NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT CITY OF LAKE ELSINORE

TO: Interested Agencies, Organizations, and Individuals

FROM: City of Lake Elsinore
Community Development Department – Planning Division
130 South Main Street
Lake Elsinore, CA 92530

DATE: December 5, 2025

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE BAKER STREET WAREHOUSE PROJECT (PLANNING APPLICATION NO. 2020-103, ZONE CHANGE NO. 2023-04, INDUSTRIAL DESIGN REVIEW NO. 2023-03, TENTATIVE PARCEL MAP NO. 38812, CONDITIONAL USE PERMIT NO. 2023-10, CONDITIONAL USE PERMIT NO. 2025-01, AND DEVELOPMENT AGREEMENT NO. 2025-12).

In compliance with Section 15087 of the California Environmental Quality Act (CEQA) Guidelines, the City of Lake Elsinore (City) is sending this Notice of Availability (NOA) of a Draft Environmental Impact Report (EIR) for the Baker Street Warehouse Project (Project) 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 NOA is to notify agencies, organizations, and individuals that the Draft EIR is available for public review and comment.

PROJECT LOCATION

The approximately 140.04-acre Project site is located southwest and southeast of the intersection of Baker Street and Pierce Street in the northwestern portion of the 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 140.04 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 – 37.86 acres
  - Right-of-way (ROW) improvements on Baker Street and Pierce Street, the realignment of Baker Street to Nichols Road, and utility improvements along public ROWs. 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, as well as extensions of dry and wet utility infrastructure for interconnection with the proposed warehouse buildings.

- Restoration Area – 33.65 acres
  - To be used for future conservation and restoration activities to contribute to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Reserve. The Restoration Area is bordered by Baker Street to the south, Pierce Street and Nichols Street to the west, and Collier Avenue to the northeast. The Project Applicant placed the lands into conservation with the Regional Conservation Authority prior to completion of the Joint Project Review.

- 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.

DISCRETIONARY APPROVALS

In accordance with Sections 15050 and 15367 of the CEQA Guidelines, the City is the Lead Agency for the proposed project and has principal authority and jurisdiction for CEQA actions. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by the proposed project. As established in *CEQA Guidelines* Section 15124(d)(2), "If a public agency must make more than one decision on a project, all its decisions subject to CEQA should be listed."

The legislative and discretionary actions to be considered by the City as part of the proposed project include:

- **Zone Change No. 2023-04:** To amend the zoning of the Limited Manufacturing (M-1) portion of the site to General Manufacturing (M-2) for consistent zoning of the site. Refer to Figure 4.

- **Tentative Parcel Map No. 38812:** To merge the 10 existing parcels of the Onsite Development Area into 2 parcels. Refer to Figure 6.

- **Industrial Design Review No. 2023-03**: For the proposed site plan as a 1,000,451 square-foot warehouse distribution development with employee/visitor and trailer parking. Refer to Figure 5.

- **Conditional Use Permit No. 2023-10**: For M-2 uses within 300 feet of a residential district.

- **Conditional Use Permit No. 2025-01**: To exceed the 45-foot maximum building height in the M-2 zone.

- **Development Agreement No. 2025-12**: To specify fee and other contributions to the City and the provision of various offsite roadway and utility improvements.

- **Certification of the Project EIR:** The City will consider certification of the EIR prior to taking action on the requested approvals. In conjunction with certification of the EIR and approval of the proposed project, the City will consider adopting a Mitigation Monitoring and Reporting Program (MMRP), which would ensure implementation of the measures and conditions of project approval to mitigate or avoid potentially significant effects on the environment.

- **Adoption of Statement of Overriding Considerations:** Pursuant to *CEQA Guidelines* Section 15093, the Lake Elsinore City Council must balance the benefits of the proposed project against any significant and unavoidable environmental impacts in determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse environmental impacts, those impacts would be considered "acceptable."

- **Any Other Discretionary Approvals:** Additional discretionary actions may include, but not be limited to final maps, grading permits, and water and sewer system approvals.

HAZARDOUS WASTE SITES

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites). Pursuant to Section 15087(c)(6) of the CEQA Guidelines, the City acknowledges the non-existence of hazardous waste sites within the project area reviewed by the Draft EIR.

