHC Sacred Lands File search, archival research, or pedestrian survey by a qualified archaeologist. A Native American Heritage Commission (NAHC) Sacred Lands File search was requested by South Environmental on October 20, 2025. The NAHC responded to the request on October 22, 2025, reporting negative results (i.e., that sacred lands or resources important to</p>

	<p>Native Americans are not recorded in the vicinity of the project). The NAHC recommended contacting 27 Native American tribes for additional information or knowledge they may have regarding the presence of cultural resources that may be impacted by the proposed project. On October 23, 2025, South Environmental sent letters via email to each of the 27 contacts provided by the NAHC. A total of five tribal representatives responded. On November 6, 2025, South Environmental conducted an intensive-level pedestrian survey of the entire 0.86-acre project APE. No cultural resources were identified during the pedestrian survey. South Environmental, Inc., recommends a finding of no historic properties affected for the proposed undertaking. However, ground disturbance always presents a possibility of encountering resources. Standard unanticipated discovery measures for archaeological resources and human remains are provided below. With implementation of the following recommendations, the proposed project would result in no historic properties affected. Should archaeological resources (sites, features, or artifacts) be exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under Section 106 of the</p>
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		<p>NHPA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted. If human remains are found, existing regulations outlined in the State of California Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified within 24 hours of positive identification as human. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access and provide recommendations as to the treatment of the remains to the landowner.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was acceptable: 55.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. Per Section 7.04.030 of the Coachella Municipal Code, noise levels within residential areas are limited to 55 a 10-minute average of 55 A-weighted decibels from 6:00 am to 10:00 pm and 45 dBA from 10:00 pm to 6:00 am. Traffic operating on Cesar Chavez Street and 6th Street is the primary noise source within proximity to the project site. The City of Coachella General Plan Update 2035 (adopted April 2015) Noise Technical Appendix, provide measured noise at various locations within the city. The noise monitoring location nearest the project site is at the 6th Street/Cesar Chavez Street intersection, one block (approximately 280 feet) west</p>

	<p>of the site and approximately 45 feet from the Cesar Chavez Street centerline. The measured noise level was 68.1 dBA which exceeds the City of Coachella standard for residential areas. Traffic noise attenuates at 3 dBA per doubling of distance from the source; thus, traffic noise generated along Cesar Chavez Street would attenuate to 59.8 dBA at 280 feet. Traffic counts collected by the Coachella Valley Association of Governments (CVAG) for 2017 shows that approximately 23,588 vehicles use the segment of Cesar Chavez Street at the Avenue 52 intersection each day which approximately 1/4 mile south of the 6th Street intersection. According to HUD site acceptability standards, a maximum of 65 dB is considered an acceptable exterior noise level. Exterior 24-hour average (Ldn) traffic-related noise was estimated along Cesar Chavez Street using the HUD Ldn calculator based on the CVAG traffic counts. The Ldn at 280 feet (measured from Cesar Chavez Street centerline to the northwest corner of the site is estimated to be 55 dBA. As referenced, the City of Coachella daytime standards for residential areas is 55 dBA. When existing conditions exceed 55 dBA during the day (i.e., 6:00 to 10:00 pm), a project-related increase of 3 dBA or more is considered to be a significant impact. The project is conservatively estimated to generate 581 vehicle trips per day based on trip generation rates for multifamily and commercial uses provided in the California Emission Estimator Model (CalEEMod 2022.1). For a noticeable (i.e, 3 dBA) noise increase to occur, the number of Average Daily Trips (ADT) would have to double over current volumes while maintaining current speeds. Using the HUD Ldn calculator,</p>
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		<p>project-related trips (581 average daily trips) were added to existing volumes on Cesar Chavez Street. This generated no change in existing conditions. The DNL would remain at 59 dBA which is below the HUD exterior standard. The project would have no adverse exterior noise impact.</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. There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest Region 9. The project would not use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The site is in a heavily urbanized area. According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on or immediately adjacent to the project site. No adverse impacts related to wetlands protection are anticipated.</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The project site is located near downtown Coachella and approximately one mile west of the Whitewater Channel. The Whitewater Channel or segment thereof, is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers.</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The site is 0.86 acres in size and located on the southeast corner of 6th Street and Tripoli Way. The site is zoned DT/PV. Multifamily units with greater than five units are permitted outright per Chapter 17.18 of the Municipal Code. Thus, assuming all applicable design guidelines are met, the project would be consistent with applicable plans and related policies. The project would be four stories in height which would be taller than adjacent buildings. However, the proposed use is consistent with the Pueblo Viejo District envisioned within the city's General Plan and Pueblo Viejo Vision Plan. The PV district is envisioned as a higher-density mixed-use (either vertical and/or horizontal) downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. The project would provide 53 affordable units and commercial space which would support implementation of this vision. No mitigation measures were required to reduce potentially significant or adverse impacts to less than significant.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	<p>Soils. According to the geotechnical review (Landmark Geo-Engineers and Geologists, November 2025), performed for the proposed project site, subsurface soils consist of interbedded medium dense to dense sand and silt with minor lenses of silty clay to maximum depth penetrated (Gilman Sandy Loam and Indio very fine Sandy Loam). The near surface soils are non-expansive. Site characteristics indicate the primary seismic hazard at the project site is the potential for strong groundshaking during earthquakes along the San Andreas fault. Surface fault rupture is considered to be unlikely at the project site because of the well-delineated fault lines through the Coachella Valley. No faults are located under or proximal to the project site. Liquefaction is a potential design consideration because of underlying saturated sandy substrata. Measures were provided in the Geotechnical Report to reduce potential impacts to the building and on-site improvements associated with seismic and related events to less than significant. Slope Erosion. The site is flat which limits erosion potential. There are no slopes that would erode as a result of project construction. Stormwater Runoff. The site is 100 percent pervious under existing conditions. Precipitation is presumed to infiltrate into the soils. The project would disturb less than one acre of soil during construction; thus, the applicant would not be required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity. The City of Coachella would require the project to prepare and implement a Water Pollution Control Plan and formal drainage plans prior to issuance of grading and building permits. The proposed project would also have to comply with the City's Water</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Quality Control Ordinance (Municipal Code Section 13.16). This would ensure that erosion and sedimentation impacts would be less than significant. As stated, in the proposed post-developed condition, the majority of the onsite runoff will be collected by proposed drop inlets/curb opening catch basins and conveyed to proposed Continuous Deflection Separation (CDS) units (or similar units) for pretreatment prior to reaching an infiltration/detention trench system for Low Impact Development (LID) treatment. Overflow will discharge via PVC overflow pipes connected to parkway drains onto the curb and gutter along 6th Street and/or Tripoli Way.</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>2</p>	<p>Hazards and Nuisances. The proposed project is a residential project designed to provide housing for income qualifying seniors. It would not require the ongoing use, storage or routine transport of hazardous materials. Aside from common household chemicals, no hazardous materials would be used on-site. The project would not emit or release hazardous waste or emissions. Based on a review of available databases listing known hazard sites (Geotracker, Envirostar) and the U.S. EPA NEPAAssist tool, there are no Recognized Environmental Conditions on the project site. The project site is not on a list of hazardous material sites nor would the project introduce hazardous materials to the site or otherwise have any adverse impacts related to toxic substances, explosive or flammable operations. The project site would be constructed consistent with current City of Coachella requirements for fencing, lighting and other features related to site safety. No impacts related to hazards, nuisance or site safety would occur. Regarding noise, the proposed project would not be exposed to exterior noise levels that</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		currently exceed acceptable limits within the City of Coachella Municipal code.	
SOCIOECONOMIC			
Employment and Income Patterns	1	During construction, the project would generate temporary employment opportunities. These jobs would not substantially affect overall employment patterns in the City. Operation of the project would require two full-time building managers and 1-2 case managers. Staff required to manage the project would be 3-4 FTE and provided by a third-party vendor. The commercial space would likely create new jobs; however, the number of jobs would not substantively increase employment opportunities in the City. New jobs would be a minor benefit associated with the proposed project.	
Demographic Character Changes / Displacement	1	The proposed project would develop a new mixed-use residential facility designed to house income qualifying seniors. The site is currently vacant and undeveloped. All construction would be confined to the proposed site. It would not impact adjacent street and utility corridors. The project area includes primarily institutional/government, commercial and residential uses. The proposed residential development would be consistent with the DT/PV zoning designation and Downtown Center designation in the Coachella General Plan. The project would not adversely affect community character or displace existing residents.	
Environmental Justice EA Factor	2	The project would provide 53 affordable apartment units for income qualifying seniors. The project would not require the removal of any residences; thus, no relocations are required. Neighboring uses are comprised primarily of commercial and residential uses and vacant land. The project would not cause any health effects to neighbors. The site is not of any biological or	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>cultural significance. The project is not known to be located in an area subject to climate change nor would affects from climate change disproportionately impact low income or minority populations. As stated, the City does not have an approved 6th Cycle Housing Element Update; however, the project would be consistent with housing goals and policies in the Housing chapter of the 2035 General Plan approved in 2015. There is no evidence based on project scope and location of the proposed project, that any populations with limited housing choices or that otherwise are considered to have special life challenges would be adversely affected by the project. Further, to date, no public comment known to the applicant, either in favor of or opposing the project because of potential environmental justice concerns, has been received. The project would not violate Executive Order 12898.</p>	
COMMUNITY FACILITIES AND SERVICES			
<p>Educational and Cultural Facilities (Access and Capacity)</p>	<p>2</p>	<p>The school nearest the site is Coachella Valley Adult School located at 1390 7th Street approximately 500 feet east of the site. Bobby Duke Middle School is located at 85358 Bagdad Avenue approximately 0.20 miles southeast of the site. Riverside County provides library and related cultural services to its residents through the Public Library System. The nearest library is the Coachella Branch at located at 1500 6th Street. The library is located approximately 0.25 miles northeast of the site. The project is comprised of 53 senior apartment units; thus, school-age children are unlikely to reside on the property. Conservatively, using the Coachella Valley Unified Schools District (CVUSD) student generation rate of .98 students (i.e., elementary, middle and high school) per residence, the number of school age children living at the property is</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>conservatively estimated to be 52. Payment of impact fees by the applicant would contribute fair share funds needed to expand school capacity as needed to address future capacity constraints. With respect to library services, it is possible that residents may visit the library; however, the addition of approximately 171 residents would not exceed the service population to the extent that new library facilities are required. Furthermore, a portion of the impact fees paid by the applicant will be allocated to the expansion of library facilities.</p>	
