

RESOLUTION NO. 2024-__

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

Whereas, on June 14, 2022, the City Council approved Mitigated Negative Declaration (MND) (SCH No. 2022030368), Tentative Parcel Map (TPM) No. 38124, and Industrial Design Review (IDR) No. 2021-01, thereby approving the proposal to subdivide the 7.51-acre site into 12 parcels ranging in size from 0.34 acres to 0.88 acres as well as develop a neighborhood 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. with 276 parking spaces, new landscaping, and related site improvements;

Whereas, on June 4, 2024, Mark Severson, Saddleback Associates, applied for an Extension of Time (EOT 2024-04) to extend the expiration date for TPM No. 38124 by two years from June 14, 2024 to June 14, 2026; and

Whereas, on September 10, 2024, at a duly noticed Public Hearing, the City Council (Council) has considered the recommendation of City Staff as well as evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Council has reviewed and analyzed Tentative Parcel Map No. 38124 pursuant to the appropriate Planning and Zoning Laws, the Lake Elsinore General Plan, and Chapter 16 (Subdivisions) of the LEMC.

Section 2: The Council finds and determines that no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier MND (SCH No. 2022030368). All potentially significant impacts have been avoided or mitigated pursuant to the earlier MND and none of the conditions described in Section 15162 exist. MND (SCH No. 2022030368) was adopted in 2022 for this project. No substantial changes that require major revisions to the MND exist and no new information of substantial importance that require revisions to the earlier MDN exists.

Section 3: That in accordance with the California Subdivision Map Act (Cal. Gov. Code Section 66000 et. seq.) and LEMC Section 16.24.160, the Council makes the following findings for approval of an extension of time for TPM No. 38124:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan. The proposed subdivision is compatible with the objectives, policies, general land uses, and programs specified in the General Plan (Government Code Section 66473.5).
 - a. *The project has a General Plan Land Use Designation of Limited Industrial (LI). The LI Land Use Designation provides for the establishment of industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses, with a maximum Floor Area Ratio (FAR) of 0.45. The proposed Project is an industrial business park with a FAR of 0.29, therefore compliant with the General Plan.*

- b. The project is located within the Business District's Limited Manufacturing (M-1) zoning district. The M-1 Development Standards require new lots to have a minimum square footage of 20,000 sq. ft. (approximately 0.46 acres) and a minimum street frontage width of 100 feet. The average parcel size created by TPM No. 38124 is 43,560 sq. ft. per parcel, and the minimum frontages of the parcels average 173 feet.*
2. The site of the proposed subdivision of land is physically suitable for the proposed density of development in accordance with the General Plan.
 - a. The proposed project is an industrial business park development that does not include residential land uses and as such, this finding does not apply.*
3. The effects that this project are likely to have upon the housing needs of the region, the public service requirements of its residents and the available fiscal and environmental resources have been considered and balanced.
 - a. The project is an industrial business park and will not have an impact on housing needs. The Project includes underwater management systems as required by the approved Water Quality Management Plan (WQMP), and public service requirements and environmental resources were considered and balanced in the previously adopted 2022 MND (SCH No. 2022030368).*
4. The proposed division of land or type of improvements is not likely to result in any significant environmental impacts.
 - a. The previously adopted 2022 MND (SCH No. 2022030368) considered and balanced impacts on environmental resources. Appropriate Conditions of Approval and Mitigation Measures have been included to mitigate any potential environmental impacts to below a level of significance.*
5. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.
 - a. The previously adopted 2022 MND (SCH No. 2022030368) considered impacts on existing sensitive receptors (Penske Truck Rental, a single-family home, Elsinore Valley Cemetery, and Temescal Canyon High School) located within 1,893 ft. of the project site, including noise and air quality. Appropriate Conditions of Approval and Mitigation Measures have been included to ensure the proposed project would not cause adverse health impacts.*
6. The design of the proposed division of land or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed division of land.
 - a. All known easements or access points have been incorporated into the design of TPM No. 38124.*
 - b. The map has been circulated to City departments and outside agencies for their review and appropriate Conditions of Approval have been applied to the Project.*

Section 4: Based upon all the evidence presented, the above findings, and the Conditions of Approval imposed upon the project, the Council hereby approves a two-year extension of time for Tentative Parcel Map No. 38124 from June 14, 2024, to June 14, 2026.

Section 5: This Resolution shall take effect immediately upon its adoption.

Section 6: The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

Passed and Adopted on this 10th day of September, 2024.

Steve Manos, Mayor

Attest:

Candice Alvarez, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Candice Alvarez, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2024-_____ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of September 10, 2024, and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Candice Alvarez, MMC
City Clerk