



*Notice of Determination for
Mitigated Negative Declaration for the
Dexter Village Project
(ER 2023-02)
State Clearinghouse Number 2025110457*

Filed With: Office of Land Use and Climate Innovation County Clerk of Riverside County
1400 Tenth Street, Room 113 2724 Gateway Drive
Sacramento, CA 95814 Riverside, CA 92507

From: City of Lake Elsinore (Lead Agency) Contact Person: Nancy Huynh
130 S. Main Street, Lake Elsinore, CA 92530 Telephone Number: (951) 848-3906

Date: February 24, 2026

Project Title: Dexter Village (Planning Application No. 2024-15, Tentative Tract Map No. 2024-05, Conditional Use Permit No. 2024-08, and Residential Design Review No. 2024-07)

Project Applicant: Fairbrook Communities, LLC. 18100 Von Karman Avenue, Suite 870, Irvine, CA 92612

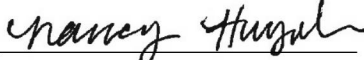
Project Location: The Dexter Village Project (project) site is in the City of Lake Elsinore, Riverside County, California. The approximately 23.05-acre project site (APNs: 377-090-013, -037, -039, -040) is bound by Third Street on the northwest, Dexter Avenue on the southwest, Second Street on the southeast, and Cambern Avenue (unpaved) on the northeast. The project site is located within the Business District with a General Plan land use designation of Commercial Mixed-Use and a corresponding zone classification of Commercial Mixed-Use District (CMU). The site is located within Section 31 within Township 5 South, Range 4 West in the Lake Elsinore, California 7.5-minute U.S. Geological Survey quadrangle (1977).

Project Description: The project involves a Tentative Tract Map No. 38512 (TTM-2024-05), Conditional Use Permit (CUP-2024-08), and Residential Design Review (RDR-2024-07). TTM No. 38512 would subdivide the 23.05-acre project site into separate lots for single-family and multi-family residential development that would be constructed in two phases. The project proposes a total of 451 residential units, including 221 single-family homes and 230 apartments. Of these, 22 would be Very Low-Income affordable units. The average net density for the whole project would be 20.18 dwelling units per acre (du/ac). The project also requests the following entitlement approval(s): CUP-2024-08 to allow development of single-family and multi-family residences within the CMU designation pursuant to Lake Elsinore Municipal Code Section 17.134.020 and RDR-2024-07 to construct the single-family and multi-family residential development.

This is to advise that the City of Lake Elsinore City Council, as a Lead Agency, has approved the above project on February 24, 2026, and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration (ER 2023-02) (SCH# 2025110457) with comments and responses and record of project approval is available to the General Public at: the City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530, and online at <https://www.lake-elsinore.org/305/CEQA-Documents-Available-for-Public-Review>

Signed:  Title: Principal Planner Date: February 26, 2026