Commercial Facilities (Access and Proximity)	2	<p>The proposed project would provide approximately 4,742 square feet of commercial space. Whether this would be used by project residents is unknown. The need for goods and services required by approximately 171 new residents would be met by existing businesses within the area. No adverse impact to commercial facilities would occur as a result of the project.</p>	
Health Care / Social Services (Access and Capacity)	2	<p>The proposed project would provide new residential units to serve seniors. It is assumed the residents are currently residing in the Coachella Valley. The project is expected to accommodate approximately 171 new residents. This would not increase the general population to the degree that expanded health care services would be required. The Santa Rosa del Valle Medical Group offices are located across 6th Street to the north and one block east of the site. The John F. Kennedy Memorial Hospital is located in at 47111 Monroe Avenue in the City of Indio approximately 4 miles northwest of the site. These facilities are accessible by transit and available to serve project residents. No adverse impacts related to health care are anticipated. The project would provide limited social services on-site; however, as noted, it is expected that the residents</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		currently live in the Coachella Valley. While on-site services may benefit residents, it may also relieve demand on existing social services. No impact to existing social services is expected.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Construction activities would temporarily generate solid waste in the form of construction debris (e.g., drywall, asphalt, lumber, and concrete) and household waste associated with a residential living facility. There are no specific requirements for recycling and disposal of construction and demolition debris. However, it is assumed the contractor would be conditioned to comply with all applicable recycling and disposal requirements for construction and demolition waste. The project would be required to provide domestic waste recycling containers to reduce the volume of waste entering area landfills and support statewide recycling mandates required by the California Integrated Waste Management Act of 1989 (Assembly Bill 939) and Assembly Bill 341 (2011). Assembly Bill (AB) 341 amended AB 939 to include a provision stating that at least 75% of solid waste be source-reduced, recycled, or composted by the year 2020 and annually thereafter. No adverse impact to landfills associated with project-related waste disposal would occur.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The proposed project would utilize existing sewer connections. Sewer requirements for incoming development projects are administered by the City's Public Utilities Department. Sewer trunk lines are continually monitored in the field to determine remaining capacity. The Engineering Division plans its capital improvement projects several years prior to pipelines actually reaching capacity. The project site is located in an urbanized area that is connected to existing infrastructure.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>The project would need to connect to the existing wastewater infrastructure serving the site pursuant to the City's Municipal Code requirements. Prior to the issuance of building permits, waste water impact fees would be paid to the City to cover fair share costs associated with adequate wastewater conveyance, treatment and disposal. No adverse impacts would occur.</p>	
<p>Water Supply (Feasibility and Capacity)</p>	<p>2</p>	<p>The proposed project would utilize existing water connections. Potential water supply impacts for the Coachella Valley Water District service area were evaluated in the 2020 Coachella Valley Regional Urban Water Management Plan (June 2021). The Coachella Valley Water District determined there is sufficient water planned to supply the estimated annual average usage in normal, single-dry year, and multiple-dry water year forecasts. The proposed project would create 53 new units with an estimated potable water demand of 4,825 gallons per day or 5.4-acre feet annually. This would be within the projected future year supply and demand estimated by the Coachella Valley Water District in the 2020 Urban Water Management Plan referenced above. The project is subject to water fees that would be paid by the applicant prior to receipt of a building permit. No new or expanded water connections would be required for the project.</p>	
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>2</p>	<p>The Riverside County Fire Department provides fire protection, paramedic and emergency medical technician services to the City of Coachella and the project site. Station Number 79 is located at 1377 6th Street, 600 feet northeast of the site. The project area is served by the Riverside County Sheriff's Department which is contracted to provide law enforcement services to the City of Coachella. The station is located at 86625</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Airport Boulevard, approximately 4 miles southeast of the project site. While the project would increase the residential population within the City of Coachella, demand for fire and police services are evaluated cumulatively by the City and Riverside County as part of the project review process. The proposed project would increase demand for fire services or police protection services; however, not to the extent that new facilities would be required. Staffing needs are evaluated based on changing demographics within each service area and adjustments made within each department. No adverse impacts related to police services would occur.</p>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	<p>2</p>	<p>The project would not increase demand for recreational facilities such that existing facilities would be adversely affected. The project would construct common and outdoor areas which would provide some recreational benefit. Dateland Park is located 0.33 miles to the southeast. With payment of development impact fees (DIFs), no adverse impacts to parks and recreation facilities associated with the project would occur.</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	<p>2</p>	<p>Project construction and material staging would occur on the project site. During construction, some temporary traffic control measures may be required to allow vehicles to safely enter and exit the site. This may require closure of the sidewalk fronting the site along Tripoli Way and Date Avenue. Transit services are provided by the Sunline Transit Agency via Routes 91 and 111. Stops are located along Cesar Chavez Boulevard one block west of the site. Pedestrian and bicycle access is also provided throughout the area; however, no marked bicycle lanes were observed on Cesar Chavez Street or 6th Street. The City of Coachella does not have specific guidelines with respect to</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>transportation impacts; however, Projects that meet one of several screening criteria are considered to have a less than significant impact related to vehicle miles traveled (VMT). The project proposes a 100-percent affordable housing development on a site located proximal to public transit options. Therefore, the project is screened out of detailed VMT analysis and would not result in significant impacts related to VMT. According to Walkscore.com, the site has a walkability score of 80 which indicates the site is located in a very walkable area. The site has a bike score of 52 which indicates there is some bicycle infrastructure in the area and that the site is bikeable. No planned improvements to public transit, bicycle, or pedestrian facilities are proposed in the project vicinity. Therefore, the project would not conflict with any alternative transportation facilities. The project would provide bicycle parking facilities for use by residents and the public. The project would not have a significant impact on active transportation or public transit in the vicinity of the project site.</p>	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	<p>The proposed project site is located within an urbanized area within the City of Coachella. The project site is flat with sparse ruderal vegetation species. There are no unique natural features or water resources occurring on the project site.</p>	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	<p>The project area is heavily urbanized. The site is vacant and contains areas of ruderal vegetation species. There are no sensitive plants or animal species, habitats, or wildlife migration corridors in the area, or on-site. The only plant species are ornamental. The only wildlife species observed are common birds. The site is identified as "developed" in</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		the CVMSCP. No local species would be adversely affected by the project.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	Climate Change. The project site is approximately 68 feet below sea level and within an urbanized area. It is not located proximal to coastal areas that may be subject to sea level rise, wildland areas that may be subject to wildfire or other natural conditions that could be affected by climate change. As stated, the project site is located proximal to bus transit and will have a limited parking supply which in part, is intended to increase the unit count on the site and disincentivize vehicle ownership. Proximity to transit services will contribute to an overall reduction in GHG emissions associated with commuting to/from work and other destinations. Impacts associated with mobile source air emissions would be less than significant.	
Energy Efficiency	2	Energy. Project construction would utilize common methods for site preparation, grading and installation of all infrastructure. Construction vehicles and equipment would utilize fossil fuels such as gasoline, diesel fuel, and motor oil. However, construction would be short-term and temporary. The project is not anticipated to include any unique features or construction techniques that would generate high energy demand or be wasteful or otherwise result in inefficient use of fuels or other sources of energy. The project would conform with all state and local requirements regarding construction-related energy use, including anti-idling regulations. The project would be required to comply with California Energy Code Title 24 requirements. Further, the project would implement water conservation strategies	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>focused on achieving the goals set forth by Senate Bill X7-7 (2010) which mandates a statewide 20% per capita reduction in water consumption by 2020. The proposed project will have to meet Title 24 energy requirements and comply with California Building Code's (CBC) Zero Net Energy requirements if in effect at time of building permit issuance. The project would comply with applicable elements of state and local plans through the implementation of measures addressing energy efficient design, water conservation and related features that reduce energy demand. While the project would increase demand for public utilities in the region, for reasons stated above, this would not represent a significant impact with respect to energy consumption.</p>	

