



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:

Annjanette Aguilar

Phone:

(760) 863-2541

☒ 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:

Juan Garcia

Phone:

(951) 955-8126

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, Development and Loan Agreement for Rubidoux Gateway Villas

Project Location (include county): 640 Crestmore Road, 3720 Crestmore Road, and 5171 Mission Boulevard in the City of Jurupa Valley, County of Riverside, State of California, identified with as Assessor's Parcel Numbers 179-330-002, 179-330-003 and 179-330-005

Project Description:

The Housing Authority of the County of Riverside (HACR) is the legal owner of a parcel of real property consisting of approximately 4.43 acres of residentially zoned real property located at 640 Crestmore Road, 3720 Crestmore Road, and 5171 Mission Boulevard in the City of Jurupa Valley, County of Riverside, State of California, identified with as Assessor's Parcel Numbers 179-330-002, 179-330-003 and 179-330-005 (HACR Parcel).

Pursuant to applicable provisions of the Dissolution Law, the CRL and the "Housing Authorities Law" (California Health and Safety Code, Sections 34200, et seq.), notwithstanding any other provision of law, whenever the Board of Commissioners determines that any real property owned by the HACR can be used to provide housing affordable to low income families, and this use is in the HACR's best interest, the HACR may sell, convey or otherwise dispose of the real property to provide that affordable housing without complying with other provisions of Title 3, Division 2, Part 2, Chapter 5, Article 8 of the California Government Code. The HACR is committed to providing affordable housing and services to the residents of the County of Riverside.

Developer desires to acquire the HACR Parcel from the HACR to develop and construct an affordable apartment community that will consist of fifty-seven (57) apartment units consisting of two, three and four bedrooms with washer/dryers in each unit, community center (including a computer lab and resident service area), picnic/bar-b-que areas, tot-lot/playgrounds, multi-purpose room, pool, on-site property management. Under the terms of the proposed Disposition, Development and Loan Agreement for the HACR Parcel, approximately forty-nine percent (49%) or twenty-seven (27) of the housing units developed and operated as part of the Project shall be rented to and occupied by low-income households earning 80 percent or less of the area median income for the County of Riverside.

There is an unmet need for affordable housing within the County of Riverside. Consistent with applicable provisions of the Health and Safety Code and subject to the satisfaction of certain conditions precedent, the Property will be sold at fair market value. Developer shall be responsible for all (i) entitlements, land use approvals, permits and CEQA compliance, (ii) construction and development costs, (iii), securing financing, construction, on-site and off-site improvements, and (iv) property maintenance obligations. Developer intends to build an affordable housing project and proposes to transfer the parcel to a limited partnership entity in accordance with the Disposition, Development and Loan Agreement when sufficient financing has been secured. All land use and development entitlements, including compliance with CEQA must be obtained from the City of Jurupa Valley.

The terms of the Property sale and applicable affordability restrictions are set forth in the Disposition, Development and Loan Agreement, including attachments, to be executed by the HACR and Developer. The deed restriction of up to twenty-seven (27) units affordable to low and extremely low-income households is in the best interests of the HACR, the County of Riverside, and residents of the Jurupa Valley area.

Project Sponsor: Housing Authority of the County of Riverside

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

☐ Lead agency or ☒ Responsible Agency

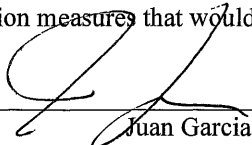
September 1, 2026

(tentative date)

and has made the following determinations regarding the above described project:

The Agreement does not constitute a project pursuant to the California Environmental Quality Act and State CEQA Guidelines (CEQA). Pursuant to CEQA Guidelines Section 15004(b), approval of the Agreement provides for the sale of property and financing subject to specific conditions. Approval by the HACR of the Agreement does not vest any development rights and will not result in any physical change to the environment. The Agreement requires the Developer to obtain all necessary land use approvals and entitlements from the City of Jurupa Valley including compliance with CEQA. As the jurisdiction exercising land use control over the Property, the City of Jurupa Valley will be the lead agency for purposes of CEQA. The Agreement does not commit the lead agency to any definite course of action or foreclose alternatives or mitigation measures that would ordinarily be part of CEQA review.

Signature: (Public Agency)



Title: Deputy Director

Juan Garcia

Date:

8/17/2026

Date received for filing at OPR:



HOUSING AUTHORITY of the County of Riverside

*Main Office
5555 Arlington Avenue
Riverside, CA 92504-2506
(951) 351-0700
Admin FAX (951) 688-6873
Housing FAX (951) 354-6324
TDD (951) 351-9844*

Board Date: September 1, 2026

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

From: Juan Garcia, Deputy Director
Housing Authority of the County of Riverside
5555 Arlington Ave
Riverside, CA 92504

*Indio Office
44-199 Monroe, Ste. B
Indio, CA 92201
(760) 863-2828
(760) 863-2838 FAX
TDD (760) 863-2830*

**Subject: Notice of Exemption (NOE) –
Disposition, Development and Loan Agreement for Rubidoux Gateway Villas;
District 2**

The Housing Authority of the County of Riverside is requesting the Clerk of the Board of Commissioner's post the attached Notice of Exemption. 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
Housing Authority of the 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: 9/1/2026

Agency/Division: HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE - Attn: Chieko Keagy

	FUND	DEPT ID	ACCT
Accounting String:	(Interfund)	HASA-310	GL310 40600-5600100000
	(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: 1 Notice of Exemption (DDLA - Rubidoux Gateway Villas)

Authorized by: Juan Garcia, Deputy Director

Presented by: Annjanette Aguilar Barreras
Annjanette Aguilar, Development Specialist III

To be completed by County Recorder

Accepted by: _____

Date: _____

Document no(s)/invoice no(s): _____