

RESOLUTION NO. 2026-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE,
CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 2021-02
AMENDING THE LAND USE DESIGNATION FROM GENERAL COMMERCIAL (GC)
TO LIMITED INDUSTRIAL (LI) FOR THE COLLIER COMMERCIAL PROPERTIES
LOCATED AT APNS 377-190-002, 377-190-003, AND 377-190-004**

Whereas, Troy Chislock, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2021-22 to develop the 2.64-acre vacant site with a 3,000 square-foot office building and an 8,975 square-foot warehouse building totaling 11,975 square-feet and related site improvements. The project's requests include a General Plan Amendment (GPA) No. 2021-02) to amend the project site's land use designation from General Commercial (GC) to Limited Industrial (LI), Zone Change (ZC) No. 2021-02 to change the project site's zoning designation from General Commercial (C-2) to Limited Manufacturing (M-1), Conditional Use Permit (CUP) No. 2022-25 to establish and operate an outdoor storage area in conjunction with the proposed office/warehouse facility, and Industrial Design Review (IDR) No. 2021-03 to construct an office/warehouse facility with an 8,975 square-foot warehouse and a 3,000 square-foot office building. The project is located on West Minthorn Avenue at Assessor's Parcel Numbers (APNs) 377-190-002, 377-190-003, and 377-190-004;

Whereas, General Plan Amendment (GPA) No. 2021-02 proposes to amend the site's land use designation from General Commercial (GC) to Limited Industrial (LI);

Whereas, Government Code Section 65358 empowers the legislative body to amend all or part of an adopted general plan if to do so would be in the public interest, and so long as no mandatory element of the general plan is amended more frequently than four (4) times during any calendar year;

Whereas, GPA No. 2021-02 is part of the City's First (1st) Cycle amendments to the Lake Elsinore General Plan Land Use Map and Circulation Element Map for the 2026 calendar year;

Whereas, pursuant to LEMC Section 17.415.020 (General Plan Amendments), the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to general plan amendments;

Whereas, on December 16, 2025 and January 20, 2026, at a duly noticed Public Hearing the Commission has considered the evidence presented by the Community Development Department and other interested parties with respect to this item, and adopted a resolution recommending that the Council approve GPA No. 2021-02; and

Whereas, on February 24, 2026, 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 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 has reviewed and analyzed proposed GPA No. 2021-02 pursuant to the California Planning and Zoning Laws (Cal. Gov. Code Sec 65000 et. seq.), the Lake Elsinore General Plan (GP) and the Lake Elsinore Municipal Code (LEMC) and finds that the proposed GPA No. 2021-02 is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the GP and the LEMC.

Section 3: That in accordance with California Planning and Zoning Law, and the LEMC, the Council makes the following findings for the approval of GPA No. 2021-02:

1. The proposed GPA, will not be a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.
 - a. *The proposed GPA from commercial to industrial would be consistent with the existing surrounding developments which include other light industrial related uses. The project site is not adjacent or in close proximity to residential uses. Therefore, the land use designation change is not anticipated to create adverse impacts for persons residing or working within the neighborhood.*
 - b. *The proposed GPA would not be injurious to the property or improvements in the neighborhood because the land use designation change from commercial to industrial would be more in line with the existing industrial developments adjacent to the site and within the vicinity. The project would further enhance and contribute towards the growth and development of the industrial hub within this neighborhood.*
2. The proposed GPA would establish a land use density, intensity and usage more in character with the subject property's location, access and constraints.

The project site is within the Business District of the General Plan. The Business District is located within the central area of the city. The main focus of the Business District is to support its position as the industrial and commercial hub of the City while ensuring that new development does not encroach upon the floodway and that development maintains an orientation towards this natural resource as a pedestrian corridor. The project would be consistent with the goals of the Business District, including the goal to strengthen its position as the industrial and commercial hub of the city while being sensitive to the natural wetlands, floodway, and floodplain. The proposed project would contribute to the commercial vitality of the Business District as well as the City in general.

Furthermore, the amendment from commercial to industrial land use would be consistent with the surrounding developments which also include other existing light to medium industrial uses. The proposed office and warehouse uses would help the City achieve its goal of developing a mix of industrial uses, including light industrial, clean manufacturing, technology, research and development, and medium industrial uses.

3. In accordance with the requirements of the California Environmental Quality Act (CEQA), impacts have been reduced to a less than significant level, or in the case where impacts remain, a statement of overriding considerations must be adopted to justify the merits of project implementation.

The effects of the proposed GPA have been analyzed in the Mitigated Negative Declaration (ER-2023-03; SCH No. 2025100377) prepared for the project. All potential impacts to the environment resulting from the project could be mitigated to less than significant levels. All appropriate and feasible mitigation has been incorporated into the project design. The Mitigation Monitoring and Reporting Plan contains an implementation program for each mitigation measure. After implementation of the mitigation contained in the MMRP, potential environmental impacts would effectively be reduced to less than significant levels.

Section 4: Based upon the evidence presented, both written and testimonial, and the above findings, the Council hereby approves of General Plan Amendment No. 2021-02.

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

Section 6: 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 24th day of February 2026.

Robert E. Magee
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, hereby certify that Resolution No. 2026-__ was adopted by the City Council of the City of Lake Elsinore, California, at a regular meeting held on February 24, 2026, and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Candice Alvarez,
MMC City Clerk