Supporting documentation

- [Title 24.pdf](#)
- [Police.pdf](#)
- [General Plan.pdf](#)
- [Fire Hazard Zone Map.pdf](#)
- [Fire Department.pdf](#)
- [Final-Coachella-Valley-RUWMP.pdf](#)
- [Desert Sands Fee Justification Report.pdf](#)
- [Desert Center Landfill.pdf](#)
- [Coachella Valley Traffic Counts.pdf](#)
- [NEPAssist\(1\).pdf](#)
- [Geotracker\(1\).pdf](#)
- [FINAL GEO REPORT .pdf](#)
- [6th Street Seniors - Prelim Arch.pdf](#)
- [Walkscore.pdf](#)

Additional Studies Performed:

- * Air Emission Calculations, December 2025
- * Phase I Cultural Resource Assessment, December 2025
- * Exterior Noise HUD Ldn Calculations, December 2025

Field Inspection [Optional]: Date and completed

by:

Greg Vasquez

11/6/2025 12:00:00 AM

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

a. Riverside County Airport Land Use Compatibility Plan Policy Document (adopted December 2004). b. Project Plans and Site Inspection, November 2025 c. Coastal Barrier Resource Mapper, accessed November 2025 d. State Water Resources Control Board, Geotracker database, accessed November 2025 e. State of California Department of Conservation, Indoor Radon Potential Tool, accessed November 2025 f. Federal Emergency Management Agency, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2270H, prepared March 6, 2018. g. Birdseye Planning Group, LLC, Air Quality Modeling and Emission Calculations, 6th Street Senior Housing, December 2025 h. California EPA, Regulated Site Portal, accessed November 2025 i. California Department of Conservation, Division of Land Resource Protection. Farmland Mapping and Monitoring Program Map. Available at <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>. Accessed online November 2025. j. Coachella Valley Multiple Species Habitat Conservation Plan, amended August 2016 k. South Environmental, LLC, Phase I Cultural Resources Assessment for 6th Street Affordable Housing Project, December 2025. l. California Department of Forestry and Fire Protection, Fire Hazard Severity Zone Map, accessed November 2025. m. Coachella Valley Water District, 2020 Urban Water Management Plan, June 2021. n. County of Riverside Fire Department/Sherrif Department website, accessed November 2025 o. National Wild and Scenic Rivers System, www.nps.gov/rivers, accessed online November 2025. p. United States Fish & Wildlife Service, Wetlands Mapper, accessed November 2025 q. US Environmental Protection Agency, Sole Source Aquifer website accessed June 2019 <https://www3.epa.gov/region9/water/groundwater/ssa.html>. r. Desert Sands Unified School District Fee Justification Report, May 2018. s. California Department of Recycling, Desert Landfill SWIS/Facility Detail, accessed December 2025 t. HUD DNL Calculator, accessed December 2025 u. Walkscore.com, accessed December 2025 v. Coachella Valley Association of Governments 2017 Traffic Census Report, 2018. w. City of Coachella General Plan 2015, accessed December 2025 x. City of Coachella Municipal Code, Chapter 17.18, accessed December 2025 y. Landmark Consultants, Inc., Geotechnical Report for Proposed Multifamily Senior Housing Project, November 2025 z. U.S. Environmental Protection Agency, NEPAssist Tool, accessed December 2025 aa. California Energy Code, Title 24, accessed December 2025.

List of Permits Obtained:

* To be determined.

Public Outreach [24 CFR 58.43]:

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

Cumulative Impact Analysis [24 CFR 58.32]:

The development will be a mixed-use provide providing 53 residential units comprised of 46 one-bedroom/one-bathroom units (578 square feet) and seven two-bedroom/one-bathroom units (733 square feet) for income qualifying seniors. The project includes one (1) unit for a full-time onsite manager. The building will be three- and four-story wood, frame construction with 49 total surface parking spaces comprised of 44 standard spaces, four accessible spaces and one mail truck space. The maximum building height at the fourth-floor parapet will be 48' 7 5/8". The building will include 4,735 square feet of commercial space, a lounge area with office and kitchen space, common area restrooms and enclosed bicycle parking. The building will front 6th Street with access to/from the parking area at the rear of the building via Tripoly Way which is located along the southwest side of the building. Primary access would be via two new driveways; one from Tripoly Way on the southwest side of the building and one from Date Avenue on the northeast side of the building. Construction is expected to begin in April 2026 and be completed July 2027. No change to the existing land use or zoning designation would be required to accommodate the project. The project would not have any adverse environmental effects as demonstrated herein; thus, no cumulative impacts would occur.

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

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

No Action Alternative [24 CFR 58.40(e)]

No Action Alternative [24 CFR 58.40(e)]: If the proposed project was not implemented, the site would likely remain vacant until another applicant proposed to develop on the site consistent with the zoning designation. It is not known if or when another development would be proposed on the site. Without construction of the proposed project, the benefits associated with the affordable housing project would not occur.

