



*Notice of Determination for
Mitigated Negative Declaration for the
North Elsinore Business Park Project
(ER 2021-04)
State Clearinghouse Number 2022030368*

Filed With: Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95814

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: Damaris Abraham, Planning Manager
Telephone Number: 951.674.3124 Ext. 913

Date: June 15, 2022

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

Project Applicant: Saddleback Associates, 27405 Puerta Real, Suite 120, Mission Viejo, CA 92691


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 project involves 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 proposes 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.

This is to advise that the City of Lake Elsinore City Council as a Lead Agency has approved the above project on June 14, 2022, 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 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 2021-04) (SCH# 2022030368) 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.

Signed: 
Damaris Abraham

Title: Planning Manager

Date: June 15, 2022