



## CITY OF LAKE ELSINORE

Community Development Department  
130 South Main Street  
Lake Elsinore, CA 92530  
(951) 674-3124

### NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

March 14, 2022

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on May 3, 2022 at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the Draft Mitigated Negative Declaration and the proposed project, as described below. **ALL INTERESTED PERSONS** are hereby invited to attend this Public Hearing to present written information, express opinions or otherwise present evidence in the above matter. If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice, or in written correspondence delivered to the City prior to or at the Public Hearing.

A Draft Initial Study/Mitigated Negative Declaration (IS/MND; Environmental Review No. 2021-04) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the North Elsinore Business Park Project (Planning Application No. 2021-13, Tentative Parcel Map No. 38124, and Industrial Design Review No. 2021-01), and is available for public review.

**Project Name:**

North Elsinore Business Park Project (Planning Application No. 2021-13 Tentative Parcel Map No. 38124, and Industrial Design Review No. 2021-01)

**Project Location:**

The project site is in the City of Lake Elsinore, Riverside County, California. The site is located southerly of the I-15 freeway, between Collier Avenue and El Toro Road. The Project site consists of an approximately 7.5-acre undeveloped area (Assessor's Parcel Numbers 389-220-003, 004, 005, and 006) and is located within Section 36, Township 5S, Range 5W as shown on the Lake Elsinore, California 7.5 minute U.S. Geologic Survey (USGS) topographic quadrangle map. (Latitude 33° 41' 47" North; Longitude 117° 20' 48" West).

**Project Description:**

The North Elsinore Business Park consists of Planning Application (PA) No. 2021-13, which covers Tentative Parcel Map (TPM) No. 38124 and Industrial Design Review (IDR) No. 2021-01. TPM No. 38124 would subdivide the 7.51-acre site into 12 parcels ranging in size from 0.34 acres to 0.88 acres. IDR 2021-01 is proposing to develop a neighborhood business park with 12 buildings (approximately 94,665 sq. ft. in total) ranging in size from 5,900 sq. ft. to 10,200 sq. ft. that would be constructed in five (5) separate building clusters. The Project will provide 276 parking spaces, including 21 accessible spaces.

## **Environmental Effects Anticipated as a Result of the Project**

Pursuant to CEQA, the City proposes to adopt a Mitigated Negative Declaration for the project. Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study with implementation of recommended mitigation measures.

In accordance with the disclosure requirements of CEQA Guidelines Section 15072(g)(5), the Project Site is not listed as a hazardous property as designated under Section 65962.5 of the Government Code.

## **Public Review Period**

The City Lake Elsinore is the Lead Agency under CEQA for this project and is holding a 30-day public review period on the Draft IS/MND beginning on **Thursday, March 17, 2022**, and ending on **Friday, April 15, 2022**, during which time responsible agencies, the public, and interested parties are invited to comment on the IS/MND for the proposed project.

The Draft IS/MND is available for review at the following locations:

- City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530
- City of Lake Elsinore website at: <http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review>

**Written comments and any questions regarding the project should be directed to:**

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