Summary of Findings and Conclusions:

The development will be a mixed-use provide providing 53 residential units comprised of 46 one-bedroom/one-bathroom units (578 square feet) and seven two-bedroom/one-bathroom units (733 square feet) for income qualifying seniors. The project includes one (1) unit for a full-time onsite manager. The building will be three- and four-story wood, frame construction with 49 total surface parking spaces comprised of 44 standard spaces, four accessible spaces and one mail truck space. The maximum building height at the fourth-floor parapet will be 48' 7 5/8". The building will include 4,735 square feet of commercial space, a lounge area with office and kitchen space, common area restrooms and enclosed bicycle parking. The building will front 6th Street with access to/from the parking area at the rear of the building via Tripoly Way which is located along the southwest side of the building. Primary access would be via two new driveways; one from Tripoly Way on the southwest side of the building and one from Date Avenue on the northeast side of the building. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will meet LEED Gold standards and have solar for power generation. Onsite social services will be provided to residents. Building amenities currently programmed include a community room with computer lab and kitchen, leasing office, laundry rooms, ADA accessible and hearing/visually impaired units. The project site is generally flat and is not subject to unusual geological hazards. Specific grading and foundation requirements are provided in the Preliminary Geotechnical Report referenced herein. The project site is located within Flood Zone X; and thus, is not within a special flood hazard area. No adverse impacts associated with a 100-year flood event would occur. No significant air quality impacts would occur. No historic or archaeological resources are known to be present onsite. The proposed project exterior noise levels along Cesar Chavez Street currently exceed City of Coachella standards for residential areas. The project would not noticeably change exterior noise levels. Interior noise standards would be met. The project would not change the existing noise environment. The project would not adversely affect public services. The proposed project would not result in adverse effects on water or energy or generate the need for new or expanded water, wastewater, or solid waste facilities. The proposed project would increase the intensity of the use on-site. The project incorporates 100% affordable housing with a mixed-use component in a transit priority area. No adverse traffic impacts are anticipated. The project would

conform to applicable Federal, State, and regional regulations affecting air emission, water quality, cultural resources, geologic hazards and related environmental resources addressed herein.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Historic Preservation	Unanticipated Resources The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered including Tribal Cultural Resources (TCR's), the following procedures shall be followed: All ground disturbance activities within a 50 feet buffer of the discovered cultural resource shall be halted and the overseeing Project Manager in collaboration with the Native American Cultural Monitor shall call out a Secretary of the Interior (SOI) qualified archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the archaeologist, the Native American Cultural Monitor and appropriate Tribal Representatives to discuss the significance of the find. At the meeting with the consulting parties, a decision is to be made,	N/A	The applicant shall enter into a Tribal Monitoring Agreement for a Native American Cultural Resource Monitor to be on-site during any ground disturbing activities.	

	<p>with the concurrence of the qualified archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. 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. If not already employed by the project developer, a SOI qualified archaeologist and a Native American Cultural Monitor from a consulting Tribe(s) shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary. 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 NAHC within 24?hours, and the Native American Heritage Commission (NAHC) will be responsible for identifying the Most Likely Descendant (MLD) and</p>			
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	<p>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. Native American Cultural Monitor Prior to the issuance of grading permits, the developer/permit applicant shall develop an agreement with the consulting Tribe(s) for the appropriate number of Native American Cultural Monitor(s). The Native American Cultural Monitor(s) shall attend the pre-construction meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Cultural Monitor(s) shall be onsite during all ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. The Native American Cultural Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. Reburial Protocol Prior to issuance of grading permits: the developer/applicant shall come to an agreement with the consulting tribes indicating an</p>			
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	area on-site which will be used, if needed, for reburial of any artifacts that have been identified during grading and cannot be avoided. This area will be protected and not disturbed in the future. This is confidential information, and the exact nature of this area will not be called out on the grading plans.			
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Project Mitigation Plan

The applicant shall enter into a Tribal Monitoring Agreement for a Native American Cultural Resource Monitor to be on-site during any ground disturbing activities.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The closest airport to the project site is the Jacqueline Cochran Regional Airport located at 56-550 Higgins Drive in Thermal, CA. The project site is located outside the compatibility zone boundaries of the Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Noticing Area as depicted in Maps JC-1 and JC-2 in the Jacqueline Cochran Regional Airport ALUCP (Riverside County Airport Land Use Compatibility Plan Policy Document Amended, September 2006). The building would be consistent with Airspace Protection guidelines and within the limits of airspace protection. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur.

Supporting documentation

[Airport Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

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

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

Compliance Determination

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

Supporting documentation

[CBRS Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

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

Yes

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

Yes

- ✓ No

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2270H, prepared March 6, 2018. The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by FEMA as being within a Special Flood Hazard Area (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). The project is not within a SFHA; thus, no significant or adverse impacts associated with

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

Supporting documentation

[FEMA Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

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

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

Ozone	0.07	ppb (parts per million)
Particulate Matter, <10 microns	150.00	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:

National Ambient Air Quality Standards

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

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

Enter the estimate emission levels:

Ozone	0.07	ppb (parts per million)
Particulate Matter, <10 microns	150.00	µg/m3 (micrograms per cubic meter of air)

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

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

Screen Summary

Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: Ozone, Particulate Matter, <10 microns. This project does not exceed *de minimis* emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in

compliance with the Clean Air Act. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2022.1 was used to estimate emissions during construction. Table 1 below shows the pollutant modeled, the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 1 - Daily Construction Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
NOx	13.2	75
CO	29.1	550
PM10	9.0	150
PM2.5	5.0	55

ROG - Reactive Organic Gases
NOx - Nitrogen Oxides
CO - Carbon Monoxide
PM10 - Particulate Matter 10
PM2.5 - Particulate Matter 2.5

Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2022.1 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
NOx	1.2	55
CO	12.6	550
PM10	1.8	150
PM2.5	0.4	55
SOx	0.02	150

SOx - Sulfur Oxides

Supporting documentation

[Coachella Senior Housing Detailed Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

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

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

Yes

No

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

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The project site is not located in a coastal zone, as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 Et. Seq.). The nearest coastal zone is located approximately 80 miles to the west. Therefore, no adverse coastal zone impacts are anticipated.

Supporting documentation

[Coastal Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

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

1. How was site contamination evaluated?* Select all that apply.

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site. For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

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

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

✓ No

Explain:

No nearby hazardous or toxic sites were identified using the NEPAAssist tool and State Department of Water Resources Geotracker databased.

Yes

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

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

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

✓ Yes

Explain:

Per the January 2024 HUD Notice CPD-23-103, the project site was evaluated for radon potential. The State of California Department of Conservation, Indoor Radon Potential Tool, the site is not located in an area with known radon potential. No further work with respect to hazards or hazardous materials is required.

