



Notice of Determination for
CEQA Addendum to MND 2003-03 for the
Lakeshore Drive Condos Project
(ER 2022-01)

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: Kevin Beery, Associate Planner
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Date: March 29, 2023

Project Title: Lakeshore Drive Condos Project (Planning Application No. 2021-38, Tentative Parcel Map No. 2021-02, and Residential Design Review No. 2021-05)

Project Applicant: Coastal Commercial Properties

Project Location: The 10.29-acre project site is located at 16540 Lakeshore Drive, which is at the southwest side of the intersection of Lakeshore Drive and Gunnerson Street in the northwestern portion of the City of Lake Elsinore. The project site is located to the west of Interstate 15 (I-15). Local access to the site is provided by Lakeshore Drive and SR-74. The project site consists of two parcels with the following Assessor's Parcel Numbers (APNs): 379-230-001 and 379-230-002. The site is located in Section 3.5, Township 5 South, Range 5 West as shown on the Alberhill and Lake Elsinore, California 7.5-minute U.S. Geologic Survey (USGS) topographic maps.

Project Description: The project involves a Tentative Tract Map (TTM 2021-02) and a Residential Design Review (RDR 2021-05) application. The TTM is for condominium purposes with a single lot tract map. The project would develop the project site with 140 two-story duplex condominium residences, parking, recreation areas, and the associated amenities and infrastructure. The residences would range in size from approximately 1,807 square feet (SF) to approximately 2,008 SF and include four different two-story floor plan options. The project includes development of a 0.86-acre recreation area and a recreation center on the site. The project site would be bounded by a 6-foot-high concrete masonry wall with 6-foot-high metal rolling security gates at the project driveway at Lakeshore Drive. The project would install a traffic signal at the intersection of Lakeshore Drive and Gunnerson Street-Project Driveway. Lakeshore Drive would be improved along the project frontage to provide dedication for 3-lanes, consistent with the urban arterial roadway designation, and would have a right turn lane into the project site, a lane going straight on Lakeshore Drive, and a left-turn lane onto Gunnerson Street.

This is to advise that the City of Lake Elsinore City Council as a Lead Agency has approved the above project on March 28, 2023, 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 CEQA Addendum to Mitigated Negative Declaration (MND) 2003-03 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 CEQA Addendum (ER 2022-01) to MND 2003-03 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 on the City's website.

Signed: Kevin Beery
Kevin Beery

Title: Associate Planner

Date: March 29, 2022