



REPORT TO PLANNING COMMISSION

To: Honorable Chair and Members of the Planning Commission

From: Damaris Abraham, Community Development Director

Prepared by: Carlos Serna, Associate Planner

Date: September 17, 2024

Subject: Planning Application No. 2019-80 (Ortega Oaks Plaza) – Proposal to Construct an Approximately 3,300-Square-Foot Convenience Store with a New Gasoline Dispensing Facility and a 1,400-Square-Foot Drive-Through Restaurant on a 3.57-acre Portion of the Existing Ortega Oaks Plaza Located at 15890 Grand Avenue

Applicant: David Culter, Ortega Plaza, LLC

Recommendation

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-fill Project);
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2024-06 TO ESTABLISH AND OPERATE A 3,427-SQUARE-FOOT GASOLINE DISPENSING FACILITY WITH TEN (10) FUELING STATIONS IN THE NEIGHBORHOOD COMMERCIAL (C-1) DISTRICT LOCATED AT 15890 GRAND AVENUE (APN: 381-320-025);
3. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2022-05 TO ESTABLISH AND OPERATE A 1,400-SQUARE-FOOT DRIVE-THROUGH RESTAURANT IN THE NEIGHBORHOOD COMMERCIAL (C-1) DISTRICT LOCATED AT 15890 GRAND AVENUE (APN: 381-320-025); and
4. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2022-05 TO CONSTRUCT A ONE-STORY 3,375-SQUARE-FOOT CONVENIENCE STORE, A 3,427 SQUARE-FOOT GASOLINE DISPENSING FACILITY, AND A 1,400-SQUARE-FOOT DRIVE-THROUGH RESTAURANT LOCATED AT 15890 GRAND AVENUE (APN: 381-320-025).

Project Location

The proposed project site is located within an existing 7.07-acre property that is zoned within the Neighborhood Commercial (C-1) zoning district and is located on the southeastern corner of the Grand Avenue and Ortega Highway intersection. The project site includes Assessor Parcel Number (APN) 381-320-025.

The property currently contains a commercial retail plaza that was originally entitled in the mid-to-late 1950s and is now known as the Ortega Oaks Plaza. The site is fully developed with an approximately 6,400-square-foot (sq. ft.) two-story office building, an 8,600 sq. ft. one-story grocery store, and a 1,200 sq. ft. quick-service restaurant building along with existing parking spaces and landscaping.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Commercial	General Commercial (GC)	Neighborhood Commercial (C-1)
North	Vacant Naval Base	Commercial Mixed Use (CMU)	Commercial Mixed Use (CMU)
South	Commercial Retail/ Vacant	General Commercial (GC) & Riverside County Low-Medium Residential (LMR)	Neighborhood Commercial (C-1)
East	Commercial	Commercial Mixed Use (CMU)	Commercial Mixed Use (CMU)
West	Vacant	Commercial Mixed Use (CMU)	Commercial Mixed Use (CMU)

Table 1: Environmental Setting

Project Description

Planning Application No. 2019-80 is a request for a Commercial Design Review (CDR No. 2022-05) and two (2) Conditional Use Permits (CUP No. 2024-06 and 2022-05) to develop a new convenience store with gasoline dispensing facility and drive-through restaurant building. The project proposes the following construction and improvements:

- Demolish the existing approximately 1,200 sq. ft. one-story restaurant building;
- Construct a new one-story 3,375 sq. ft. convenience store;
- Construct a new 3,427 sq. ft. gasoline dispensing facility with ten (10) fueling stations;
- Construct a new 1,400 sq. ft. drive-through restaurant; and
- Re-configure the existing surfacing parking lot including new striping and new landscaping.

The new construction project site will be developed on the northwestern 3.57-acre portion of the existing Ortega Oaks Plaza. The existing office building and grocery store will remain since they are not part of the new construction, and no changes are proposed to them including additional square footage. The site will be accessed by one right-in right-out driveway on Grand Avenue,

one right-in right-out driveway on Ortega Highway, and one full-movement driveway on Ortega Highway (along the southwest corner of the property).

The proposed improvements are intended to provide a mix of new commercial uses and site improvements to revitalize the existing retail center and beautify one of the City's gateways through enhanced circulation and landscaping.

Analysis

The following analysis below provides a discussion of the proposed project's consistency with the commercial development standards and requirements pursuant to the Lake Elsinore Municipal Code (LEMC) as well as the General Plan. In addition, the Design Review Committee, including Staff from Planning, Building and Safety, Fire, and Engineering Departments and the Elsinore Valley Municipal Water District, has reviewed the project and have included recommended conditions of approval to ensure compliance with adopted plans, policies, and regulations.

General Plan Consistency

The subject site has a General Plan Land Use designation of General Commercial (GC) and is located in the Lake Edge District. The GC Land Use designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses with a maximum 0.40 floor area ratio (FAR). The project is proposing a one-story 3,375 sq. ft. convenience store, a 3,427 sq. ft. gasoline dispensing facility, and a 1,400 sq. ft. drive-through restaurant for a maximum FAR of 0.07. Even though the proposed project increases the intensity with additional uses and square footage, the addition is well under the maximum FAR allowed. Further, the proposed changes in use will continue to be consistent with the intent of the GC Land Use designation. Therefore, the project is consistent with the General Plan.

Municipal Code Consistency

The current zoning designation of the subject site is Neighborhood Commercial (C-1). According to LEMC Section 17.124.020, general merchandise stores such as convenience stores are permitted uses in the C-1 zone. Furthermore, according to LEMC Section 17.124.030, drive-through restaurants and gasoline dispensing facilities are conditionally permitted uses (subject to approval of conditional use permits) in the C-1 zone.

Staff has reviewed the submitted development plans for compliance with the C-1 development standards and has determined that the proposed development conforms to said development standards as shown in Table 2 below.

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
Floor Area Ratio (FAR)	0.40 maximum	0.07
Front Setback	Average of 20 ft. but not less than 15 ft.	52 ft. – 6 in.
Right Side, Interior Setback	15 ft.	124 ft.

Fueling Station Canopy Setback	20 ft.	57 ft. – 8 in.
Building Height	35 ft.	29 ft. – 6 in.
Landscape Improvements:		
Drive-through planter separation (from driveways, parking and property lines)	5 ft. minimum	13ft. – 5 in. to 20 ft.
Parking area from ROW	15 ft. minimum	15 ft.

Table 2: Development Standards

Architectural Elevations

The architectural design of the proposed building complies with the Nonresidential Development Standards (Chapter 17.112) of the LEMC. The proposed commercial building elevations would bring a modernized and contemporary architectural style to the plaza. The structure also employs recessed and pop-out walls to add additional architectural articulation and stone veneer will be employed throughout the structure to avoid long expanses of untreated open walls. The updated exterior consists of stucco in earth toned color palettes with gray trim accents. The exterior architecture, including colors and materials, have been designed to be harmonious and compatible with the existing structures and surrounding development. Furthermore, the proposed landscaping improvements complement the proposed building design, provide shade, and breakup expanses of pavement.

The project also meets the minimum parking requirements set forth in Section 17.148.030 of the LEMC as shown in Table 3.

LAND USE	REQUIRED	PROPOSED
Drive-Through Lane Storage	8 vehicles / 20 ft. per vehicle (160 ft.)	10 vehicles / 20 ft. per vehicle (200 ft.)
Drive-Through Restaurant	One (1) space per 45 sq. ft. of customer area One (1) space per 200 sq. ft. of non-customer area	Customer Area: 420 sq. ft. = 10 Non-Customer Area: 980 sq. ft. = 5
Convenience Store, Existing Office, and Existing Grocery	One (1) space per 250 sq. ft. of gross floor area	Convenience Store: 3,375 sq. ft. = 14 Existing Office: 6,478 sq. ft = 26 Existing Retail: 8,634 sq. ft. = 34
TOTAL REQUIRED	89	
TOTAL PROVIDED	124	

Table 3: Parking Requirements

Environmental Determination

The proposed project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: “CEQA”) and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 (In-Fill Development) because the project (a) is consistent

with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (b) the site of the proposed development is within city limits on a project site of less than five acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services. A categorical exemption checklist documenting project eligibility for the Class 32 exemption is attached to this report (Attachment 5).

MSHCP Consistency

The proposed project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is completely disturbed and is developed with an existing commercial center. The subject property is not located in an MSHCP criteria cell and is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR process. The project complies with all other applicable requirements of the MSHCP.

Public Notice

Notice of the hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within 300 feet of the subject property. As of the writing of this report, no written comments concerning this application have been received by staff.

Attachments

- Attachment 1 – CUP-2022-05 Resolution
- Attachment 2 – CUP-2024-06 Resolution
- Attachment 3 – CDR Resolution
- Attachment 4 – Conditions of Approval
- Attachment 5 – Class 32 Exemption Checklist
- Attachment 6 – GIS Exhibits
- Attachment 7 – Design Review Package
- Attachment 8 – Public Notice Package

RESOLUTION NO. 2024-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE
ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2022-05
TO ESTABLISH AND OPERATE A 1,400-SQUARE-FOOT DRIVE-THROUGH
RESTAURANT IN THE NEIGHBORHOOD COMMERCIAL (C-1) DISTRICT
LOCATED AT 15890 GRAND AVENUE (APN: 381-320-025)**

Whereas, David Culter, Ortega Plaza, LLC, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2019-80 which includes Commercial Design Review (CDR No. 2022-05) and two (2) Conditional Use Permits (CUP No. 2024-06 and 2022-05) to construct a one-story 3,375-square-foot (sq. ft.) convenience store, a 3,427 sq. ft. gasoline dispensing facility, and a 1,400 sq. ft. drive-through restaurant and related site improvements including reconfiguring the surface parking lot and new landscaping on a 3.57-acre portion of the existing Ortega Oaks Plaza. CUP No. 2022-05 is to permit the operation of the drive-through restaurant and CUP No. 2024-06 is to permit the operation of the gasoline dispensing facility;

Whereas, the project is located on the southeastern corner of the Grand Avenue and Ortega Highway intersection and includes Assessor Parcel Number (APN) 381-320-025;

Whereas, Conditional Use Permit (CUP) No. 2022-05 proposes to establish and operate a 1,400 sq. ft. drive-through restaurant;

Whereas, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) process to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria;

Whereas, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives;

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 impacts;

Whereas, pursuant to Section 17.415.070.B of the LEMC, the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying Conditional Use Permits; and

Whereas, on September 17, 2024 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, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS
FOLLOWS:**

Section 1: The Commission has considered the project and has found it acceptable.

Section 2: That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. *The project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes as it is not located within a Criteria Cell.*
2. *The Project site is flat, heavily disturbed and devoid of vegetation and the site has been fully developed for commercial uses. The project is proposing to construct a new commercial building, restaurant building, drive-through lanes, gasoline dispensing facility and other improvements throughout the Project site. As such, the Riparian/Riverine Areas and Vernal Pool Guidelines as set forth in Section 6.1.2 of the MSHCP are not applicable.*
3. *The project is consistent with the Protection of Narrow Endemic Plant Species Guidelines as set forth in MSHCP Section 6.1.3 and the Additional Survey Needs and Procedures as set forth in MSHCP Section 6.3.2 because the project is not located within any Narrow Endemic Plant Species Survey Areas or Critical Species Survey Areas.*
4. *The project is consistent with the Fuels Management Guidelines because the project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas.*
5. *The project has been conditioned to pay any applicable MSHCP Local Development Mitigation fees.*

Section 3: The Commission finds that the proposed project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 (In-Fill Development) because the project (a) is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (b) the site of the proposed development is within city limits on a project site of less than five acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services.

Section 4: That in accordance with LEMC Section 17.415.070.C. Findings, the Commission makes the following findings regarding CUP No. 2022-05:

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 Project has a General Plan Land Use designation of General Commercial (GC) and is located within the Business District. The GC Land Use designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses with a maximum 0.40 Floor Area Ratio (FAR). The Project is proposing one-story 3,375 sq. ft. convenience store, a 3,427 sq. ft. gasoline dispensing facility, and a 1,400 sq. ft. drive-

through restaurant with a 0.07 FAR. Therefore, the Project is consistent with the General Plan.

The current zoning designation of the subject site is Neighborhood Commercial (C-1). According to LEMC Section 17.124.020, general merchandise stores such as convenience stores are permitted uses in the C-1 zone. Furthermore, according to LEMC Section 17.124.030, drive-through and gasoline dispensing establishments are conditionally permitted uses in the C-1 zone. The proposed uses would offer the sale of goods and services to the general public and which, through characteristics of their operation, would primarily serve the day-to-day shopping needs of the local residents.

