



The Project site has City of Lake Elsinore General Plan land use designation of Historic District Business Professional that allows development at a FAR of 0.45. The zoning designation of the site is Limited Manufacturing District (M-1), which allows for a variety of light industrial uses with buildings up to 40-feet in height. The Project is consistent with the Business Professional land use and M-1 zoning development standards, including density, setbacks, lot area, building height, street frontage, and landscape buffer requirements. Therefore, the Project would be consistent with the applicable General Plan and zoning designations and regulations and meets the criteria of CEQA Guidelines Section 15332(a).

- b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The Project is within the City limits of the City of Lake Elsinore, on an approximately 1.65-acre site. The site is surrounded by roadways to the north and east, that are followed by light industrial uses. A paved trail/bikeway that is followed by the Temescal Wash and then light industrial uses are located to the west of the site. As the Project site is less than five acres and substantially surrounded by urban uses, it meets the criteria of CEQA Guidelines Section 15332(b).

- c) *The project site has no value as habitat for endangered, rare or threatened species.*

A General Biological Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis was prepared for the Project site, which determined that the Project site consists of disturbed/developed habitat that does not contain any sensitive species or have the potential for sensitive species. The Project site was determined to have no value as habitat for endangered, rare, or threatened species; and the Project meets the criteria of CEQA Guidelines Section 15332(c).

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

A CEQA Class 32 Exemption Checklist along with related technical studies has been prepared for the project, which determined that the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Therefore, the proposed Project meets the water quality related criteria of CEQA Guidelines Section 15332(d).

- e) *The site can be adequately served by all required utilities and public services*

The utilities necessary to construct and operate the proposed Project (electric, natural gas, trash, water, and sewage) would be adequately provided by existing utility service systems. The proposed Project would install onsite 6-inch domestic water lines and 8-inch sewer lines that would connect to the existing water main and sewer line in N. Riley Street. Onsite electrical systems would be installed that would connect to existing infrastructure within N. Riley Street. Trash collection services would be arranged prior to the issuance of building permits. All service confirmations would be addressed prior to occupancy. The site can be adequately served by all required utilities and public services. Therefore, the proposed Project meets the criteria of CEQA Guidelines Section 15332(e).

In addition to meeting the CEQA Guidelines Section 15332 requirements listed above, the CEQA Guidelines Section 15300.2 provides specific instances where exceptions apply to a project that would otherwise meet the requirements for an exemption. These exceptions involve project location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources. A CEQA Class 32 Exemption Checklist along with related technical studies has been prepared for the Project, which identified that there are no exceptions that apply to the Project per CEQA Guidelines Section 15300.2. Thus, the proposed Project is categorically exempt from CEQA.

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