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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024070504

Project Title: Baker Street Warehouse Project

Lead Agency: City of Lake Elsinore

Contact Name: Ms. Nancy Huynh, Principal Planner

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Project Location: Lake Elsinore (*City*) Riverside (*County*)

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR identified potentially significant impacts in the areas of aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, tribal cultural resources, and wildfire.

Mitigation measures include shielding of nighttime lighting during construction; design/construction/operation using energy-efficient & emission-reducing measures; pre-construction biological surveys to protect sensitive species, translocation plans for sensitive species, restoration of habitat, environmental awareness training and noise monitoring/sound barriers, and purchase of mitigation credits; construction monitoring to manage unanticipated encounters with cultural, paleontological, and tribal cultural resources; design/construction/operation in accordance with recommendations in the geotechnical investigation and California Building Code; hazardous materials abatement; and establishment/maintenance of fuel modification zones and adherence to a Fire Protection Plan. Additionally, the project would be subject to regulatory compliance measures related to hazardous materials, hydrology and water quality, land use and planning, noise, public services, recreation, transportation, and wildfire to ensure compliance with hazardous materials business plan, applicable storm water permits, construction noise ordinance and other municipal code regulations, California Fire Code, development impact fees, and a transportation management plan.

With implementation of mitigation and compliance measures, all environmental impacts would be reduced to less than significant except for air quality and greenhouse gas emissions during operation (daily emissions of nitrogen oxides (NOx) and annual emissions of carbon dioxide equivalent (MTCO2e), respectively.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

• Aesthetic and visual impacts, including impacts to viewsheds, visual character of surrounding communities, and wildlife behavior (see Sections 3.1: Aesthetics and 3.4: Biological Resources);
• Air quality and associated human health effects (see Section 3.3: Air Quality)
• Biological resources, including Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency (see Section 3.4: Biological Resources);
• Cultural and tribal cultural resources, including historical site uses and Native American consultation procedures (see Section 3.5: Cultural Resources and Section 3.18: Tribal Cultural Resources);
• Energy impacts, including suggested mitigation measures (see Section 3.6: Energy);
• Greenhouse gas emissions, including best practices and suggested mitigation measures (see Section 3.8: Greenhouse Gas Emissions);
• Hazards and hazardous materials, including hazardous waste disposal procedures and contamination risks to nearby waters (see Section 3.9: Hazards and Hazardous Materials and Section 3.10: Hydrology and Water Quality);
• Hydrology and water quality, including infrastructure strain and compliance with regulations (see Section 3.10: Hydrology and Water Quality and Section 3.19: Utilities and Service Systems);
• Land use and planning, including land use compatibility (see Section 3.11: Land Use and Planning);
• Noise impacts (see Section 3.13: Noise);
• Public services and utility impacts, including infrastructure strain, solid waste generation, and electrical facilities (see Section 3.19: Utilities and Service Systems); and
• Transportation impacts, including infrastructure strain, congestion and associated emissions, and roadway safety (see Sections 3.17: Transportation, 3.3: Air Quality, and 3.8: Greenhouse Gas Emissions).

Provide a list of the responsible or trustee agencies for the project.

- State Water Resources Control Board
- South Coast Air Quality Management District
- California Air Resources Board
- California Department of Fish and Wildlife
- United States Fish and Wildlife Service
- Western Riverside County Regional Conservation Authority
- California Department of Transportation
- Lake Elsinore Water and Wastewater Utilities Department
- Riverside County Flood Control and Water Conservation District
- California Department of Forestry and Fire Protection
- Regional Water Quality Control Board