PUBLIC REVIEW PERIOD

The 45-day public review for the Draft EIR will begin on Friday, December 5, 2025, and end at 5:00 p.m. Tuesday, January 20, 2026.

Written comments regarding this Draft EIR should be addressed to:
Nancy Huynh, Principal Planner
130 South Main Street
Lake Elsinore, CA 92530
(951) 674-3124, ext. 924
nhuynh@lake-elsinore.org

As indicated above, please have any comments on the Draft EIR provided in writing to the City and postmarked by **Tuesday, January 20, 2026.**

PUBLIC HEARING

The public hearing(s) with the Planning Commission and City Council will be conducted at future date(s) to consider the Zone Change, Industrial Design Review, Tentative Parcel Map, Conditional Use Permits, Development Agreement, EIR, Statement of Overriding Considerations, and other discretionary approvals. Public hearing notices will be issued at least ten (10) days in advance of any hearing(s).

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS

The Draft EIR evaluates the proposed Project's potential individual and cumulative environmental impacts on the following resource areas: aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise and vibration, population and housing, recreation, public services, transportation, tribal cultural resources, utilities and services systems, and wildfire. Project-level and cumulative analyses of these issues are provided in Sections 3.1 through 3.20 of the Draft EIR.

As discussed in Chapter 3.0 of the Draft EIR, the project would result in significant adverse environmental effects that cannot be mitigated to below levels of significance after the implementation of feasible mitigation measures. The unavoidable significant impacts are identified below.

- **Air Quality**
- **Greenhouse Gas Emissions**

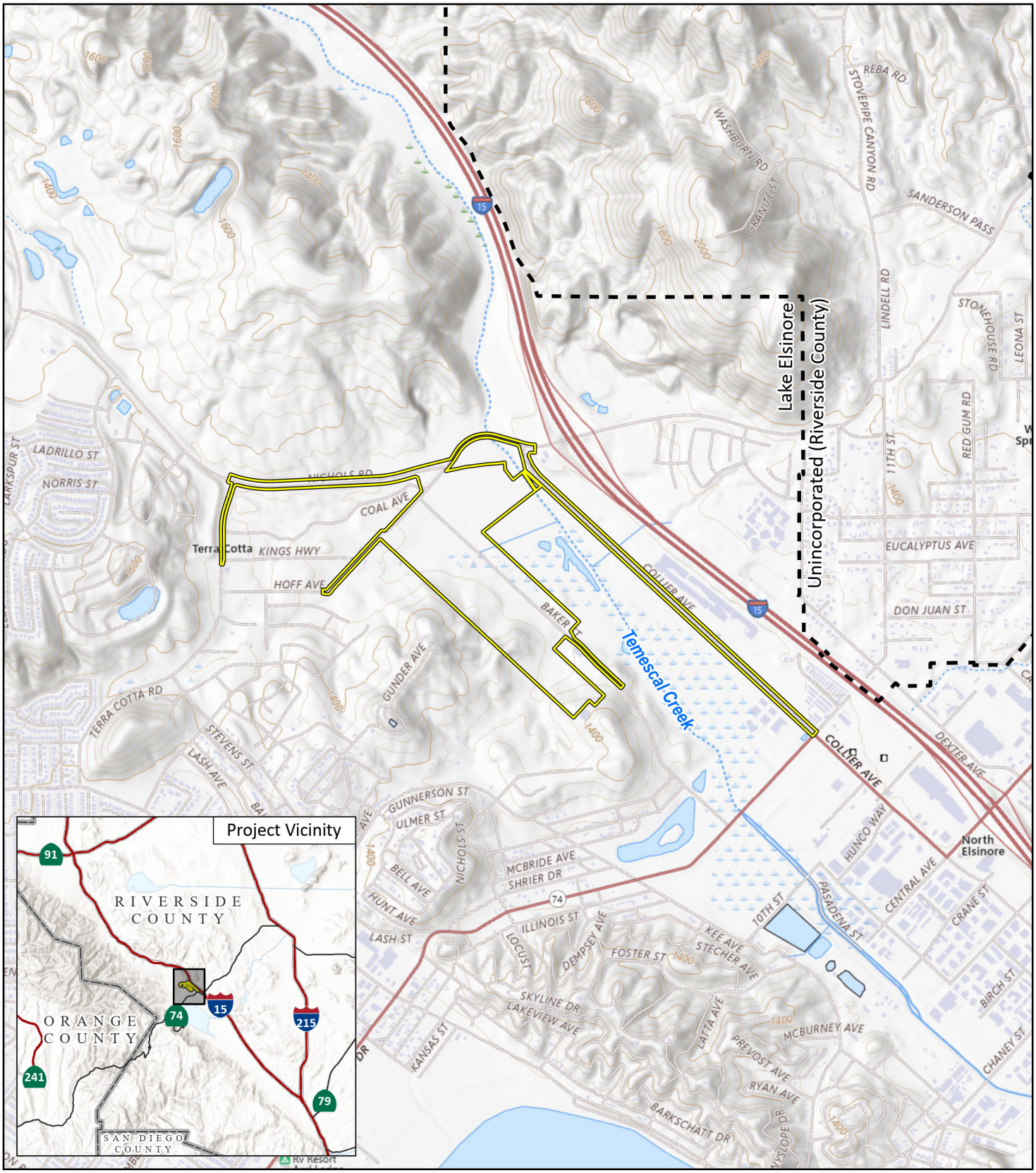
AVAILABILITY OF THE DRAFT EIR

The Draft EIR and its technical appendices are available for review online at: https://www.lake-elsinore.org/305/CEQA-Documents-Available-for-Public-Revi . Hard copies are available for review at City Hall (130 S Main Street, Lake Elsinore, CA 92530) and Lake Elsinore Library (17600 Collier Avenue, Suite G-170, Lake Elsinore, CA 92530).

Signature: _____

Name: Ms. Nancy Huynh, Principal Planner
Date: December 5, 2025
Phone: (951) 848-3906
Email: nhuynh@lake-elsinore.org

Attachments:
Figure 1: Project Location
Figure 2: Aerial Photograph of the Project Site
Figure 3: Project Elements
Figure 4: Proposed Zone Change
Figure 5: Proposed Conceptual Site Plan
Figure 6: Proposed Tentative Parcel Map 38812



LSA

Project Location

City Boundary

FIGURE 1

N

0 1000 2000

FEET

SOURCE: USGS The National Map (2019)

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Baker Street Warehouse Project

Project Location



LSA

Project Site

City Boundary

FIGURE 2

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0 830 1660

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SOURCE: Nearmap (10/12/2025)

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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 Area (37.86 acres)

