



**Notice of Determination**

**To:**  
 Office of Planning and Research  
 For U.S Mail: Street Address: County of Riverside  
 P.O. Box 3044 1400 Tenth St. Agency: 4080 Lemon Street, Suite 400  
 Sacramento, CA 95812-3044 Sacramento, CA 95814 Address: Riverside, CA 92501  
Contact: Mervyn Manalo  
Phone: (951) 955-0774

County Clerk  
 County of Riverside  
2724 Gateway Drive  
P.O. Box 751  
 Address: Riverside, CA 92502-0751  
Lead Agency (if different from above):  
Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): \_\_\_\_\_

Project Title: Disposition and Development Agreement for Park Lane Homes Apartments

Project Location (include county): North side of Park Lane, East of Palm Drive, Desert Hot Springs, CA, Riverside County  
Assessor's Parcel Number 656-040-061

Project Description:  
 The Disposition and Development Agreement (DDA) for the development of Park Lane Homes located at North side of Park Lane and East of Palm Drive, in the City of Desert Hot Springs on 15.4 acres of land identified as Assessor's Parcel Number 656-040-061. The Project consists of 167 units consisting of 30 one-bedroom, 34 two-bedroom, and 23 three-bedroom apartment units in Phase I and 27 one-bedroom units, 35 two-bedroom units and 18 three-bedroom units in Phase II. The Project will be developed in two phases. Phase I will include 87 residential units along with a 12,000 square foot early childhood education center. Phase II will add the remaining 80 units, completing the full buildout of the community. On site amenities will include a property management and resident service office, recreation area with a swimming pool, a single-story 1,335 square foot community building, picnic areas, playgrounds, walking paths, and passive open space. Indoor community facilities will include a community room with kitchen, two laundry rooms, a social services office, property management offices, and shaded play structures. Under the County's DDA, One Hundred percent (100%) of the units will be restricted to lower income households for a period of at least 55 years from the recordation of the Notice of Completion.

Project Sponsor: County of Riverside Department of Housing and Workforce Solutions

This is to advise that the County of Riverside Board of Supervisors approved the above project on

Lead agency or  Responsible Agency

May 12, 2026 and has made the following determinations regarding the above-described project:  
 (tentative date)

In its independent judgment and analysis as a Responsible Agency under CEQA in issuing limited approvals, the County of Riverside, after it reviewed and considered the information in the previously adopted **MITIGATED NEGATIVE DECLARATION (MND)** approved by the City of Desert Hot Springs, as lead agency, on May 13, 2025 under Environmental Assessment No. 25-1 for the Park Lane Homes Project, that as to those potential environmental impacts within the County's powers and authorities as Responsible Agency concerning the DDA for development of Park Lane Homes Apartments and approvals associated therewith, any potentially significant environmental effects have been adequately analyzed and nothing further is required under CEQA. The City of Desert Hot Springs, as the Lead Agency, filed its Notice of Determination Mitigated Negative Declaration on May 14, 2025.

Signature: (Public Agency) Mervyn Manalo Title: Supervising Development Specialist  
 Mervyn Manalo

Date: 5/6/2026 Date received for filing at OPR: \_\_\_\_\_