



NOTICE OF PREPARATION CITY OF LAKE ELSINORE

TO: Interested Agencies, Organizations, and Individuals

FROM: City of Lake Elsinore
Mr. Joey Mendoza, Associate Planner
130 South Main Street
Lake Elsinore, CA 92530

DATE: July 15, 2024

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE BAKER STREET WAREHOUSE PROJECT (PLANNING APPLICATION NO. 2020-103, ZONE CHANGE NO. 2023-04, TENTATIVE PARCEL MAP NO. 38812, CONDITIONAL USE PERMIT NO. 2023-10, AND INDUSTRIAL DESIGN REVIEW NO. 2023-03).

The CITY OF LAKE ELSINORE will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project described below. In compliance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City of Lake Elsinore is sending this Notice of Preparation (NOP) to responsible agencies, interested parties, and other agencies which may be involved in approving or permitting the project, and to trustee agencies responsible for natural resources affected by the project.

The purpose of this NOP is to solicit the views of agencies, organizations, and individuals as to the scope and content of the EIR. A 30-day review and comment period for this NOP is provided under State law. Please submit your comments on the NOP, postmarked by **August 19, 2024**, to **Mr. Joey Mendoza** at the address provided above or by email at jmendoza@lake-elsinore.org. Contact information, including name, phone number, and e-mail address, should be included with all comments.

PROJECT LOCATION

The 125.22-acre project site is located southwest and southeast of the intersection of Baker Street and Pierce Street in the northwestern portion of the city of Lake Elsinore (City), in Riverside County, California. The project site encompasses the following Assessor's Parcel Numbers (APNs): 378-020-012, 378-020-014, 378-020-015, 378-020-016, 378-020-024, 378-020-028, 378-020-029, 378-020-030, 378-020-031, 378-020-033, 378-020-034, 378-020-036, 378-020-037, 378-020-038, 378-020-039, 378-020-040, 378-020-041, 378-020-042, 378-020-043, 378-020-048, 378-020-054, 378-114-064, 389-080-058, and 389-080-013. The project site's location is depicted in Figure 1. Figure 2 provides an aerial photograph of the project site.

PROJECT DESCRIPTION

The project site is located on approximately 125.22 acres and includes the following elements (refer to Figure 3):

- Onsite Development Area – 65.81 acres
 - Development of a 212,028 square-foot warehouse (Building 1) with a 5,000 square-foot ground-level office space and 5,000 square-foot office mezzanine and a 788,423 square-foot warehouse (Building 2) with a 10,000 square-foot ground-level office space and 10,000 square-foot office mezzanine. Both buildings are proposed to be single-story with a maximum building height of 50 feet. The development also includes approximately 466 vehicle parking stalls and approximately 391 trailer parking stalls. The proposed warehouses are designed as high-cube buildings with the flexibility to accommodate up to 10 percent manufacturing and 10 percent cold storage uses.
 - Onsite access to the development would be accessible via four new driveways: three proposed along Baker Street and one proposed along Pierce Street. In addition, the two buildings would be accessible internally under a reciprocal access agreement via a drive aisle proposed at the rear of Building 2 that would extend to the Building 1 for access to Pierce Street.
- Offsite Improvement Areas – 23.04 acres
 - Right-of-way (ROW) improvements on Baker Street and Pierce Street and the realignment of Baker Street to Nichols Road. Proposed offsite improvements would include full buildout of Baker Street and Pierce Street consistent with the General Plan Circulation Element, new pavement, new sidewalks, and new parkways.
- Restoration Area – 33.65 acres
 - To be used for future conservation and restoration activities.
- Construction/Improvements Buffer – 2.72 acres
 - Land between Baker Street and the proposed restoration area to serve as a disturbance buffer to ensure that ROW improvements would not encroach into the restoration area.

