



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Damaris Abraham, Planning Manager

Date: May 3, 2022

Subject: Planning Application No. 2021-13 (North Elsinore Business Park) requesting to develop a neighborhood business park with 12 buildings (94,665 sq. ft. in total) and 276 parking spaces

Applicant: Mark Severson, Saddleback Associates

Recommendation

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION (ER 2021-04) (SCH NO. 2022030368) FOR PLANNING APPLICATION NO. 2021-13 (TENTATIVE PARCEL MAP NO. 38124 AND INDUSTRIAL DESIGN REVIEW NO. 2021-01);
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF FINDINGS THAT PLANNING APPLICATION NO. 2021-13 (TENTATIVE PARCEL MAP NO. 38124 AND INDUSTRIAL DESIGN REVIEW NO. 2021-01) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
3. Adopt 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; and,
4. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF INDUSTRIAL DESIGN REVIEW NO. 2021-01 FOR THE CONSTRUCTION OF 12 INDUSTRIAL BUILDINGS (94,665 SQUARE FOOT IN TOTAL) AND RELATED IMPROVEMENTS LOCATED AT APNS 389-220-003, 004, 005, and 006.

Project Location

The Project site consists of an approximately 7.5-acre undeveloped area and is 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.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	Limited Industrial (LI)	Limited Manufacturing (M-1)
North	I-15 Freeway	I-15 Freeway	I-15 Freeway
South	Business Park	Limited Industrial (LI)	Commercial Manufacturing (C-M) and Limited Manufacturing (M-1)
East	Self-Storage Facility	Limited Industrial (LI)	General Manufacturing (M-2)
West	Lake Elsinore Outlets	Outlet Center Specific Plan	Outlet Center Specific Plan

Table 1: Environmental Setting**Project Description**

The North Elsinore Business Park Project consists of applications for a Tentative Parcel Map No. 38124 and an Industrial Design Review No. 2021-01 which collectively are being processed under Planning Application No. 2021-13.

Tentative Parcel Map No. 38124 is proposing to subdivide the 7.51 gross acre site into 12 parcels ranging in size from 0.34 acres to 0.88 acres.

Industrial Design Review No. 2021-01 is proposing 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. Table 2 below provides lot summary information:

Parcel Number	Parcel Size (Acres)	Building Size (Sq. Ft.)
1	0.86	9,000
2	0.50	8,300
3	0.65	9,850
4	0.88	9,140
5	0.50	7,070
6	0.34	5,595
7	0.71	8,270
8	0.58	6,120
9	0.52	7,000
10	0.80	8,200
11	0.71	10,200
12	0.46	5,900
Total	7.51	94,665

Table 2: Lot Summary**Architecture and Treatments**

The Project will incorporate a *Contemporary Architectural Style* with exterior cement pilaster with stucco finish. The design will include the use of wall offsets and recessed entries, and multiple parapet heights, and trellis features with a grey, white, and, green color palette. Aluminum

storefront windows with reflective glazing will be utilized on the building to create a uniform appearance.

Landscaping

The project would provide approximately 66,889 sq. ft. of landscaping, representing 20.4 percent of the site. The proposed landscaping plan has been designed to complement the architectural style for the proposed buildings. Several varieties of parking lot and interior accent trees will be provided to break-up expanses of pavement and provide shading. The proposed landscaping has been adequately designed to meet all water efficiency standards.

Grading

Proposed earthwork quantities will require 17,000 cubic yards of raw cut, 7,000 cubic yards of raw fill, and 10,000 cubic yards of raw export. Upon completion of grading activities, the improved Project site pads will generally be at least four feet above Collier Avenue street grade.

Site Access and Street Improvements

Vehicular Access to the Project site will be provided from the three (3) driveways to be located on Collier Drive or from the one (1) driveway to be located on El Toro Road.

Collier Avenue is currently built out to its ultimate roadway half-section. The project is required to construct curb and gutter, sidewalk, and landscaping improvements along project's frontage for each driveway. The project is also required to modify the existing median and construct an eastbound left turn lane with a minimum of 100-feet storage at Driveway 2 and Collier Avenue.

El Toro Road is a Local Street with a 60-foot right-of-way and 40 feet curb to curb. The project is required to construct ultimate half-width street improvements along the property frontage on El Toro Road.

Analysis

General Plan Consistency

The Project has a General Plan Land Use designation of Limited Industrial (LI) and is located in the Business District. The LI 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.