City Boundary

N

0 600 1200

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FIGURE 3

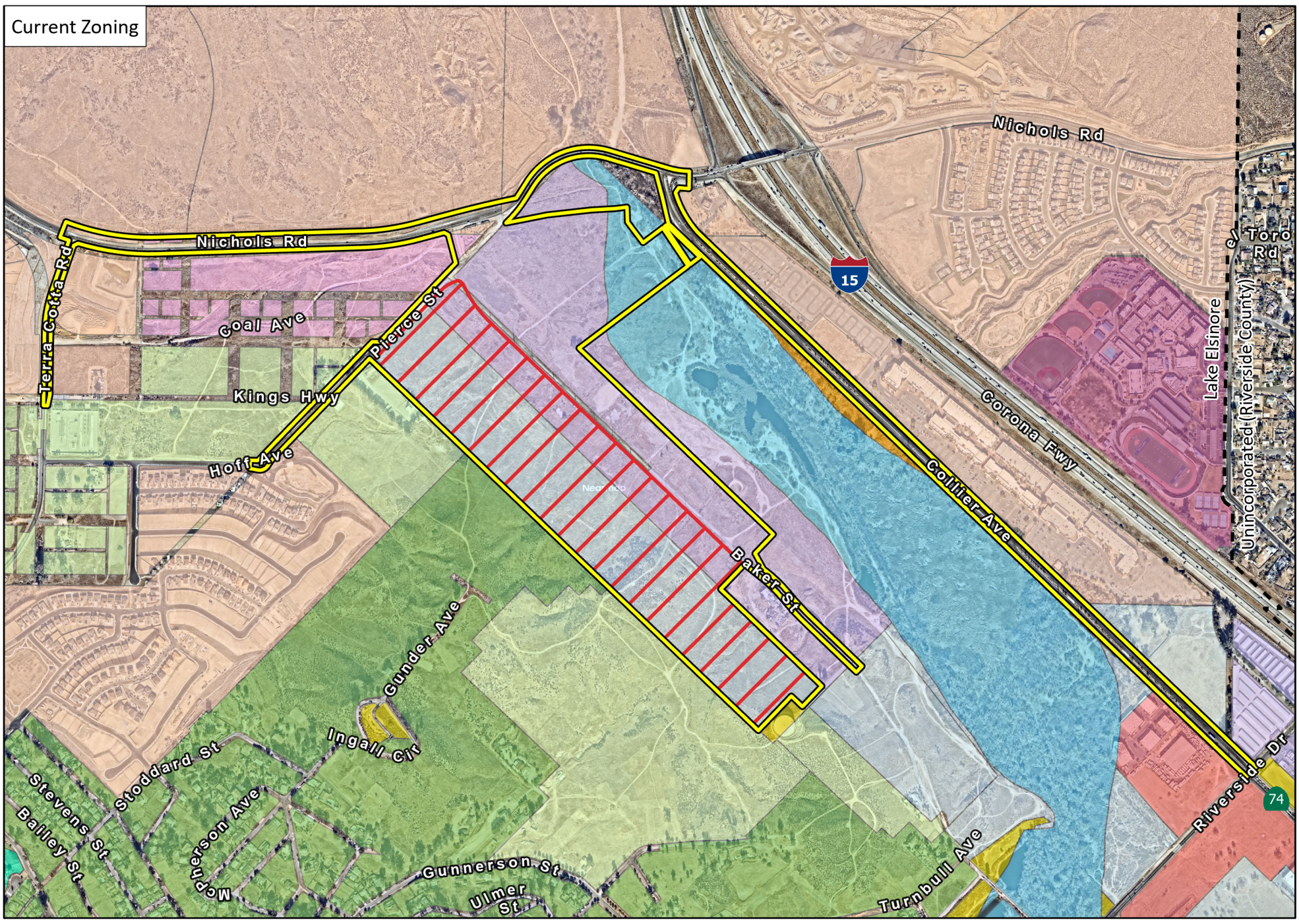
Baker Street Warehouse Project

Project Elements

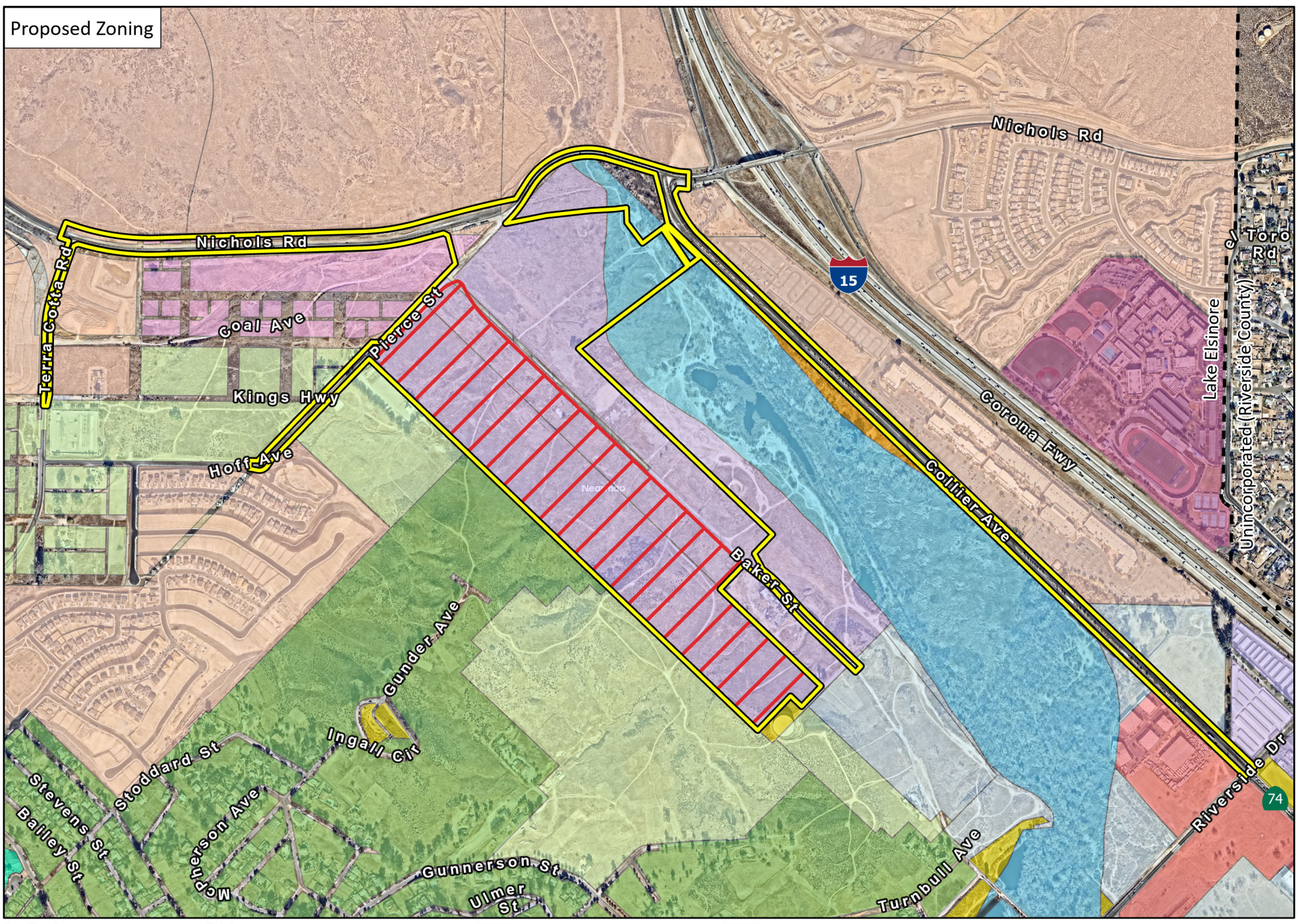
SOURCE: Nearmap (10/12/2025)

