



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Community Development Director

Date: September 24, 2024

Subject: Extension of Time Request for Tentative Parcel Map No. 38124 and Industrial Design Review No. 2021-01 (North Elsinore Business Park)

Applicant: Mark Severson, Saddleback Associates

Recommendation

1. Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the extension of time request would not have a significant effect on the environment, and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in a previously adopted Mitigated Negative Declaration (SCH No. 2022030368);
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 38124 TO JUNE 14, 2026; and
3. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME FOR INDUSTRIAL DESIGN REVIEW NO. 2021-01 TO JUNE 14, 2026.

Background

On June 14, 2022, the City Council approved Mitigated Negative Declaration (MND) No. 2021-04 (SCH No. 2022030368), Tentative Parcel Map (TPM) No. 38124, and Industrial Design Review (IDR) No. 2021-01.

TPM No. 38124 is a subdivision of the 7.51 gross acre project site into 12 parcels ranging in size from 0.34 acres to 0.88 acres.

IDR No. 2021-01 is an industrial development to construct a business park with 12 buildings (approximately 94,665 sq. ft. in total) ranging in size from 5,900 sq. ft. to 10,200 sq. ft. The project includes 276 parking spaces, new landscaping, and related site improvements.

The original expiration date for TPM No. 38124 and IDR No. 2021-01 was June 14, 2024. On June 4, 2024, the applicant submitted a two-year extension of time request, which stayed the expiration until action by the City Council.

Project Location

The project site consists of a 7.51-acre undeveloped area located southerly of the I-15 freeway between Collier Avenue and El Toro Road. The project site encompasses Assessor Parcel Numbers (APNs) 389-220-003, 004, 005, and 006.

Discussion

Pursuant to the Subdivision Map Act, Government Code Section 66452.6(e), the time at which the map expires may be extended by the legislative body for a period not exceeding a total of six (6) years. The applicant will have four (4) more years of extensions available for TPM No. 38124 after the approval of this extension of time request.

Section 17.415.050.I.1.b (Lapse of Design Review Approval and Time Extension{s}) of the Lake Elsinore Municipal Code (LEMC) provides an extension of time for a maximum of two (2) years. The two-year extension of time for IDR No. 2021-01 represents the final extension of time allowed by the LEMC.

The applicant has stated that the time extension is necessary due to a delay in acquiring nearby property to reconstruct an existing culvert under Collier Avenue as required per Engineering Department Condition of Approval No. 57. The property has been acquired in June 2024, and the extension of time would allow the developer to continue their required plan check with the Engineering Department.

The Building & Safety, Planning, Engineering, and Fire Departments have reviewed and updated the Conditions of Approval for the project. These updated Conditions of Approval reflect the most current City and State requirements for development and ensure that the project complies with current laws, standards, and policies.

Environmental Determination

Pursuant to CEQA Guidelines Section 15162, staff has determined that this extension of time request would not have a significant effect on the environment, and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in the approved MND. All potentially significant impacts have been avoided or mitigated pursuant to the earlier mitigated negative declaration and its addendum, and none of the conditions described in Section 15162 exist. Subsequently, MND No. 2021-04 (SCH No. 2022030368 was adopted by the City Council on June 14, 2022. No substantial changes that

require major revisions to the 2022 MND exist, and no new information of substantial importance that require revisions to the earlier MND exists. Therefore, no further environmental documentation is necessary.

Public Notice

Notice of the hearing for the extension of time application has been published in the Press-Enterprise newspaper and mailed to property owners within 300 feet of the subject property. As of the writing of this report, no written comments concerning this application have been received by staff.

Fiscal Impact

The time and costs related to processing this application have been covered by application fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application.

Attachments

- Attachment 1 – TPM EOT Resolution
- Attachment 2 – IDR EOT Resolution
- Attachment 3 – Conditions of Approval
- Attachment 4 – GIS Package
- Attachment 5 – TPM No. 38124
- Attachment 6 – Design Review Package
- Attachment 7 – Public Notice Materials