Project entitlements include the following applications: Zone Change to amend the zoning of the Limited Manufacturing (M-1) portion of the site to General Manufacturing (M-2) for zoning consistency, Industrial Design Review, Tentative Parcel Map to merge the 10 parcels into 2 parcels, Conditional Use Permit for M-2 uses within 300 feet of a residential district, and Conditional Use Permit to exceed the 45-foot maximum building height in the M-2 zone.

ENVIRONMENTAL REVIEW

Based upon technical analysis and supporting information, the City has determined that the proposed project could result in potentially significant environmental impacts, and an EIR is the appropriate CEQA document. The environmental topics that will be addressed in the EIR are as follows:

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|--------------------------------------|-----------------------------------|---------------------------------|
| • Aesthetics | • Greenhouse Gas Emissions | • Public Services |
| • Agriculture and Forestry Resources | • Hazards and Hazardous Materials | • Recreation |
| • Air Quality | • Hydrology and Water Quality | • Transportation |
| • Biological Resources | • Land Use and Planning | • Tribal Cultural Resources |
| • Cultural Resources | • Mineral Resources | • Utilities and Service Systems |
| • Energy | • Noise | • Wildfire |
| • Geology and Soils | • Population and Housing | |

The EIR will contain a detailed project description and maps identifying the project's location and surrounding land uses, existing environmental settings, project-specific impacts, cumulative impacts, and

mitigation measures. It will also identify alternatives to the proposed project that would reduce or eliminate one or more of its significant environmental effects.

PUBLIC SCOPING MEETING

A SCOPING SESSION has been scheduled to bring together and resolve the concerns of affected federal, state and local agencies, the proponent of the proposed project, and other interested persons; as well as to inform the public of the nature and extent of the proposed project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR. The Scoping Session is not a public hearing on the merit of the proposed project, and NO DECISION on the project will be made. Public comment is limited to identifying project issues regarding the potential environmental impacts. The project proponent will not be required to provide an immediate response to any concerns raised. The project proponent will be requested to address any environmental impact related concerns expressed at the Scoping Session, through revisions to the proposed project and/or completion of an Environmental Impact Report, prior to the formal public hearing on the proposed project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

DATE OF SCOPING SESSION: **Thursday, August 1, 2024**

TIME OF SCOPING SESSION: **6:00 p.m.** or as soon as possible thereafter

PLACE OF SCOPING SESSION: **Cultural Center, 183 N Main St, Lake Elsinore, CA 92530**

As indicated above, please have any comments related to the potential environmental impacts to be evaluated in the EIR provided in writing to the City and postmarked by **August 19, 2024**. Send to **Mr. Joey Mendoza** at the City of Lake Elsinore Planning Division, 130 South Main Street, Lake Elsinore, CA, 92530; or via email to: jmendoza@lake-elsinore.org.

Signature:



