



**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: +19519558126

**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 Permanent Local Housing Allocation (PLHA) Funds for Cambern Avenue Apartments

Project Location (include county): 29366 and 29377 3rd Street in the City of Lake Elsinore, California, 92532, identified as Assessor's Parcel Numbers 377-100-003 and 377-380-003 (Property).

Project Description: The proposed project will consist of a total of 75 resident units, plus 1 two-bedroom unit unrestricted as a manager's unit, located on approximately 4.02 acres of land on two separate parcels of land located at 29366 and 29377 3rd Street in the City of Lake Elsinore, California, 92532, identified as Assessor's Parcel Numbers 377-100-003 and 377-380-003. The proposed project includes 26 one-bedroom units, 30 two-bedroom units, and 20 three-bedroom units. Under the County's PLHA program, 37 total PLHA units (unit mix 1- bedroom, 2- bedroom and 3- bedroom) shall be restricted to household whose incomes are at or below 80% are median income of which 8 of the PLHA units shall be restricted to households whose incomes are at or below 50% AMI. The use and occupancy restrictions will be set forth in a Covenant Agreement to be recorded in the Official Records of the County of Riverside.

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

March 11, 2025 and has made the following determinations regarding the above-described project:  
(Tentative date)

Find that the Loan Agreement for the Use of Permanent Local Housing Allocation (PLHA) Funds is exempt pursuant to California Government Code Sections 65913.4 and 65589.4, in which certain multifamily affordable housing projects are designated a permitted use and satisfies all objective planning standards. The City of Lake Elsinore has determined that the Streamlined By-Right Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

Signature: (Public Agency) *Alicia Jaimes* Title: Deputy Director  
Juan Garcia

Date: 2/25/25 Date received for filing at OPR: \_\_\_\_\_