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Current Zoning



Proposed Zoning



LSA

- City Boundary
- Project Site
- Onsite Development Area

Zoning Designation

- C2 - General Commercial
- CM - Commercial Manufacturing
- F - Floodway
- M1 - Limited Manufacturing
- M2 - General Manufacturing
- PI - Public Institution
- PI - Public/Institutional
- R1 - Single Family Residential
- RE - Residential Estate
- RH - Hillside Single Family Residential
- RMU - Residential Mixed Use
- SP - Specific Plan

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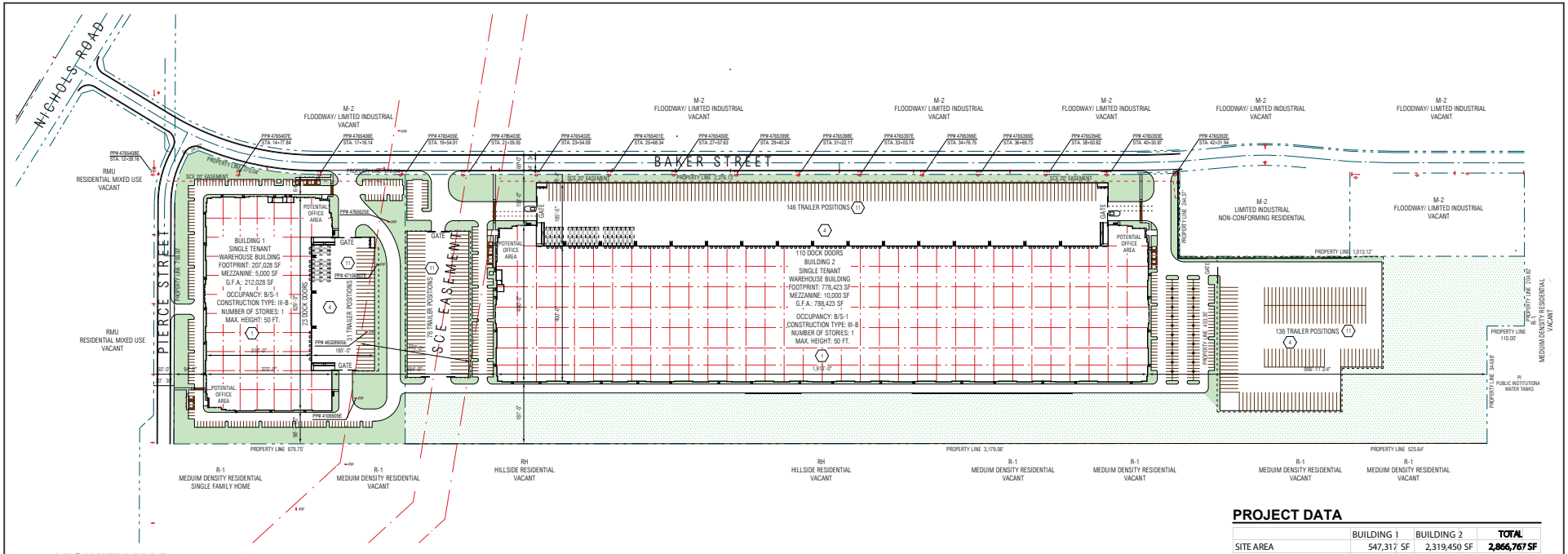
SOURCE: Nearmap (10/12/2025); City of Lake Elsinore (2020)

