



Notice of Exemption

Filed With: [X] Office of Planning and Research 1400 Tenth Street, Rm113 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

Project Title: Planning Application No. 2021-28 (Corydon III) – Conditional Use Permit No. 2021-06 and Industrial Design Review No. 2021-04

Project Applicant: Brad Woods, RD Construction

Project Location (Specific): The proposed development site is located on the west side of Corydon Road between Palomar Street and Cereal Street (APNs: 370-080-007, 370-080-006, and 370-080-020).

Project Location (City): City of Lake Elsinore Project Location (County): Riverside County

Description of Nature, Purpose, and Beneficiaries of Project: The project is a development proposal involving a request for Design Review (IDR 2021-04) and a Conditional Use Permit (CUP 2021-06) to construct and establish two warehouse buildings totaling 63,030 square feet and an outdoor storage area on 3.04 acres of land in the Action Sports, Tourism, Commercial & Recreational and Airport Overlay districts of the East Lake Specific Plan.

Name of Public Agency Approving Project: City of Lake Elsinore

Name of Person / Agency Administrating Project: Kevin Beery, Associate Planner, City of Lake Elsinore

Exempt Status:

- Ministerial (Section 21080(b)(1); 15268)
Declared Emergency (Section 21080(b)(3); 15269(a))
Emergency Project (Section 21080(b)(4); 15269(b)(c))
[X] Categorical Exemption: Section 15332 (In-Fill Development Projects) Projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
Statutory Exemption (state type and section number)

Reasons why project is exempt:

The project is exempt because the project is characterized as in-fill development and meets the conditions described in Section 15332 of the CEQA Guidelines. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the project is within the City limits on a project site totaling less than five acres surrounded by urban uses; the property has no value as habitat; construction and operation of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and the facility is adequately served by all required utilities and public services.

Contact Person: Kevin Beery

Telephone Number: (951) 674-3124 x 805

Title: Associate Planner

Signed: Kevin Beery

Date: July 13, 2022