Name: Mr. Joey Mendoza, Associate Planner

Date: July 15, 2024

Phone: 951-674-3124, ext. 273

Email: jmendoza@lake-elsinore.org

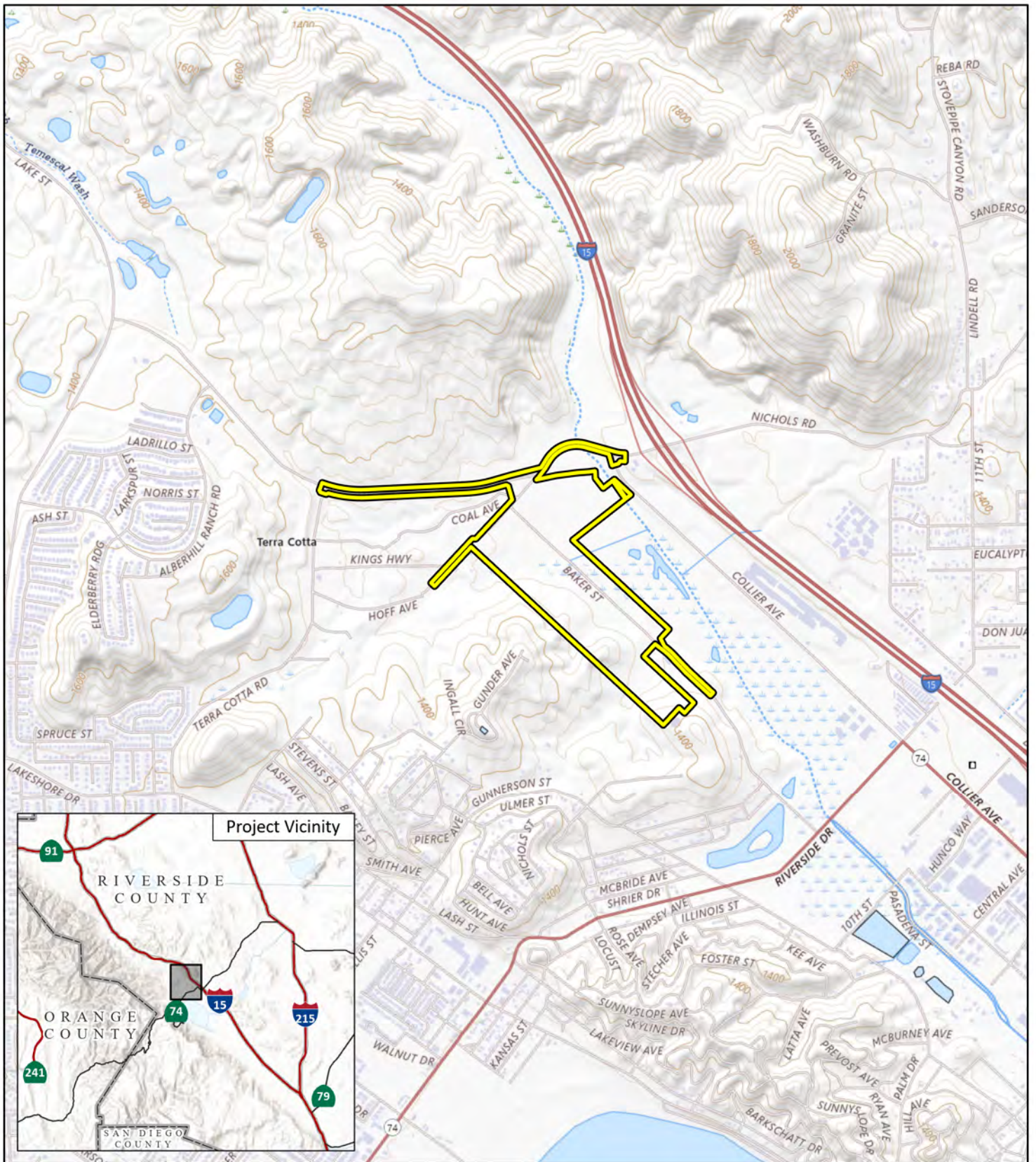
Attachments:

Figure 1: Project Location

Figure 2: Aerial Photograph of the Project Site

Figure 3: Project Elements

Figure 4: Proposed Conceptual Site Plan



 Project Location

FIGURE 1

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0 1000 2000
FEET

SOURCE: USGS The National Map (2019)

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Baker Street Warehouse Project
Project Location



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-  Project Site
-  City Boundary

FIGURE 2



0 500 1000
FEET

SOURCE: Nearmap (3/2024)

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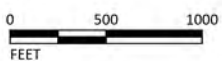
Baker Street Warehouse Project
Aerial Photograph of the Project Site



LSA

- Construction/Improvements Buffer (2.72 acres)
- Onsite Development Area (65.81 acres)
- Restoration Area (33.65 acres)
- Offsite Improvement Areas (23.04 acres)

