



HWS

HOUSING AND
WORKFORCE
SOLUTIONS

ENGAGE. ENCOURAGE. EQUIP.

Board Date: 10/06/2026

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 10th Street,
Riverside, CA 92501

Subject: Notice of Exemption - Loan Agreement for the Use of PLHA Funds for Palm Villas at State, in the City of Hemet, District 5

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. Please note that the State Department of Fish and Wildlife Fee has already been paid (evidence attached). 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



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 Exemption 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):

761 & 785 North State Street and 160, 260 & 320 West Menlo Avenue in the City of Hemet, CA 92543, identified as Assessor's Parcel Numbers (APNs) 439-060-009, 010, 011, 014, 015 and 439-281-035

Project Description:

The Loan Agreement for the Use of PLHA Program Funds for \$4,000,000 will be used to pay a portion of the construction costs for Palm Villas at State Apartments located on an approximately 7.76 acres of Housing Authority-owned real property located at 761 & 785 North State Street and 160, 260 & 320 West Menlo Avenue in the City of Hemet, CA 92543, identified as Assessor's Parcel Numbers (APNs) 439-060-009, 010, 011, 014, 015 and 439-281-035. The Project consists of 108 rental units within four, three-story residential buildings, including 75 two-bedroom units, 33 three-bedroom units, and one three-bedroom manager's unit. Except for the manager's unit, all rental units will be restricted for households earning between 30% and 60% of the Riverside County Area Median Income (AMI). Site amenities will include a community center, computer lab, kitchen, flexible community rooms, playground, picnic areas, and sports courts. Under the County's PLHA program, 52 units will be restricted to low and very 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

October 6, 2026

(tentative date)

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

In its independent judgment and analysis as a Responsible Agency under CEQA in issuing limited approvals, the City of Hemet, in its review of Site Development Review 23-008, Tentative Parcel Map 38450 MAP 23-009, and Variance 23002 for the Project, filed with the Riverside County Clerk's Office on February 28, 2024, a Notice of Exemption, as lead agency, as well as its own exempt determination as a responsible agency, determined the Palm Villas at State Affordable Housing Project (Project), was Categorically Exempt under Section 21080.40, as enacted by Assembly Bill 1449, signed by Governor Newsom on October 11, 2023, that as to those potential environmental impacts within the County's powers and authorities as responsible agency concerning the Loan Agreement for the Use of Permanent Local Housing Allocation (PLHA) Program Funds and approvals associated therewith, any potentially significant environmental effects have been adequately analyzed and nothing further is required under CEQA.

Signature: (Public Agency) _____

Juan Garcia

Title: Deputy Director

Date: 9/29/2026

Date received for filing at OPR: _____

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: 10/6/2026 _____

Agency/Division: HOUSING AND WORKFORCE SOLUTIONS - Attn: Tristan Chen (TWChen@rivco.org) _____

	FUND	DEPT ID	ACCT
Accounting String:	(Interfund)	537080-21340-5502000000	\$50.00
	(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 (PLHA PVAS)
1 - Notice of Determination
1 - Evidence of Paid State Department of Fish and Wildlife fee

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): _____



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 24-54641

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202400229
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	HE	
Account Name	HE - CITY OF HEMET	
Balance	\$400.00	