No

* Notes:

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

does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.

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

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[Radon Potential Map.pdf](#)

[NEPAssist.pdf](#)

[Geotracker.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

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

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

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

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

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

Screen Summary

Compliance Determination

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

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

Supporting documentation

[Critical Habitat Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

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

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

- No
 Yes

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

- No
 Yes

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

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

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

- No

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

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. The proposed project would construct one new building containing 53 affordable units, commercial space, parking and related improvements for income qualifying tenants. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on-site or otherwise accessible to residents. The project would not emit or release hazardous waste or emissions. The California Environmental Protection Agency (CalEPA) regulated site portal (<https://siteportal.calepa.ca.gov/nsite/map/help>) was used to identify the presence of any regulated sites within one mile of the site that would present a potential hazard to the project site. A total of 395 records were identified. The majority were underground storage tanks associated with retail fueling stations, retailers selling motor oil and other automotive related products, automotive dealers, repair shops storing small quantities of waste oil or contaminated fuel; school sites, stormwater treatment facilities and hazardous waste generators (i.e., heavy commercial/light industrial facilities). No above ground fuel storage tanks were observed within a one mile radius of the site. The Beck Bulk Oil facility is located approximately one mile north of the site. This facility has above ground storage for lubricating oils, filters and waste rags. The chemical Urea is shown to be stored on-site in quantities up to 9,000 gallons. Urea, also known as carbamide, is an organic compound commonly used in fertilizers, skincare products, and various industrial applications. It is non-combustible. There is no known potential for exposure to significant hazards from the site or surrounding properties. No mitigation measures are required.

Supporting documentation

[CalEPA.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 site is designated urban built up land in the California Department of Conservation Important Farmland Finder tool.

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

Screen Summary

Compliance Determination

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

Supporting documentation

[Farmland.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

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. All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2270H, prepared March 6, 2018; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required.

Supporting documentation

[FIRMETTE.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) In progress

- ✓ Advisory Council on Historic Preservation Not Required

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

Other Consulting Parties

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

Native American Heritage Commission Sacred Lands File list

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

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

Yes

No

Step 2 – Identify and Evaluate Historic Properties

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

The APE is comprised of the entire 0.86-acre project site.

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
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Additional Notes:

No historic resources are present within the APE

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

✓ Yes

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

A site survey was performed on November 6, 2025.

No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

✓ No Historic Properties Affected

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

Document reason for finding:

✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. Information and findings in this section are based on the Cultural Resource Assessment prepared by South Environmental, LLC, (December 2025). The work included delineation of an Area of Potential Effect (APE), a California Historical Resources Information System (CHRIS) records search at the South Coastal

Information Center (SCIC), Native American outreach, archival and background research, and an intensive pedestrian survey. The CHRIS records search results indicate that one study was previously conducted within the Area of Potential Effect (APE) which comprises the project site. A total of 32 previously conducted cultural resource studies were completed within a one-mile radius of the project APE. No historic properties (either archaeological or historic built environment) were identified within the project APE as a result of the CHRIS records search, NAHC Sacred Lands File search, archival research, or pedestrian survey by a qualified archaeologist. A Native American Heritage Commission (NAHC) Sacred Lands File search was requested by South Environmental on October 20, 2025. The NAHC responded to the request on October 22, 2025, reporting negative results (i.e., that sacred lands or resources important to Native Americans are not recorded in the vicinity of the project). The NAHC recommended contacting 27 Native American tribes for additional information or knowledge they may have regarding the presence of cultural resources that may be impacted by the proposed project. On October 23, 2025, South Environmental sent letters via email to each of the 27 contacts provided by the NAHC. A total of five tribal representatives responded. On November 6, 2025, South Environmental conducted an intensive-level pedestrian survey of the entire 0.86-acre project APE. No cultural resources were identified during the pedestrian survey. South Environmental, Inc., recommends a finding of no historic properties affected for the proposed undertaking. However, ground disturbance always presents a possibility of encountering resources. Standard unanticipated discovery measures for archaeological resources and human remains are provided below. With implementation of the following recommendations, the proposed project would result in no historic properties affected. Should archaeological resources (sites, features, or artifacts) be exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under Section 106 of the NHPA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted. If human remains are found, existing regulations outlined in the State of California Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified within 24 hours of positive identification as human. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of

the site within 48 hours of being granted access and provide recommendations as to the treatment of the remains to the landowner.

Supporting documentation

[Cultural Report_6th St Development_2-20-2026.pdf](#)

[03-126-2025-001ACBCI2_10_2026.pdf](#)

[Re_3RD REQUEST - 6th Street Seniors - Section 106 Report.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 Noise Assessment was conducted. The noise level was acceptable: 55.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. Per Section 7.04.030 of the Coachella Municipal Code, noise levels within residential areas are limited to 55 a 10-minute average of 55 A-weighted decibels from 6:00 am to 10:00 pm and 45 dBA from 10:00 pm to 6:00 am. Traffic operating on Cesar Chavez Street

and 6th Street is the primary noise source within proximity to the project site. The City of Coachella General Plan Update 2035 (adopted April 2015) Noise Technical Appendix, provide measured noise at various locations within the city. The noise monitoring location nearest the project site is at the 6th Street/Cesar Chavez Street intersection, one block (approximately 280 feet) west of the site and approximately 45 feet from the Cesar Chavez Street centerline. The measured noise level was 68.1 dBA which exceeds the City of Coachella standard for residential areas. Traffic noise attenuates at 3 dBA per doubling of distance from the source; thus, traffic noise generated along Cesar Chavez Street would attenuate to 59.8 dBA at 280 feet. Traffic counts collected by the Coachella Valley Association of Governments (CVAG) for 2017 shows that approximately 23,588 vehicles use the segment of Cesar Chavez Street at the Avenue 52 intersection each day which approximately 1/4 mile south of the 6th Street intersection. According to HUD site acceptability standards, a maximum of 65 dB is considered an acceptable exterior noise level. Exterior 24-hour average (Ldn) traffic-related noise was estimated along Cesar Chavez Street using the HUD Ldn calculator based on the CVAG traffic counts. The Ldn at 280 feet (measured from Cesar Chavez Street centerline to the northwest corner of the site is estimated to be 55 dBA. As referenced, the City of Coachella daytime standards for residential areas is 55 dBA. When existing conditions exceed 55 dBA during the day (i.e., 6:00 to 10:00 pm), a project-related increase of 3 dBA or more is considered to be a significant impact. The project is conservatively estimated to generate 581 vehicle trips per day based on trip generation rates for multifamily and commercial uses provided in the California Emission Estimator Model (CalEEMod 2022.1). For a noticeable (i.e, 3 dBA) noise increase to occur, the number of Average Daily Trips (ADT) would have to double over current volumes while maintaining current speeds. Using the HUD Ldn calculator, project-related trips (581 average daily trips) were added to existing volumes on Cesar Chavez Street. This generated no change in existing conditions. The DNL would remain at 59 dBA which is below the HUD exterior standard. The project would have no adverse exterior noise impact.