Municipal Code Consistency

The current zoning for the subject site Limited Manufacturing (M-1). The M-1 zone is intended to reserve appropriate locations consistent with the General Plan for certain categories of light industrial uses that are relatively free of nuisance or hazardous characteristics and to protect these areas from intrusion by residential, commercial, and other inharmonious uses. The Project is proposing to construct industrial shell buildings for future tenants. Below are the relevant development standards applicable to the project as identified in the M-1 zone:

Development Standard	Required	Proposed
Density	0.45 FAR	0.29 FAR
Street Frontage width	100 ft.	114 ft.
Front yard Setback	20 ft.	25 ft.
Building Height	40 ft.	28 ft.
Landscape improvements		
• Adjacent to Street	15 ft. min/Ave. 20ft	25 ft.
• Landscape coverage	12%	18%
Parking	219	276

Table 3: Development Standards

Tentative Map Analysis

The tentative map is proposing to subdivide the 7.51 gross acre site into 12 parcels ranging in size from 0.34 acres to 0.88 acres. The proposed subdivision meets the minimum lot area requirement and street frontage width of the M-1 zone. The tentative map also complies with Chapter 16.24 (Tentative Map) of the LEMC and the Subdivision Map Act. The Project will be required to form a Property Owner's Association (POA) for reciprocal access easements, shared parking spaces as well as for the maintenance of common areas.

Parking Analysis

The project complies with the onsite parking standards listed in the Lake Elsinore Municipal Code (LEMC), Chapter 17.148 (Parking Requirements). Section 17.148.030.C of the LEMC requires one (1) parking space for each 500 square feet of unit area for up to 20,000 square feet, plus one (1) space for each 1,000 square feet of unit area over 20,000 square feet, and one parking space for every 1,000 square feet of warehousing floor area. The project is required to provide 219 parking spaces. The project will have sufficient parking, as 276 parking spaces will be provided.

The Project also complies with the non-residential development standards outlined in Chapter 17.112 of the LEMC. The Project provides a variety of building design features and forms by employing treatments, such as articulated planes along the exterior walls, attractive storefront window system, recessed suite entries and a variety of rooflines, which will create depth and shadow. The Project has also been designed to be compatible with surrounding commercial and industrial buildings located near the Project vicinity. The proposed landscaping improvements will serve to enhance the building designs and soften portions of building elevations, provide shade and break-up expanses of pavement.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed Project, and have conditioned the Project so as to mitigate any potential concerns.

AB 52 Tribal Consultations

On June 29, 2021, the City provided written notification of the Project in accordance with AB 52 to all of the Native American tribes that requested to receive such notification from the City. Staff received requests from Rincon, Pechanga, and Soboba Tribes within the 30-day period, requesting to initiate consultation. Consultation was concluded on September 9, 2021 with the Rincon Band of Luiseño Indians and on February 28, 2022 with the Pechanga Band of Luiseño

Indians. Consultation is still ongoing with the Soboba Band of Luiseño Indians. Mitigation measures have been added to address a concern over the potential for uncovering tribal cultural resources (TCRs) or other tribal-affiliated resources during construction of the project.

Environmental Determination

Pursuant to CEQA Guidelines Section 15063, an Initial Study (Environmental Review No. 2021-04) was prepared for the Project to assess potential environmental impacts. The Initial Study revealed that the Project would have potentially significant environmental impacts but those potentially significant impacts could be mitigated to less than significant levels. A Mitigated Negative Declaration (MND) (SCH# 2022030368) was prepared and was made available for public review and comment for 30-day public review period from March 17, 2022 to April 15, 2022. The MND determined that the proposed Project would have potentially significant environmental impacts upon Biological Resources, Cultural and Tribal Resources, and Geology and Soils. These impacts will be mitigated to below a level of significance through compliance with the mitigation measures set forth in the MND. Notice to all interested persons and agencies inviting comments on the MND was published in accordance with the provisions of CEQA, and posted at the Office of the County Clerk of Riverside County and at the State Clearinghouse on March 17, 2022 for a 30-day public comment period.

Three (3) comment letters regarding the MND were received during the 30-day public comment period from the Riverside County Flood Control and Water Conservation District (dated March 24, 2022), Riverside County Department of Environmental Health (dated March 30, 2022), and Mitchell M. Tsai (dated April 15, 2022). Responses to comments were prepared and are provided in the attached Exhibit G. There were no public comments or changes to the text or analysis contained in the MND that resulted in the identification of any new significant environmental effects. Only clarifications were made to the MND in response to public comments. Therefore, in accordance with Section 15073.5 of the CEQA Guidelines a recirculation of the MND is not warranted.

MSHCP Consistency

The Project has been reviewed for consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site is located within the MSHCP Elsinore Area Plan, Criteria Cell # 4266. A LEAP was previously completed for the subject site. On June 22, 2009, the Western Riverside County Regional Conservation Authority (RCA) completed the Joint Project Review (JPR# 09-06-09-01) process and concluded that the subject site is consistent with both the Criteria and other plan requirements of the MSHCP.

Exhibits

- A – CEQA Resolution
- B – MSHCP Resolution
- C – TPM Resolution
- D – IDR Resolution
- E – Conditions of Approval
- F – IS/MND
- G – Responses to Comments
- H – Vicinity Map

I – Aerial Map

J – TPM 38124

K – Design Review Package

L – Perspective Street Views