I:\2024\20241799\GIS\Pro\Baker Street Industrial Project\Baker Street Industrial Project.aprx (Fig 2-8 - Proposed Zone Change)
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FIGURE 4

Baker Street Industrial Project

Proposed Zone Change



VICINITY MAP



APPLICATION TYPE

PLANNING APPLICATION NO. 2020-103
EXISTING ZONING: M-1/M-2
PROPOSED ZONING: M-2
GENERAL PLAN: LIMITED INDUSTRIAL
PERMITTED LAND USE: WAREHOUSE, OFFICE AS PERMITTED

ASSESSOR'S NUMBERS:

APN: 378-020-014, 015, 016, 028, 029, 030, 031, 036, 037, 048

SITE LEGEND:

- LANDSCAPING (SHRUBS, GRASSES, & GROUNDCOVERS)
- LANDSCAPING (NATIVE GRASSLAND MIX)
- SITE PROPERTY LINES
- CITY CURB AND GUTTER LINES
- STREET CENTERLINES
- ON-SITE CURB LINES
- ON-SITE PARKING AND TRAILER STRIPING

PROJECT DATA

	BUILDING 1	BUILDING 2	TOTAL
SITE AREA	547,317 SF	2,319,450 SF	2,866,767 SF
	12.565 AC	53.247 AC	65.812 AC
BUILDING AREA			
FOOTPRINT	207,028 SF	778,423 SF	985,451 SF
MEZZANINE	5,000 SF	10,000 SF	15,000 SF
TOTAL	212,028 SF	788,423 SF	1,000,451 SF
F.A.R.	38.74%	33.99%	34.90%
BUILDING AREA BY USE			
OFFICE	10,000 SF	20,000 SF	30,000 SF
WAREHOUSE	202,028 SF	768,423 SF	970,451 SF
AUTO PARKING			
1/1000 1ST 40K SF	40	40	80
1/4000 > 40K SF	43	187	230
TOTAL	83	227	310
PARKING PROVIDED			
STANDARD STALLS	111	133	244
ADA STALLS	7	8	15
EV STALLS	34	59	93
AUTOS IN SCE ESMT	20	94	114
PARKING PROVIDED EXC. SCE	152	200	352
TOTAL PROVIDED	172	294	466
DOCK LOADING ZONES			
REQUIRED	7	18	25
PROVIDED	31	110	141
TRAILER PARKING	31	360	391

LSA

FIGURE 5

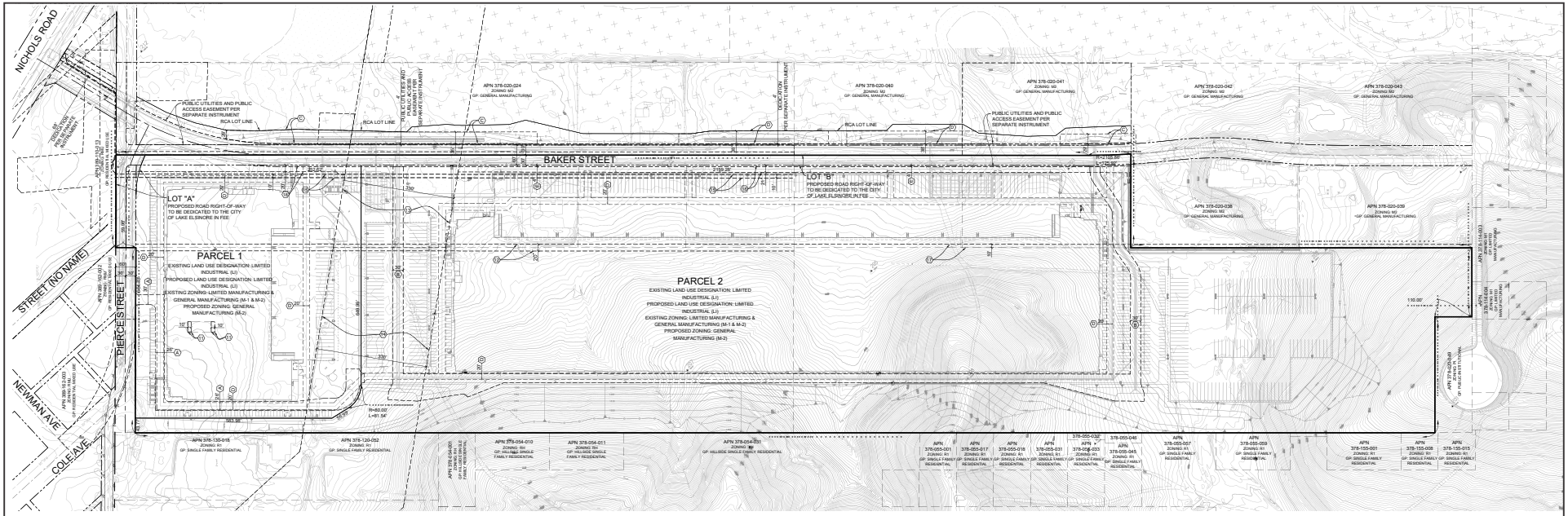
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SOURCE: RGA Office of Architectural Design

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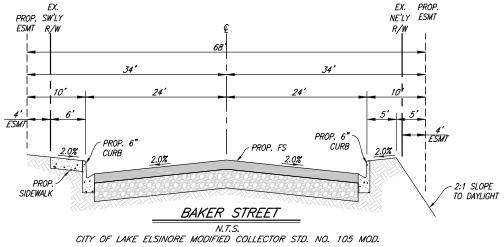
Baker Street Warehouse Project

Proposed Conceptual Site Plan
Onsite Development Area

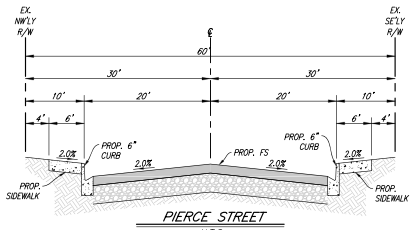


LEGEND:

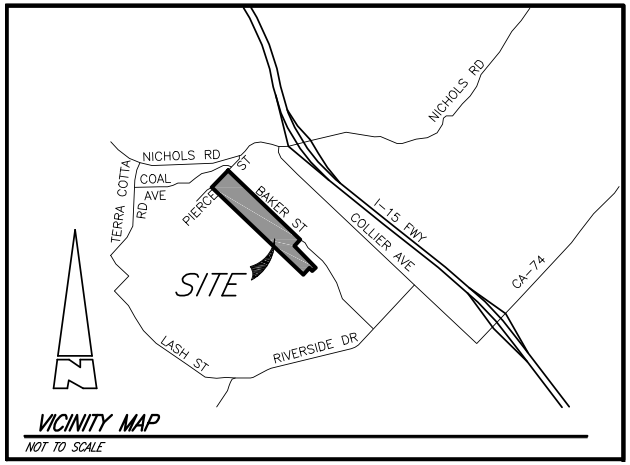
- MAP BOUNDARY
- PROP. R/W
- EX. R/W
- PROP. LOT LINE
- EX. LOT LINE
- CENTERLINE
- EASEMENT
- FLOOD ZONE "X"
- FLOOD ZONE "AE"



BAKER STREET
N.T.S.
CITY OF LAKE ELSINORE MODIFIED COLLECTOR STD. NO. 105 MOD.



PIERCE STREET
N.T.S.
CITY OF LAKE ELSINORE LOCAL STREET STD. NO. 107



VICINITY MAP
NOT TO SCALE

ASSESSOR PARCEL NO:

378-020-014, -015, -016, -028, -029, -030, -031, -036, -037, -048

LSA

FIGURE 6

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SOURCE: KWC Engineers

Baker Street Warehouse Project

Proposed Tentative Parcel Map 38812

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