



Notice of Determination for the
Mason Motorsports Addendum to the
2011 General Plan Environmental Impact Report
State Clearinghouse Number 2005121019

Filed With: [X] Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95814
[X] County Clerk of Riverside County
2724 Gateway Drive
Riverside, CA 92507

From: City of Lake Elsinore (Lead Agency)
130 S. Main Street, Lake Elsinore, CA 92530
Contact Person: Kevin Beery, Associate Planner
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Date: January 11, 2023

Project Title: Planning Application No. 2021-37 (Mason Motorsports)

Project Applicant: Paul Giese, AYLI, LP

Project Location: The project site is located on the westerly corner of the intersection of Collier Avenue and Chaney Street.
(APN: 377-430-016)

Project Description: Planning Application No. 2021-37 is a request for approval of a Zone Change (ZC No. 2021-03) amending the zoning designation of one 1.56-acre parcel from Commercial Manufacturing (C-M) to Limited Manufacturing (M-1) in conjunction with Industrial Design Review (IDR No. 2021-06) to construct a two-story, 25,449 square-foot industrial building and related site improvements including a 51-space parking area, two loading spaces and 16,803 sq. ft. of landscaped area on an approximately 1.56-acre site for an off-road vehicle manufacturing facility. The project would also involve construction of sidewalk improvements along the public right-of-way abutting the project site and minor utility extensions needed to serve the new development.

Pursuant to CEQA Guidelines Section 15164, the Mason Motorsports Addendum to the 2011 General Plan EIR (SCH #2005121019) has been prepared to analyze the proposed project. Pursuant to CEQA Guidelines Sections 15162, 15164, and 15183, the analysis completed in the addendum document demonstrated that:

- No substantial changes are proposed in the project which require major revisions of the previous EIR due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
No substantial changes have occurred with respect to the circumstances under which the project will be undertaken that require major revisions to the previous EIR due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
No new information of substantial importance as described in Section 15162 (a)(3) has been identified that would require major revisions to the analysis or conclusions presented in the previous EIR.

This is to advise that the City of Lake Elsinore City Council as a Lead Agency has approved the above project on January 10, 2023, and has made the following determinations regarding the above-described project:

- The project will not have a new or substantial significant effect on the environment from those already identified, disclosed, mitigated to below a level of significance and identified as significant and unavoidable after mitigation as part of the original EIR.
An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
Mitigation measures were made a condition of the approval of the project.
A mitigation reporting or monitoring plan was adopted for this project.
A Statement of Overriding Considerations was not adopted for this project.
Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mason Motorsports Addendum to the 2011 General Plan EIR (SCH #2005121019) with comments and responses and record of project approval is available to the General Public at: City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530.

Signed: Kevin Beery
Kevin Beery
Title: Associate Planner

Date: January 11, 2023