Supporting documentation

[DNL With Project.pdf](#)

[DNL Existing.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

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

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

Yes

✓ No

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

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

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

Supporting documentation

[Sole Source Aquifer map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

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

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

No

✓ Yes

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

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

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

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

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

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The site is in a heavily urbanized area. According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on or immediately adjacent to the project site. No adverse impacts related to wetlands protection are anticipated.

Supporting documentation

[Wetland.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

No

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

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

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The project site is located near downtown Coachella and approximately one mile west of the Whitewater Channel. The Whitewater Channel or segment thereof, is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers.

Supporting documentation

[Wild and Scenic Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

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

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

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

Yes

✓ No

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

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

PUBLIC NOTICE

February 23, 2026

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

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

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

REQUEST FOR RELEASE OF FUNDS

On or about 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: (1) HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, and (2) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside, to undertake the following project:

PROJECT NAME: 6th Street Senior Housing Project

PURPOSE: The project activity includes the use of up to \$1,500,000 in HOME funds by Chelsea Development Corporation, a California corporation and 8 PBVs to serve as a rental subsidy for 6th Street Senior Housing Project (6th Street). 6th Street will consist of the new construction of a 53-unit apartment complex that will provide affordable housing. The proposed project will consist of 46 one-bedroom units, 7 two-bedroom units with one (1) two-bedroom unit restricted as a manager's unit. The apartment units will be rented to low-income seniors making at or below 50% of the area median income of the County of Riverside.

LOCATION: The existing property sits on approximately .86 acres of vacant located at the Southwest corner of 6th Street between Date Ave and Tripoli Way, in the City of Coachella, identified as Assessor Parcel Numbers 778-113-001 and 778-113-002.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County

of Riverside at 5555 Arlington Ave, Riverside, CA 92504. The EA may be downloaded at the following website address <https://www.harivco.org/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, and Workforce Solutions, Attention: Nicole Sanchez at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to NiSanchez@rivco.org. All comments received at the address specified above **on or before February 3, 2026** will be considered by the County of Riverside prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that the Chair of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside Housing, and Workforce Solutions to allocate HOME Investment Partnerships Program funds and Housing Choice Voucher Program Project Based Vouchers on behalf of the County of Riverside.

OBJECTIONS TO RELEASE OF FUNDS

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

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

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices: (1) Office of Public Housing at HUDLOSANGELESOPH@hud.gov, and (2) 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

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

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

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

SOLICITUD DE LIBERACION DE FONDOS

El 10 de Marzo de 2026 o alrededor de esa fecha, el condado de Riverside presentara una solicitud a la Oficina de campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano (HUD) de EE. la Autoridad de Vivienda del condado de Riverside (HACR), para emprender el siguiente proyecto:

NOMBRE DEL PROYECTO: Proyecto de 6th Street Senior Housing

PROPOSITO: La actividad del proyecto incluye uso un estimado de \$1,500,000 en fondos de el programa de HOME y la asignacion de 8 PBV para ser utilizados por Chelsea Development Corporation, una corporacion de el estado de California, para server como un subsidio de alquiler para el Proyecto de 6th Street Senior Housing(6th Street). 6th Street consistira en la construccion de un complejo de apartamentos de 53 unidades que proporcionara viviendas de apoyo permanente. El Proyecto propuesto constarra de 46 unidades de un dormitorio y 7 unidades de dos dormitorios. Las unidades de apartamentos se alquilaran a personas de bajos ingresos que ganan menos de 50% de el ingreso medio del area de el condado de Riverside.

UBICACION: El sitio del proyecto tiene un tamano aproximado de .86 acres. 6th Street Senior Apartments esta ubicado en la ciudad de Coachella del condado de Riverside, California. La propiedad esta ubicada a lo largo de 6th Street entre Date Ave y Tripoli Ave La parcela se identifica con el numero de parcela del tasador 778-081-001 a 778-081-002.

Esta actividad se puede realizar durante varios anos.

NO HAY IMPACTO SIGNICATIVO

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

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberacion de fondos al Departamento de Vivienda y Soluciones para la Fuerza Laboral, Atencion: Nicole Sanchez en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electronico a NiSanchez@rivco.org. Todos los comentarios recibidos en la direccion especificada anteriormente **en o alrededor del 3 de febrero de 2026** seran considerados por el Condado de Riverside antes de presentar una solicitud de liberacion de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

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

OBJECIONES A LA LIBERACION DE FONDOS

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

- a. la cerificacion no fue ejecutada por el Oficial Certificador del Condado de Riverside;
- b. el condado de Riverside omitio un paso o no tomo una decision o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
- c. el beneficiario de la subvencion ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobacion de una liberacion de fondos por parte de HUD; o
- d. otra agencia federal que actua de conformidad con el 40 CFR Parte 1504 ha presentado una conclusion por escrito de que el proyecto no es satisfactorio desde el punto de vista de la calidad ambiental.

