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2724 Gateway Drive
Riverside, CA 92507

From: City of Lake Elsinore (Lead Agency)
130 S. Main Street, Lake Elsinore, CA 92530

Project Title: Corydon Group Project (Planning Application No. 2023-34)

Project Applicant: Brad Woods, 32097 Corydon Road, Lake Elsinore, CA 92530

Project Location (Specific): The approximately 3.04-acre Project site is located at 32251 Corydon Road and 32291 Corydon Street (APNs 370-080-002 and 003) (also identified as Corydon Street by parcel mapping) in the southern portion of the City of Lake Elsinore. Regional access to the site is provided by Interstate 15 (I-15) and the Bundy Canyon Road interchange, which is located approximately 1.8 miles east of the site. Local access to the site is provided by Bundy Canyon Road, Mission Trail, Palomar Street, and Corydon Road. The Project site is located within the Lake Elsinore and Wildomar United States Geological Survey (USGS) 7.5' topographic quadrangles. The center point latitude and longitude for the Project site are 33° 37' 30.1211" North, 117° 17' 56.4071" West.

Description of Nature, Purpose, and Beneficiaries of Project: The proposed Project would develop the site with two unrefrigerated warehouses that would each be 24,296 square feet and have two 4,613 square-foot mezzanines and two 14-foot-wide roll-up dock doors. In addition, the site would include 93 vehicle parking spaces, bicycle parking, site landscaping. The Project site would be bound by 6-foot-high wrought iron fencing located along the western boundary of the site and southern boundary of the site along Corydon Road, and 6-foot-high chain linked fencing along the north and eastern boundaries of the site. Other improvements include installation of bioretention basins to capture, filter, and infiltrate stormwater; and half-width roadway improvements that include landscaping, sidewalk, curb, gutter, and undergrounding the telephone/power poles and lines fronting the site. Access to the Project site would be provided by a 30-foot-wide driveway along Corydon Road. The Project includes approval of a Conditional Use Permit (CUP), an Industrial Design Review (IDR), a Minor Modification to the East Lake Specific Plan to reallocate approximately 50,000 square feet of the Industrial Development Target allocated from Specific Plan Area 2 to Specific Plan Area 3, and a Minor Modification to expand the Airport Overlay designation to include the existing Skylark Airport.

Name of Public Agency Approving Project: City of Lake Elsinore

Name of Person / Agency Administrating Project: Carlos Serna-Ortiz, Associate Planner

Exempt Status:

- ☐ Ministerial (Section 21080(b)(1); 15268)
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a))
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c))
- ☒ Categorical Exemption (state type and section number): Section 15332 (Infill Development Projects/Class 32 Exemption).
- ☐ Statutory Exemption (state type and section number)

Reasons why project is exempt:

The proposed Project is categorically exempt from California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). Class 32 consists of projects characterized as in-fill development meeting the conditions are exempt from CEQA:

- a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The Project site has General Plan land use designation of East Lake Specific Plan and an East Lake Specific Plan designation of Action Sports, Tourism, Commercial and Recreation and an Airport Overlay designation. The Project site is located within Planning Area 3 of the East Lake Specific Plan. The Action Sports, Tourism, Commercial and Recreation designation provides for a wide range of extreme action sports and accessory manufacturing, service and retail uses with a minimum lot width of 100 feet, setbacks of 15-feet from non-residential uses, and a maximum building height of 45 feet. The Airport Overlay designation provides for facilities such as warehouses, storages facilities, maintenance and repair facilities, and hangars with setbacks of 35 feet from major and collector streets and 45 feet from urban arterials, and a maximum building height of 45 feet.

As detailed in the CEQA Class 32 Exemption Checklist, the Project is consistent with the East Lake Specific Plan development standards that are applicable to the site. Thus, the proposed Project is consistent with the existing land use and zoning designations of the Project site. 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 3.04-acre site. The site is surrounded by a roadway to the southeast, a planned roadway to the southwest, industrial warehouse uses to the northeast, and an undeveloped parcel to the northwest. 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, trash, water, and sewage) would be adequately provided by existing utility service systems. The proposed Project would install onsite domestic water lines and sewer lines that would connect to the existing 21-inch water main and 18-inch sewer line in Corydon Road. Onsite electrical systems would be installed that would connect to existing infrastructure within Corydon Road. The Project includes undergrounding the existing overhead power lines along the site frontage. 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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Signed: Carlos Serna-Ortiz

Title: Associate Planner