

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVING CONDITIONAL USE PERMIT NO. 2022-25 TO ESTABLISH AND OPERATE AN 8,975 SQUARE-FOOT WAREHOUSE WITH A 3,000 SQUARE-FOOT OFFICE BUILDING AND AN OUTDOOR STORAGE AREA 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, Conditional Use Permit (CUP) No. 2022-25 proposes to establish and operate an 8,975 square-foot warehouse with a 3,000 square-foot office building and outdoor storage;

Whereas, pursuant to CEQA Guidelines Section 15063, the City conducted an Initial Study to determine if the Project would have a significant effect on the environment. 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;

Whereas, based upon the results of the Initial Study (Environmental Review No. 2023-03), and based upon the standards set forth in CEQA Guidelines Section 15070, it was determined that it was appropriate to prepare and circulate a Mitigated Negative Declaration (MND) for the project. In accordance with CEQA Guidelines Section 15073, the MND was made available for public review and comment for a minimum of 30 days beginning on October 31, 2025, and ending on December 01, 2025;

Whereas, on February 24, 2026, at a duly noticed Public Hearing, the City Council (Council) by resolution adopted the MND (SCH No. 2025100377) for the Project and adopted a Mitigation Monitoring and Reporting Program;

Whereas, Section 17.415.070 of the Lake Elsinore Municipal Code (LEMC) provides that certain uses are desirable but may have operational characteristics that disproportionately impact adjoining properties, businesses, or residents. Accordingly, such uses require a more comprehensive review and approval procedure, including the ability to condition the project in order to mitigate significant impact;

Whereas, pursuant to Section 17.415.070 (Conditional Use Permits), Section 17.410.070 (Approving Authority), and Section 17.410.030 (Multiple Applications) of the LEMC, the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to conditional use permits;

Whereas, on December 16, 2025 and January 20, 2026, 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, and adopted a resolution recommending that the Council approve CUP No. 2022-25; 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 COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE, AND ORDER 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 the proposed Project pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 59000 et seq.), the Lake Elsinore General Plan (GP), and the LEMC, and finds and determines that the proposed Project 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 LEMC Section 17.415.070.C. Findings, the Council makes the following findings regarding CUP No. 2022-25:

1. That the proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

The proposed office/warehouse with outdoor storage use is consistent with the proposed General Plan Land Use designation of Limited Industrial (LI). 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 a light industrial complex with 0.10 FAR, which is under the maximum allowed.

The project site is also 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.

2. The proposed use will not be detrimental to the general health, safety, comfort or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

The proposed use would not cause either directly or indirectly any detrimental effects to the existing surrounding community. The project has been thoroughly reviewed by all departments and conditioned as such to avoid any possible negative impacts associated with the proposed use.

3. The Site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by this title.

The proposed use has been analyzed and staff has determined that the proposed use meets all applicable sections of the LEMC including building setbacks, parking, landscaping, and site access. Further, the project would complement the existing uses which include other existing light to medium industrial uses.

4. The Site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.

The project has been conditioned to construct ultimate half-width improvements to the City's standards on the property's frontage along West Minthorn Street. These improvements would be sufficient for the type and quantity of traffic generated by the proposed use.

5. In approving the subject use at the specific location, there will be no adverse effect on abutting properties or the permitted and normal use thereof.

The Conditional Use Permit has been thoroughly reviewed and conditioned by all applicable City departments thereby eliminating the potential for any adverse effects. Furthermore, the project would be surrounded by other similar and existing industrial developments and is not adjacent to sensitive uses such as residential.

6. Adequate conditions and safeguards pursuant to LEMC 17.415.070.B, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to ensure development of the property in accordance with the objectives of this chapter and the planning district in which the site is located.

Pursuant to Section 17.415.070.B of the LEMC, the Project was considered by the Planning Commission at a duly noticed Public Hearing on December 16, 2025 and January 20, 2026, and subsequently by the City Council at a duly noticed Public Hearing held on February 24, 2026, and appropriate and applicable conditions of approval have been included to protect the public health, safety and general welfare.

Section 4: Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the Project, the Council hereby approves Conditional Use Permit No. 2022-25.

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