



*Notice of Determination for  
Mitigated Negative Declaration for the  
Lake Street Storage Project (ER 2019-02)*

*State Clearinghouse Number 2020010164*

Filed With: ☒ Office of Planning and Research  
1400 Tenth Street, Room 113  
Sacramento, CA 95814

☒ County Clerk of Riverside County  
2724 Gateway Drive  
Riverside, CA 92507

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

Contact Person: Damaris Abraham, Senior Planner  
Telephone Number: 951.674.3124 Ext. 913

Date: March 11, 2020

Project Title: Lake Street Storage Project (Planning Application No. 2018-78, Tentative Parcel Map No. 37550, Conditional Use Permit No. 2018-22, and Commercial Design Review No. 2018-16)

Project Applicant: Roland Clark, Lake Street Properties, LP

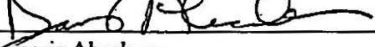
**Project Location:** The Project Site is in the City of Lake Elsinore, Riverside County, California. The 14.44-acre Project Site is located within the Alberhill Ranch Specific Plan area of the City of Lake Elsinore, near the southeast corner of Interstate-15 and Lake Street (APN 390-130-018). The Project Site is located on the Alberhill, California, United States Geologic Survey 7.5-minute quadrangle map, Range 5 West, Township 5, Section 15 (Latitude 33°43'43.6" North; Longitude 117°23'33.9" West).

**Project Description:** The project is proposing a new subdivision to create four separate lots with common access. Lot 1 would be 1.11-acres, Lot 2 would be 11.65-acres, Lot 3 would be 1.14-acres, and Lot 4 would be 0.54-acres. Lots 1, 2, and 3 would include development. Lot 1 would be a 3,528 square foot (SF) convenience store one (1) covered fuel canopy with six (6) fuel pumps which could serve 12 vehicles, and two (2) underground storage tanks on 0.94 net acres. Lot 2 would be an 80,000 SF, single-story indoor recreational vehicle (RV) and boat storage facility, with 24,000 SF of mezzanine and 192 surface RV parking spaces partially covered with three (3) canopies with solar panels on 10.63 net acres. Lot 3 would be a 14-stall parking lot with vehicle access. No development is proposed on Lot 4. The Proposed Project would have the following floor area ratios (FAR) for each lot: Lot 1 - 0.08, Lot 2 - 0.19, Lot 3 - N/A, Lot 4 - N/A. The maximum height of the buildings proposed would be 44-feet for the RV and boat storage facility. Hardscape, landscape, on-site stormwater management improvements, monument sign, a trash enclosure, area lighting, and bicycle parking would be constructed as part of the Proposed Project.

**This is to advise that the City of Lake Elsinore City Council as a Lead Agency has approved the above project on March 10, 2020, 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 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 2019-02) (SCH# 2020010164) 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.

Signed:   
Damaris Abraham

Title: Senior I

**FILED / POSTED**  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

Date: March 11, 2020

E-202000267  
03/11/2020 10:23 AM Fee: \$ 2456.75  
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Governor's Office of Planning & Research

**MAR 11 2020**

**STATE CLEARINGHOUSE**

Removed: By: Deputy  


STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 20-86330

State Clearinghouse # (if applicable): 2020010164

Lead Agency: CITY OF LAKE ELSINORE

Date: 03/11/2020

County Agency of Filing: RIVERSIDE

Document No: E-202000267

Project Title: LAKE STREET STORAGE

Project Applicant Name: LAKE STREET PROPERTIES, LP

Phone Number: (714) 783-1863

Project Applicant Address: 2279 EAGLE GLEN PARKWAY, SUITE 112-470 CORONA, CA 92883

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

☐ Environmental Impact Report

☒ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☒ County Administration Fee

☐ Project that is exempt from fees (DFG No Effect Determination (Form Attached))

☐ Project that is exempt from fees (Notice of Exemption)

\$2,406.75

\$50.00

Total Received \$2,456.75

Signature and title of person receiving payment



Deputy

Notes: