

RESOLUTION NO. 2022-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA ADOPTING AN ADDENDUM TO THE 2011 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT (STATE CLEARING HOUSE NO. 2005121019) FOR PLANNING APPLICATION NO. 2021-37 (ZONE CHANGE NO. 2021-03 AND INDUSTRIAL DESIGN REVIEW NO. 2021-06)

Whereas, Paul Giese, AYLI, LP, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2021-37 (Zone Change No. 2021-03 and Industrial Design Review No. 2021-06) to change the zoning designation of the subject property from Commercial Manufacturing (C-M) to Limited Manufacturing (M-1) and to construct one two-story, 25,449 sq. ft. industrial building and associated improvements including a 51-space parking area, two loading spaces and 16,803 sq. ft. of landscaping on a 1.56-acre site (Project). The Project site is located on the westerly corner of the intersection of Collier Avenue and Chaney Street (APN: 377-430-016); and,

Whereas, the Project is subject to the provisions of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.: "CEQA") and the State Implementation Guidelines for CEQA (14 California Code of Regulations Sections 15000, et seq.: "CEQA Guidelines") because it involves an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and involves the issuance of a lease, permit license, certificate, or other entitlement for use by one or more public agencies (Public Resources Code Section 21065); and,

Whereas, pursuant to CEQA, the City prepared an Environmental Impact Report (EIR) State Clearing House (SCH) No. 2005121019 to address the potential environmental impacts resulting from implementation of General Plan Update, the CEQA Guidelines and the City's Procedures for Implementing the CEQA Guidelines and its other procedures relating to environmental evaluation of public and private projects; and,

Whereas, on December 13, 2011, the City Council (Council) certified EIR SCH No. 2005121019 and a corresponding Mitigation Monitoring and Reporting Program; and,

Whereas, the potential environmental impacts resulting from implementation of the General Plan, including build-out of the Project site in a manner consistent with the goals and policies of the Business District, were evaluated in the previously certified EIR; and,

Whereas, an Addendum to EIR SCH No. 2005121019 (Addendum) has been prepared to provide an evaluation of potential project-specific environmental effects that could result from the Project in relation to the effects disclosed by the EIR, and the Addendum concludes that the Project would not result in new significant effects or increase the severity of any previously identified significant effects; and,

Whereas, pursuant to CEQA Guidelines Section 15164(a), the Addendum includes necessary changes and additions to the EIR necessary to assess project-specific environmental impacts; and,

Whereas, the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the Council for adopting Addendums; and,

Whereas, the Commission considered the Addendum on November 15, 2022 at a duly noticed Public Hearing and, after consideration of evidence presented by the Community Development Department and other interested parties on the adequacy of the Addendum, the Commission adopted a resolution recommending that the Council adopt the Addendum for the Project; and,

Whereas, on December 13, 2022, at a duly noticed Public Hearing, the Council has considered the recommendation of the Commission 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 foregoing recitals are true and correct and are hereby incorporated into these findings by this reference.

Section 2: The Council, based upon a thorough review of the proposed Addendum to EIR SCH No. 2005121019 and the evidence received to date, does determine as follows:

1. That in accordance with CEQA Guidelines Section 15162, the proposed project does not present substantial changes or reveal new information that would require subsequent or supplemental EIR analysis. However, some changes or additions to the information contained in the adopted EIR is necessary in order to adequately evaluate the potential of environmental impacts resulting from the Project. Pursuant to CEQA Guidelines Section 15164, an Addendum to EIR SCH No. 2005121019 has been prepared to provide an evaluation of potential project-specific environmental effects that could result from the Project, in comparison to those effects described in the EIR, and concluded that the significant effects that would result from the Project have been addressed in the earlier certified EIR.
2. That the Addendum was prepared in compliance with the requirements of CEQA and the CEQA Guidelines.
3. That, based upon the evidence submitted and as demonstrated by the analysis included in the Addendum, none of the conditions described in Sections 15162 or 15163 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental Environmental Impact Report or Negative Declaration have occurred; specifically:
 - a. There have not been any substantial changes with respect to the circumstances under which the proposed Project is undertaken that require major revisions of the CEQA documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - b. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR SCH No. 2005121019 was adopted, that shows any of the following:
 - i. The Project will have one or more significant effects not discussed in EIR SCH No. 2005121019;
 - ii. Significant effects previously examined will be substantially more severe than shown in EIR SCH No. 2005121019;

- iii. Mitigation measures or alternatives which are considerably different from those analyzed in EIR SCH No. 2005121019 would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measures or alternatives.

Section 3: The Council has evaluated all comments, written and oral, received from persons who have reviewed the Addendum. The Council hereby finds and determines that all public comments have been addressed.

Section 4: The Council hereby finds that the Addendum is adequate and has been completed in accordance with CEQA, the CEQA Guidelines, and City procedures concerning implementation of CEQA.

Section 5: Based upon the evidence presented, the above findings, and conditions of approval imposed upon the Project, the Council hereby adopts the Addendum for Planning Application No. 2021-37 (Zone Change No. 2021-03 and Industrial Design Review No. 2021-06).

Section 6: This Resolution shall take effect immediately upon its adoption.

Section 7: 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 13th day of December, 2022.

Timothy J. Sheridan, 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. 2022-_____ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of December 13, 2022, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Candice Alvarez, MMC
City Clerk