



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Interim Assistant Community Development Director

Date: May 9, 2023

Subject: **Planning Application No. 2019-47 (Tentative Parcel Map No. 38614) – a Request to Subdivide an 8.46-acre Site into Four (4) Parcels Ranging in Size From 0.97 Acres to 2.9 Acres, and One (1) 1.6-acre Remainder Parcel Located on the Southeast Corner of Riverside Drive and Collier Ave**

Recommendation

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183(A);
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2019-47 (TENTATIVE PARCEL MAP NO. 38614) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and
3. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 38614 TO SUBDIVIDE AN 8.46 ACRE SITE INTO FOUR PARCELS RANGING IN SIZE FROM 0.97 ACRES TO 2.9 ACRES AND ONE 1.6-ACRE REMAINDER PARCEL.

Background

On March 24, 2020, the City Council approved Tentative Parcel Map (TPM) No. 37773 proposing to subdivide the 8.46-acre site into four (4) parcels ranging in size from 0.97 acres to 2.9 acres, and one (1) 1.6-acre remainder parcel. TPM 37773 expired on March 24, 2022.

The applicant has submitted this new Tentative Parcel Map Application, designed in the same configuration as TPM 37773, for review and approval.

Planning Commission Action

On April 18, 2023, the Planning Commission held a duly noticed public hearing to consider Tentative Parcel Map No. 38614 and voted 3-0 to recommend City Council approval of the project. No public comments were received and only the applicant attended the hearing.

Project Description

Tentative Parcel Map No. 38614 is a subdivision of an 8.46-acre site into four (4) parcels ranging in size from 0.97 acres to 2.9 acres, and one (1) 1.6-acre remainder parcel.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	Limited Industrial (LI)	Commercial Manufacturing (C-M)
North	Recycling/Cemetery	Public Institutional (PI)	Public Institutional (PI)
South	Vacant	Limited Industrial (LI)	Commercial Manufacturing (C-M) and Limited Manufacturing (M-1)
East	Vacant	Limited Industrial (LI)	Commercial Manufacturing (C-M)
West	Vacant	Limited Industrial (LI)	Commercial Manufacturing (C-M)

Analysis

General Plan Consistency

The Project has a General Plan Land Use designation of Limited Industrial (LI). This designation provides for industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses. The Zone Change is proposing to change the zoning designation of a small portion of the Project site from Limited Manufacturing (M-1) to Commercial Manufacturing (C-M) to ensure that the subject property has a single zoning designation. The C-M zone is compatible with the LI Land Use Designation. The Tentative Parcel Map is a subdivision of an 8.46-acre site into four (4) parcels and a remainder parcel. The Tentative Parcel Map is consistent with the designated land use, development and design standards, and all other appropriate requirements contained in the General Plan.

Municipal Code Consistency

The current zoning for the subject property is Commercial Manufacturing (C-M). The Tentative Parcel Map is a subdivision of an 8.46-acre site into four (4) parcels and a remainder parcel. Section 17.132.060 of the Lake Elsinore Municipal Code (LEMC) requires the minimum street frontage width of any new lot created in the C-M district to be 100 feet. The proposed tentative map will have a minimum street frontage width of 100 feet. Section 17.132.050 requires the minimum lot area for new lots in the C-M district to be 20,000 square feet net. The minimum lot size for this tentative map is 42,253 sq. ft. (0.97 acres). The Tentative Map also complies with Chapter 16.24 (Tentative Map) of the LEMC and the Subdivision Map Act. The applicant has not

proposed any specific physical development of the subject site. Accordingly, the Project consist of only the corrective action to the zoning designation and the legal division of the existing parcel. Any future development would be subject to additional City review and approval.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed Project. Appropriate Conditions of Approval have been included.

Environmental Determination

The General Plan is a long-term policy guide for the development of the City but does not propose specific development that can be analyzed at a project-specific level. Therefore, the General Plan EIR is a Program EIR (State Clearinghouse No. 2005121019). A Program EIR provides a more general analysis of the General Plan that focuses on the overall effects of implementation of the General Plan.

Because the General Plan does not contain details of any specific project, the location- specific effects cannot be analyzed without speculation as to the ultimate use that could be proposed on a particular site. The proposed General Plan designations provide the parameters of uses that would be allowed, but a multitude of different business types or residential uses could be developed at varying intensities or densities at any particular location, so the project-level detail is not available to support meaningful environmental evaluation of impacts at specific sites.

“Where future development is unspecified and uncertain, no purpose can be served by requiring an EIR to engage in sheer speculation as to future environmental consequences.” (City of Santee v. County of San Diego (1989) 214 Cal.App.3d at p. 1453) Similarly, in order to provide project-level quantification of impacts and specificity of mitigation measures, the City would be required to speculate regarding the details of future development on the project site.

Pursuant to Public Resources Code section 21083.3 and CEQA Guideline 15183(a), a project that is consistent with the development densities established in a General Plan for which an EIR was certified is not required to undergo additional environmental review “except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” As noted above, a Program EIR was certified for the General Plan.

As there is no development currently proposed for the subject site, there are no “project-specific” details or analysis provided in conjunction with this report. Pursuant to the City of Lake Elsinore Municipal Code, Section 17.515.050 Major design review, development plans must be first approved by the Planning Commission prior to the issuance of any permit or the commencement of any construction.

Public Notice

Notice of the hearing for this 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 tentative map request have been covered by the application fee paid by the applicant. No General Fund budgets have been allocated or used in the processing of this application.

Attachments

Attachment 1 - MSHCP Resolution
Attachment 2 - TPM Resolution
Attachment 3 - Conditions of Approval
Attachment 4 - Vicinity Map
Attachment 5 - Aerial Map
Attachment 6 - Tentative Parcel Map No. 38614
Attachment 7 – Public Notice Materials