

## **RESOLUTION NO. 2020-**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP NO. 37773**

**Whereas**, Debra Wong, RKW MLW Elsinore, LP, has filed an application with the City of Lake Elsinore (City) requesting approval of Zone Change No. 2019-06 to change the zoning designation for a small portion of the property from Limited Manufacturing (M-1) to Commercial Manufacturing (C-M) Zone and Tentative Parcel Map No. 37773 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. The Project is located at the southeasterly corner of Riverside Drive and Collier Avenue. (APN: 377-120-065); and,

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

**Whereas**, on January 21, 2020 and February 18, 2020, at a duly noticed Public Hearing the Commission has 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 Tentative Parcel Map No. 37773 pursuant to the appropriate Planning and Zoning Laws, and Chapter 16 (Subdivisions) of the LEMC and the Subdivision Map Act.

**Section 2:** That in accordance with State Planning and Zoning Law and the Lake Elsinore Municipal Code, the Commission makes the following findings for approval of Tentative Parcel Map No. 37773:

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).

*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 only has one 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 and the Subdivision Map Act.*

2. The site of the proposed subdivision of land is physically suitable for the proposed density of development in accordance with the General Plan.

*The Project has a General Plan Land Use designation of Limited Industrial (LI). The Tentative Parcel Map is a subdivision of an 8.46-acre site into four (4) parcels and a remainder parcel for the purpose of Financing and Conveyance only. 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 and the Subdivision Map Act. Any future development for this area is required to conform to all standards set forth in the applicable Specific Plan as well as the General Plan.*

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.

*The Project has a General Plan Land Use designation of Limited Industrial (LI). The Tentative Parcel Map is a subdivision of an 8.46-acre site into four (4) parcels and a remainder parcel. The Project will not have a direct impact on housing.*

4. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.

*The Tentative Parcel Map has been adequately conditioned by all applicable departments and agencies and will not result in any significant environmental impacts. The proposed subdivision, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.*

**Section 3:** That in accordance with the City of Lake Elsinore's General Plan Environmental Impact Report (State Clearinghouse No. 2005121019) (EIR), Public Resources Code section 21083.3, and CEQA Guidelines section 15183, the Commission makes the following findings and recommendations regarding the approval of Tentative Parcel Map No. 37773:

1. The proposed subdivision is consistent with the General Plan and an EIR was certified for the General Plan. The General Plan EIR adopted by the City of Lake Elsinore on December 13, 2011 (per Resolution No. 2011-070) analyzed potential environmental impacts.
2. There are no environmental impacts peculiar to the subject property that were not analyzed in General Plan EIR. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject site beyond what was originally analyzed and evaluated in the General Plan and EIR.
3. There are no significant environmental impacts, including off-site impacts or cumulative impacts, that were not previously analyzed in General Plan EIR. That EIR analyzed the environmental impacts associated with the conversion of vacant or underutilized land to commercial uses. This division of land, without any additional development approval, does not present any potential environmental impacts that were not analyzed in the EIR. Moreover, there is insufficient information to conduct project-level review at this time and any attempt to provide project-level review would be speculative. Accordingly, the General Plan EIR analysis provides adequate program level of analysis of potential impacts.

4. No substantial new information that was not known at the time General Plan EIR was certified has been discovered indicating that a significant impact identified in that EIR would be more severe than previously determined. No information has been presented to, or discovered by, the City that indicates the environmental impacts associated with increased commercial development will be more severe than analyzed in the General Plan EIR.
5. That the decision regarding the environmental analysis and discussion above reflects the independent judgment and analysis of the City.

**Section 4:** Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the Tentative Map, the Commission hereby recommends that the Council approve Tentative Parcel Map No. 37773.

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

**Passed and Adopted** on this 18<sup>th</sup> day of February, 2020.

---

Michael Carroll, Chairman

**Attest:**

---

Justin Kirk,  
Assistant Community Development Director

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

I, Justin Kirk, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2020-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on the 18<sup>th</sup> day of February, 2020 and that the same was adopted by the following vote:

AYES  
NOES:  
ABSTAIN:  
ABSENT:

---

Justin Kirk,  
Assistant Community Development Director