



Notice of Determination for Mitigated Negative Declaration for the Collier Commercial Properties Project (ER 2023-03) State Clearinghouse Number 2025100377

Filed With: [X] Office of Land Use and Climate Innovation [X] County Clerk of Riverside County
1400 Tenth Street, Room 113 2724 Gateway Drive
Sacramento, CA 95814 Riverside, CA 92507

From: City of Lake Elsinore (Lead Agency) Contact Person: Carlos Serna
130 S. Main Street, Lake Elsinore, CA 92530 Telephone Number: (951) 824-7415

Date: February 24, 2026

Project Title: Collier Commercial Properties Project (Planning Application No. 2021-22, General Plan Amendment No. 2021-02, Zone Change No. 2021-02, Industrial Design Review No. 2021-03, and Conditional Use Permit No. 2022-25)

Project Applicant: Collier Commercial Properties, LLC. 29400 Enterprise Way, Lake Elsinore, CA 92530

Project Location: The Collier Commercial Properties Project (project) site is in the City of Lake Elsinore, Riverside County, California. The 2.64-gross acre site (APNs: 377-190-002, -003, and -004) is bound by Collier Avenue on the north and West Minthorn Street on the south. The project site is located within the Business District with a General Plan land use designation of General Commercial and a corresponding zone of General Commercial. The site is located within Section 6 within Township 6 South, Range 4 West in the Lake Elsinore, California 7.5-minute U.S. Geological Survey quadrangle (1977).

Project Description: The project involves the construction of a 3,000-square foot (sf) office building and an 8,975-sf warehouse building on approximately 0.3 acre of the site's 2.64 acres. The one-story office building and a surface parking lot would occupy the southern portion of the property, and the warehouse and an outdoor storage yard would occupy the northern portion of the property.

The project proposes a General Plan Amendment (GPA 202021-02) and Zone Change (ZC 2021- 02) to change the site's General Plan land use designation from General Commercial (GC) to Limited Industrial (LI) and zoning from General Commercial (C2) to Limited Manufacturing (M1). The project is also requesting the following entitlement approval(s): Conditional Use Permit (CUP 2022-25) to establish outdoor storage; and Industrial Design Review (IDR 2021-03) to construct a 3,000-sf office building and an 8,975-sf warehouse building totaling 11,975 sf.

This is to advise that the City of Lake Elsinore City Council, as a Lead Agency, has approved the above project on February 24, 2026, and has made the following determinations regarding the above-described project:

- 1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration (ER 2023-03) (SCH# 2025100377) with comments and responses and record of project approval is available to the General Public at: the City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530, and online at https://www.lake-elsinore.org/305/CEQA-Documents-Available-for-Public-Rev...

Signed: [Signature] Title: Associate Planner

Date: 02/25/2026