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 drive-through restaurant would not cause either direct or indirect detrimental impacts to the existing surrounding community because the design of the parking lot layout and circulation was designed to allow multiple points of egress and ingress for both emergency and pedestrian vehicles, the drive through queue lanes are sheltered by a landscape planter and has sufficient capacity to queue vehicle outside of the circulating lanes. The drive through queuing lanes have also been positioned in a manner where they cannot spill into the adjacent streets. Furthermore, the project has also been conditioned as such to avoid any potential 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 and design have been analyzed and staff has determined that the site is compatible and adequate in size and shape to accommodate the proposed use and project design. The design meets all applicable sections of the LEMC including the drive-through restaurant development standards. As designed the project would not encroach on any setback as prescribed by the LEMC and sufficient landscaping has been provided through the site. Furthermore, the proposed use and design will complement the existing office and grocery store uses as well as the surrounding residential neighborhood.

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 proposed use is located within an existing built environment, inclusive of streets. The existing streets are of adequate size to facilitate safe and convenient transportation to and from the site.

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.

- 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 September 17, 2024 and appropriate and applicable conditions of approval have been included to protect the public health, safety and general welfare. Further, compliance with the conditions of approval will be reviewed during the plan check and inspection review process prior to commencing operations.

Section 5: Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the project, the Commission hereby approves Conditional Use Permit No. 2022-05.

Section 6: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 17th day of September, 2024.

Jodi Peters, Chair

Attest:

Damaris Abraham,
Community Development Director

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

I, Damaris Abraham, Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2024-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held September 17, 2024 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Damaris Abraham,
Community Development Director

RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2024-06 TO ESTABLISH AND OPERATE A 3,427-SQUARE-FOOT GASOLINE FUELING FACILITY IN THE NEIGHBORHOOD COMMERCIAL (C-1) DISTRICT LOCATED AT 15890 GRAND AVENUE (APN: 381-320-025)

Whereas, David Culter, Ortega Plaza, LLC, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2019-80 which includes Commercial Design Review (CDR No. 2022-05) and two (2) Conditional Use Permits (CUP No. 2024-06 and 2022-05) to construct a one-story 3,375-square-foot (sq. ft.) convenience store, a 3,427 sq. ft. gasoline dispensing facility, and a 1,400 sq. ft. drive-through restaurant and related site improvements including reconfiguring the surface parking lot and new landscaping on a 3.57-acre portion of the existing Ortega Oaks Plaza. CUP No. 2022-05 is to permit the operation of the drive-through restaurant and CUP No. 2024-06 is to permit the operation of the gasoline dispensing facility;

Whereas, the project is located on the southeastern corner of the Grand Avenue and Ortega Highway intersection and includes Assessor Parcel Number (APN) 381-320-025;

Whereas, Conditional Use Permit (CUP) No. 2024-06 proposes to establish a 3,375 sq. ft. convenience store, a 3,427 sq. ft. fuel canopy with five (5) fuel pumps;

Whereas, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) process to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria;

Whereas, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives;

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 impacts;

Whereas, pursuant to Chapter 17.415.070.B of the LEMC, the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying Conditional Use Permits; and

Whereas, on September 17, 2024 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, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has considered the project and has found it acceptable.

Section 2: That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. *The project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes as it is not located within a Criteria Cell.*
2. *The Project site is flat, heavily disturbed and devoid of vegetation and the site has been fully developed for commercial uses. The project is proposing to construct a new commercial building, restaurant building, drive-through lanes, gasoline dispensing facility and other improvements throughout the Project site. As such, the Riparian/Riverine Areas and Vernal Pool Guidelines as set forth in Section 6.1.2 of the MSHCP are not applicable.*
3. *The project is consistent with the Protection of Narrow Endemic Plant Species Guidelines as set forth in MSHCP Section 6.1.3 and the Additional Survey Needs and Procedures as set forth in MSHCP Section 6.3.2 because the project is not located within any Narrow Endemic Plant Species Survey Areas or Critical Species Survey Areas.*
4. *The project is consistent with the Fuels Management Guidelines because the project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas.*
5. *The project has been conditioned to pay any applicable MSHCP Local Development Mitigation fees.*

Section 3: The Commission finds that the proposed project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 (In-Fill Development) because the project (a) is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (b) the site of the proposed development is within city limits on a project site of less than five acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services.

Section 4: That in accordance with LEMC Section 17.415.070.C. Findings, the Commission makes the following findings regarding CUP No. 2024-06:

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 Project has a General Plan Land Use designation of General Commercial (GC) and is located within the Business District. The GC Land Use designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses with a maximum 0.40 Floor Area Ratio (FAR). The Project is proposing one-story 3,375 sq. ft. convenience store, a 3,427 sq. ft. gasoline dispensing facility, and a 1,400 sq. ft. drive-

through restaurant with a 0.07 FAR. Therefore, the Project is consistent with the General Plan.

