Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Riverside

From: (Public Agency): City of Coachella
53990 Enterprise Way
Coachella, CA
(Address)

Project Title: AR No. 25-12 6th Street Senior Apartments

Project Applicant: Chelsea Investment Corporation

Project Location - Specific:

Southeast corner of Tripoli Avenue and 6th Street (APN# 778-113-001 and -002)

Project Location - City: Coachella Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

For the development of one 4-story 53 affordable senior apartment unit building with a 1,100 square foot community room, 4,375 square feet of ground floor commercial space and associated improvements at the southeast corner of Tripoli Ave. and 6th St.

Name of Public Agency Approving Project: City of Coachella

Name of Person or Agency Carrying Out Project:

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: CEQA Guidelines §§ 15332
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project will be constructing a four-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a heavily disturbed and currently vacant 0.86acre lot (APN #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th St. The site does not serve as a viable habitat for wildlife and is consistent with the City of Coachella's General Plan land use and zoning designation, and can be adequately served by existing utilities and public services. Therefore, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 –In-fill Exemption. Further, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 – Exceptions apply to the project.

Lead Agency
Contact Person: Adrian Moreno Area Code/Telephone/Extension: (760) 398-3502 Ext. 118

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ▪ Yes No

Signature: Adrian Moreno Date: 11/20/25 Title: Associate Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: