

RESOLUTION NO. 2022-____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE
ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF TENTATIVE
PARCEL MAP NO. 38124 SUBDIVIDING 7.51 ACRES INTO 12 PARCELS
RANGING IN SIZE FROM 0.34 ACRES TO 0.88 ACRES LOCATED AT APNS 389-
220-003, 004, 005, AND 006**

Whereas, Mark Severson, Saddleback Associates has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2021-13 (Tentative Parcel Map No. 38124 and Industrial Design Review No. 2021-01) to subdivide the 7.51-acre site into 12 parcels ranging in size from 0.34 acres to 0.88 acres. The project also proposes to 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. that would be constructed in five (5) separate building clusters. The project will provide 276 parking spaces including 21 accessible spaces, landscaping, and related site improvements. The site is located southerly of the I-15 freeway, between Collier Avenue and El Toro Road (APNs: 389-220-003, 004, 005, and 006); and,

Whereas, pursuant to Chapter 16.24 (Tentative Map) of the Lake Elsinore Municipal Code (LEMC), the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to tentative maps; and,

Whereas, on May 3, 2022, at a duly noticed Public Hearing, the Commission considered evidence presented by the Community Development Department and other interested parties with respect to this item.

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

Section 1: Prior to making a recommendation to the Council, the Commission has reviewed and analyzed the proposed Project pursuant to the appropriate Planning and Zoning Laws, and Chapter 16 (Subdivisions) of the LEMC.

Section 2: On May 3, 2022, after consideration and evaluation of all written reports and comments and oral testimony presented by the Community Development Department and other City departments, property owners, residents and other interested parties and such other matters as are reflected in the record of the noticed Public Hearing on the Project, the Commission adopted a resolution finding and determining that the Mitigated Negative Declaration (ER 2021-04) (SCH No. 2022030368) is adequate and is prepared in accordance with the requirements of CEQA.

Section 3: That in accordance with State Planning and Zoning Law and the LEMC, the Commission makes the following findings for approval of Tentative Parcel Map (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) and is located in the Business District. The BP Land Use designation provides for industrial parks warehouses, manufacturing, research and development, public and quasi-public*

uses, and similar and compatible uses with a maximum 0.45 Floor Area Ratio (FAR). The project is proposing to develop an industrial park with 0.29 FAR. Therefore, the Project is consistent with the General Plan

- b. All offsite mitigation measures have been identified in a manner consistent with the General Plan.*
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 overall density and design is consistent and compatible with the adjacent communities.*
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 consistent with the City's General Plan. The Project has a Limited Industrial (LI) Land Use Designation and will not have a direct impact on housing needs. During the approval of the General Plan, housing needs, public services and fiscal resources were scrutinized to achieve a balance within the City.*
4. The proposed division of land or type of improvements is not likely to result in any significant environmental impacts.
 - a. The Project has been adequately conditioned by all applicable departments and agencies and will not therefore result in any significant environmental impacts. The Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.*
5. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.
 - a. TPM 38124 has been designed in a manner consistent with the General Plan and does not divide previously established communities.*
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 request for access have been incorporated into the design of TPM 38124.*
 - b. The map has been circulated to City departments and outside agencies, and appropriate Conditions of Approval have been applied to the Project.*

Section 4: Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Commission hereby recommends that the Council approve Tentative Parcel Map No. 38124.

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

Passed and Adopted on this 3rd day of May, 2022.

John Gray, Chairman

Attest:

Damaris Abraham,
Planning Manager

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

I, Damaris Abraham, Planning Manager of the City of Lake Elsinore, California, hereby certify that Resolution No. 2022-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on May 3, 2022 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Damaris Abraham,
Planning Manager