Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024070504

Project Title: Baker Street Warehouse Project

Lead Agency: City of Lake Elsinore | Contact Person: Ms. Nancy Huynh, Principal Planner

Mailing Address: 130 South Main Street | Phone:

City: Lake Elsinore | Zip: 92530 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: Lake Elsinore

Cross Streets: Baker Street and Pierce Street | Zip Code: 92530

Longitude/Latitude (degrees, minutes and seconds): 33 ° 42 ′ 07 ″ N / -117 ° 21 ′ 46 ″ W | Total Acres: 140.04

Assessor's Parcel No.: 378-020-012, 378-020-014, 378-020-015, 378-020-016, 378-020-024, 378-020-028, | Section: 25, 26,35,36 | Twp.: 5S | Range: 5W | Base: SBBM

Within 2 Miles: State Hwy #: I-15 | Waterways: Temescal Creek

Airports: | Railways: | Schools: Alberhill Elem, Temescal Valley HS, Ortega HS, Innovati

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☒ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☒ Rezone ☐ Prezone ☒ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Parcel Map

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☒ Industrial: Sq.ft. 1,000,451 Acres 140.04 Employees 483
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW
☐ Waste Treatment: Type ____ MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☒ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☒ Other: Alternatives

Present Land Use/Zoning/General Plan Designation:

Undeveloped. General Plan is Limited Industrial and Floodway and Zoning is M-1 (Limited Manufacturing), M-2 (General Manufacturing), and Open Space/Floodway (OS).

Project Description: *(please use a separate page if necessary)*

The Project seeks to entitle and permit development of the approximately 140.04 gross acre site with approximately 65.81 acres assigned to 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 with employee/visitor and trailer parking. Approximately 37.86 acres would be assigned to improvement of off-site utilities and public roadways to facilitate access to the site, 33.65 acres would be assigned to a proposed restoration area to be used for future conservation and restoration activities, and 2.72 acres would be assigned to a construction buffer between Baker Street and the proposed restoration area to ensure right-of-way improvements would not encroach into the restoration area.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

S	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
S	Caltrans District # 8		Public Utilities Commission
	Caltrans Division of Aeronautics	S	Regional WQCB # 8
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
S	Fish & Game Region # 6		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	X	Other: Western Riverside Council of Governments
S	Housing & Community Development		Other:
	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date December 5, 2025 Ending Date January 20, 2026

Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates, Inc.
Address: 1500 Iowa Avenue, Suite 500
City/State/Zip: Riverside, CA 92507
Contact: Dionisios Glentis
Phone: (951) 781-9310

Applicant: Riverside Legacy IV Nichols Road, LLC
Address: 2330 Marinship Way, Suite 120
City/State/Zip: Sausalito, CA 94965
Phone: 415-465-4423

Signature of Lead Agency Representative: Nancy Hugel **Date:** December 5, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.