



**Notice of Exemption**

**To:**  
 Office of Planning and Research  
*For U.S Mail:* P.O. Box 3044  
Sacramento, CA 95812-3044  
*Street Address:* 1400 Tenth St.  
Sacramento, CA 95814

**From:**  
Public  
*Agency:* County of Riverside  
*Address:* 4080 Lemon Street, Suite 400  
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: Loan Agreement for the Use of PLHA Program Funds

Project Location (include county): 84824 Calle Verde, Coachella, CA, Assessor's Parcel Number 768-400-001 Riverside  
County

**Project Description:**

The Loan Agreement for the Use of PLHA Program Funds for \$6,165,252 will pay a portion of the construction costs for Villa Verde I Apartments located at 84824 Villa Verde, in the City of Coachella on 6.964 acres of land identified as Assessor's Parcel Number 768-400-001. The Project consists of 116 units, including 1 manager unit, consisting of 16 one-bedroom units, 56 two-bedroom units (including Manager unit), and 44 three-bedroom units. Amenities are shared with the adjoining Villa Verde II via a Reciprocal Easement Agreement. Under the County's PLHA program, 11 units will be restricted to very low-income households and 45 units will be restricted to low income households. Those will be restricted 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

February 10, 2026 and has made the following determinations regarding the above described project:  
(tentative date)

Pursuant to Government Code Section 65913.4, the California Environmental Quality Act (CEQA) (Division 13 (commencing with section 21000) of the Public Resources Code) does not apply to actions taken by a state agency or local government to provide financial assistance to a development that receives streamlined approval pursuant to this section that is to be used for housing for persons and families of very low, low, or moderate income. The City of Coachella, after it reviewed and considered the information under Architectural Review 19-06 (Ministerial), the City of Coachella determined the project is statutorily exempt from environmental review pursuant to the provisions CEQA as "Ministerial Projects" (Section 15268 of CEQA Guidelines) involving no discretionary provisions in the Coachella Municipal Code. The project determined as exempt from environmental review under Streamlined Ministerial Approval Process (SB35). In its independent judgment and analysis as a Responsible Agency under CEQA in issuing limited approvals, the Loan Agreement is exempt from CEQA review.

Signature: (Public Agency) Juan Garcia Title: Deputy Director

Date: 2/10/26 Date received for filing at OPR: \_\_\_\_\_



**HWS** HOUSING AND  
WORKFORCE  
SOLUTIONS  
ENGAGE. ENCOURAGE. EQUIP.

Board Date: 03/03/2026

To: Clerk of the Board of Supervisors  
4080 Lemon St, 1st Floor, Suite 127  
Riverside CA 92501

From: Juan Garcia, Deputy Director  
Housing and Workforce Solutions  
3403 10<sup>th</sup> Street,  
Riverside, CA 92501

**Subject: Notice of Exemption - Loan Agreement for the Use of PLHA Funds for Villa Verde I Apartments, in the City of Coachella, District 4**

The County of Riverside Department of Housing and Workforce Solutions is requesting the Clerk of the Board of Supervisors post the attached Notice of Determination with the County Clerk and the State Clearinghouse at the Office of Planning and Research (OPR) within five (5) business days of approval. Authorization to bill by journal voucher is included for your posting fee.

After posting, please return the document to:

Mail Stop #1261  
Attention: Juan Garcia, Deputy Director  
Department of Housing and Workforce Solutions  
County of Riverside  
3403 Tenth Street, Suite # 300  
Riverside, CA 92501

If you have any questions, please contact Juan Garcia at 951-955-8126.

Attachment

Cc: file

# Riverside County Clerk-Recorder

## Authorization to Bill by Journal Voucher

To be completed by submitting Agency

### COUNTY OF RIVERSIDE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE

Authorization # \_\_\_\_\_  
Date: 2/10/2026  
Agency/Division: HOUSING AND WORKFORCE SOLUTIONS - Attn: Tristan Chen (TWChen@rivco.org)  
Accounting String: 

	FUND	DEPT ID	ACCT
(Interfund)	537080	21340	5502000000
(Non-Interfund)			

**This authorizes the "County Clerk & Recorder Office" to issue a Journal Voucher for payment of all fees for the accompanying documents.**

Number of Documents Included: Notice of Exemption (PLHA Villa Verde I Apts)  
Authorized by:   
Juan Garcia, Deputy Director  
Presented by:   
Mervyn Manalo, Supervising Development Specialist

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### To be completed by County Recorder

Accepted by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Document no(s)/invoice no(s): \_\_\_\_\_