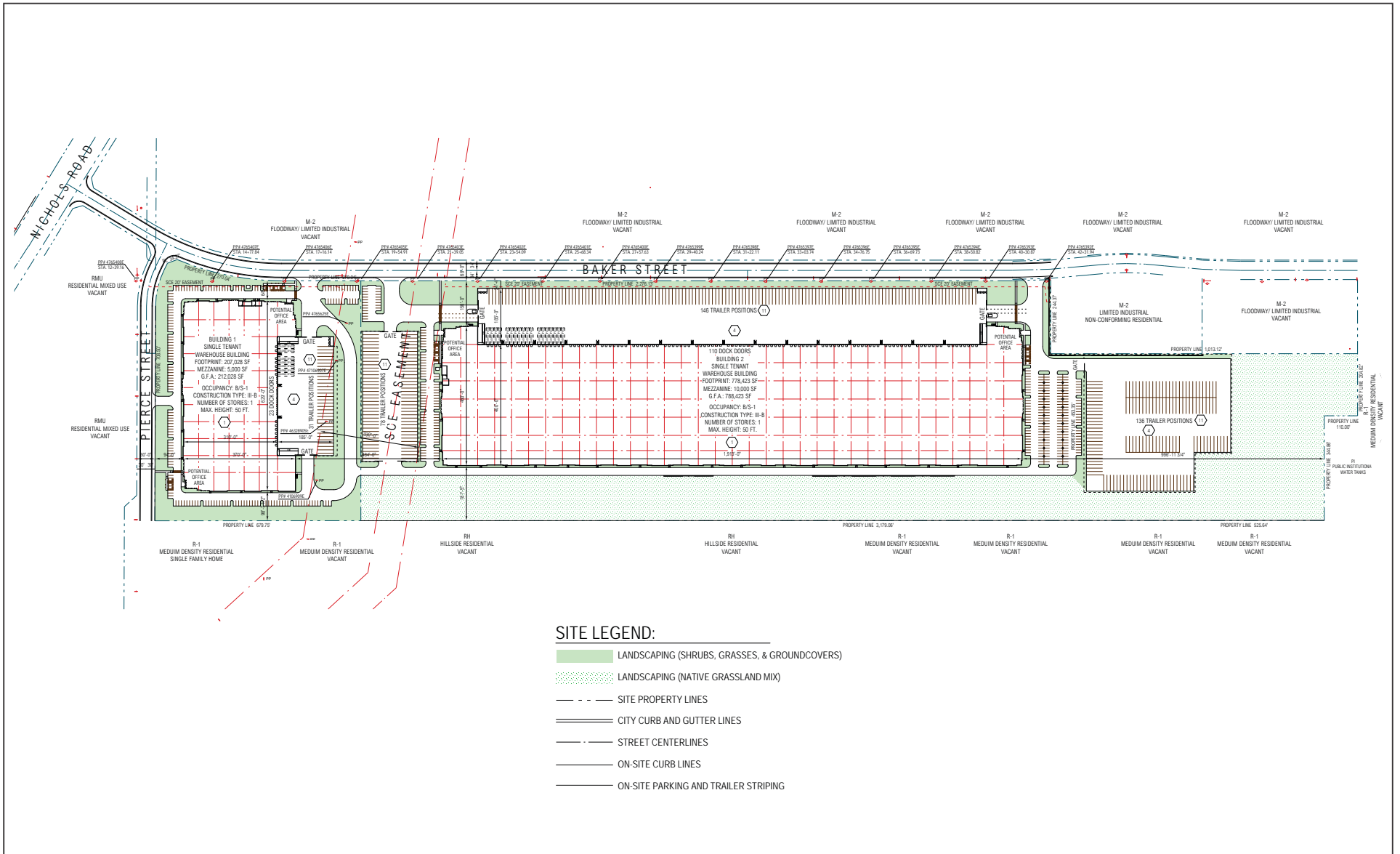
FIGURE 3



SOURCE: Nearmap (3/2024)

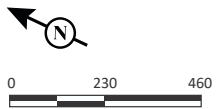
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Baker Street Warehouse Project
Project Elements



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FIGURE 4



SOURCE: RGA Office of Architectural Design

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Baker Street Warehouse Project
 Proposed Conceptual Site Plan