Las objeciones deben prepararse y enviarse por correo electronico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a las siguientes Oficinas de Campo de HUD en Los Angeles: (1) Oficina de Vivienda Publica en HUDLOSANGELESOPH@hud.gov y (2) Planificacion y Desarrollo comunitarios en CPDLA@hud.gov. Los posibles objetores deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electronico para verificar el ultimo dia real del periodo de objeccion.

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3512 14 Street
Riverside, California 92501
(951) 368-9229
cgonzales@scng.com

Nicole Sanchez
3403 Tenth Street Suite 300
Riverside, CA 92501

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Ad Order Number: 0011780178
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 02/22/2026
Total Amount: \$2634.88
Payment Amount: \$0.00
Amount Due: \$2634.88
Notice ID: PcJRz18br0uUew0RFrNo
Invoice Text: PUBLIC NOTICE February 22, 2026 Riverside County, Housing and Workforce Solutions 3403 Tenth Street, Suite 300 Riverside, California 92501 (760) 863-2825 Nicole Sanchez TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS : These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address. REQUEST FOR RELEASE OF FUNDS On or about 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: (1) HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, and (2) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside, to undertake the following project: PROJECT NAME : 6th Street Senior Housing Project PURPOSE: The project activity includes the use of up to \$1,500,000 in HOME funds by Chelsea Development Corporation, a California corporation and 8 PBVs to serve as a rental subsidy for 6th Street Senior Housing Project (6 th Street). 6 th Street will consist of the new construction of a 53-unit apartment complex that will provide affordable housing. The proposed project will consist of 46 one-bedroom units, 7 two-bedroom units with one (1) two-bedroom unit restricted as a manager's unit. The apartment units will be rented to low-income seniors making at or below 50% of the area median income of the County of Riverside. LOCATION: The existing property sits on approximately .86

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

Nicole Sanchez
3403 Tenth Street Suite 300
Riverside, CA 92501

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011780178

FILE NO. 0011780178


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:

02/22/2026

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

Date: February 22, 2026.
At: Riverside, California



Signature

PUBLIC NOTICE
February 22, 2026
Riverside County, Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
(760) 863-2825 Nicole Sanchez

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS :

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

REQUEST FOR RELEASE OF FUNDS

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PROJECT NAME : 6th Street Senior Housing Project

PURPOSE: The project activity includes the use of up to \$1,500,000 in HOME funds by Chelsea Development Corporation, a California corporation and 8 PBVs to serve as a rental subsidy for 6th Street Senior Housing Project (6th Street). 6th Street will consist of the new construction of a 53-unit apartment complex that will provide affordable housing. The proposed project will consist of 46 one-bedroom units, 7 two-bedroom units with one (1) two-bedroom unit restricted as a manager's unit. The apartment units will be rented to low-income seniors making at or below 50% of the area median income of the County of Riverside.

LOCATION: The existing property sits on approximately .86 acres of vacant located at the Southwest corner of 6th Street between Date Ave and Tripoli Way, in the City of Coachella, identified as Assessor Parcel Numbers 778-113-001 and 778-113-002.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

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

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, and Workforce Solutions, Attention: Nicole Sanchez at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to [NISanchez@rlvco.org](mailto:NI Sanchez@rlvco.org). All comments received at the address specified above **on or before February 3, 2026** will be considered by the County of Riverside prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that the Chair of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside Housing, and Workforce Solutions to allocate HOME Investment Partnerships Program funds and Housing Choice Voucher Program Project Based Vouchers on behalf of the County of Riverside.

OBJECTIONS TO RELEASE OF FUNDS

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

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

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD

Los Angeles Field Offices: (1) Office of Public Housing at HUDLOSANGELESOPH@hud.gov , and (2) 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

22 de febrero de 2026

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

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

Estos avisos deberán satisfacer dos requisitos de procedimiento separados pero relacionados para las actividades que realizará 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

EITO de Marzo de 2026 o alrededor de esa fecha , el condado de Riverside presentara una solicitud a la Oficina de campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano (HUD) de EE. la Autoridad de Vivienda del condado de Riverside (HACR), para emprender el siguiente proyecto:

NOMBRE DEL PROYECTO: Proyecto de 6 th Street Senior Housing

PROPOSITO: La actividad del proyecto incluye uso un estimado de \$1,500,000 en fondos de el programa de HOME y la asignacion de 8 PBV para ser utilizados por Chelsea Development Corporation, una corporacion de el estado de California, para servir como un subsidio de alquiler para el Proyecto de 6 th Street Senior Housing (6 th Street). 6 th Street consistira en la construccion de un complejo de apartamentos de 53 unidades que proporcionara viviendas de apoyo permanente. El Proyecto propuesto constara de 46 unidades de un dormitorio y 7 unidades de dos dormitorios. Las unidades de apartamentos se alquilaran a personas de bajos ingresos que ganan menos de 50% de el ingreso medio del area de el condado de Riverside.

UBICACION: El sitio del proyecto tiene un tamaño aproximado de .86 acres. 6 th Street Senior Apartments esta ubicado en la ciudad de Coachella del condado de Riverside, California. La propiedad esta ubicada a lo largo de 6th Street entre Date Ave y Tripoli Ave. La parcela se identifica con el numero de parcela del tasador 778-081-001 a 778-081-002 .

Esta actividad se puede realizar durante varios años.

NO HAY IMPACTO SIGNICATIVO

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

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberacion de fondos al Departamento de Vivienda y Soluciones para la Fuerza Laboral, Atencion: Nicole Sanchez en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electronico a NISanchez@rivco.org . Todos los comentarios recibidos en la direccion especificada anteriormente **en o alrededor del 3 de febrero de 2026** seran considerados por el Condado de Riverside antes de presentar una solicitud de liberacion de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

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

OBJECIONES A LA LIBERACION DE FONDOS

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

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

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

Las objeciones deben prepararse y enviarse por correo electronico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a las siguientes Oficinas de Campo de HUD en Los Angeles: (1) Oficina de Vivienda Publica en HUDLOSANGELESOPH@hud.gov y (2) Planificacion y Desarrollo comunitarios en CPDLA@hud.gov . Los posibles objetores deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electronico para verificar el ultimo dia real del periodo de objecion.

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