



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: Alicia Jaimes
Phone: (951) 955-0783

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: Loan Agreement for the Use of American Rescue Plan Act (ARPA) Funds for Oak View Ranch Senior Apartments
24960 Adams Avenue, in the City of Murrieta in the County of Riverside, also identified as Assessor's Parcel Number (APN) 906-080-073, subdivision of APN 906-080-018

Project Location (include county): ("Property")

Project Description: Oak View Ranch Senior Apartments is phase II of a two-phase project providing multi-generational housing. Phase I is under construction and they are building 119 units of affordable housing for families. Phase II, involves constructing eighty-one (81) affordable senior low-income rental housing project for seniors experiencing homelessness or at risk of homelessness; consisting of eighty (80) units and 1 manager unit. The Proposed Project will consist of one building comprised of 72 one-bedroom units, 8 two-bedroom units, and 1 three-bedroom unit. The Proposed Project will be situated on approximately 1.47 acres of a 6.22-acre site owned by the City of Murrieta Housing Authority and leased to the Owner. In connection with the County's ARPA Loan, the County will be restricting forty (40) housing units for low-income seniors (ARPA Restricted) units. Among the ARPA Restricted units, nineteen (19) units will be reserved for senior households with incomes not exceeding 60% of the area median income of the County of Riverside, eight (8) units for senior households with incomes not exceeding 40% AMI, and thirteen (13) units for senior households with incomes not exceeding 30% AMI. The use and occupancy of the ARPA-assisted units will be restricted until the later to occur of (i) July 1, 2079 or (ii) 55 years from the recordation of the Notice of Completion for which new construction is completed for the Proposed Project.

Project Sponsor: County of Riverside

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

Lead agency or Responsible Agency

November 5, 2024 and has made the following determinations regarding the above-described project:
(Tentative date)

Find that the Loan Agreement for the Use of American Rescue Plan Act (ARPA) Funds does not constitute a project under California Environmental Quality Act (CEQA) and the State CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15332 (Class 32 – In-Fill Development Projects), in that the project will not cause a significant effect on the environment and requires a developer to comply with CEQA and obtain all land use entitlements from the local jurisdiction as the lead agency, and 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.

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

Date: 10/23/24 Date received for filing at OPR: _____