The current zoning designation of the subject site is Neighborhood Commercial (C-1). According to LEMC Section 17.124.020, general merchandise stores such as convenience stores are permitted uses in the C-1 zone. Furthermore, according to LEMC Section 17.124.030, drive-through and gasoline dispensing establishments are conditionally permitted uses in the C-1 zone. The proposed uses would offer the sale of goods and services to the general public and which, through characteristics of their operation, would primarily serve the day-to-day shopping needs of the local residents.

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 gasoline dispensing facility would not cause either direct or indirect detrimental impacts to the existing surrounding community because ... Furthermore, the project has also been conditioned as such to avoid any potential 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 and design have been analyzed and staff has determined that the site is compatible and adequate in size and shape to accommodate the proposed use and project design. The design meets all applicable sections of the LEMC including the gasoline dispensing facilities development standards. As designed the project would not encroach on any setback as prescribed by the LEMC and sufficient landscaping has been provided through the site. Furthermore, the proposed use and design will complement the existing office and grocery store uses as well as the surrounding residential neighborhood.

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 proposed use is located within an existing built environment, inclusive of streets. The existing streets are of adequate size to facilitate safe and convenient transportation to and from the site.

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.

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 September 17, 2024 and appropriate and applicable conditions of approval have been included to protect the public health, safety and general welfare. Further, compliance with the conditions of approval will be reviewed during the plan check and inspection review process prior to commencing operations.

Section 5: Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the project, the Commission hereby approves Conditional Use Permit No. 2024-06.

Section 6: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 17th day of September, 2024.

Jodi Peters, Chair

Attest:

Damaris Abraham,
Community Development Director

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

I, Damaris Abraham, Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2024-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held September 17, 2024 and that the same was adopted by the following vote:

- AYES
- NOES:
- ABSTAIN:
- ABSENT:

Damaris Abraham,
Community Development Director

RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2022-05 TO CONSTRUCT A ONE-STORY 3,375-SQUARE-FOOT CONVENIENCE STORE, A 3,427 SQUARE-FOOT GASOLINE DISPENSING FACILITY, AND A 1,400-SQUARE-FOOT DRIVE-THROUGH RESTAURANT LOCATED AT 15890 GRAND AVENUE (APN: 381-320-025)

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Whereas, the project is located on the southeastern corner of the Grand Avenue and Ortega Highway intersection and includes Assessor Parcel Number (APN) 381-320-025;

Whereas, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) process to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria;

Whereas, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives;

Whereas, pursuant to Section 17.415.050 (Major Design Review) of the Lake Elsinore Municipal Code (LEMC), the Planning Commission (Commission) has the responsibility of reviewing and approving, conditionally approving, or denying design review applications; and

Whereas, on September 17, 2024, 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: The Commission has considered the project and its consistency with the MSHCP prior to adopting Findings of Consistency with the MSHCP.

Section 2: That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. *The project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes as it is not located within a Criteria Cell.*

2. *The Project site is flat, heavily disturbed and devoid of vegetation and the site has been fully developed for commercial uses. The project is proposing to construct a new commercial building, restaurant building, drive-through lanes, gasoline dispensing facility and other improvements throughout the Project site. As such, the Riparian/Riverine Areas and Vernal Pool Guidelines as set forth in Section 6.1.2 of the MSHCP are not applicable.*
3. *The project is consistent with the Protection of Narrow Endemic Plant Species Guidelines as set forth in MSHCP Section 6.1.3 and the Additional Survey Needs and Procedures as set forth in MSHCP Section 6.3.2 because the project is not located within any Narrow Endemic Plant Species Survey Areas or Critical Species Survey Areas.*
4. *The project is consistent with the Fuels Management Guidelines because the project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas.*
5. *The project has been conditioned to pay any applicable MSHCP Local Development Mitigation fees.*

Section 3: The Commission 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 4: The Commission finds that the proposed project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 (In-Fill Development) because the project (a) is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (b) the site of the proposed development is within city limits on a project site of less than five acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services.

Section 5: That in accordance with Section 17.415.050.G of the LEMC, the Commission makes the following findings regarding Commercial Design Review No. 2022-05:

1. The project, as approved, will comply with the goals and objectives of the General Plan and the zoning district in which the project is located.

The Project has a General Plan Land Use designation of General Commercial (GC) and is located within the Business District. The GC Land Use designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses with a maximum 0.40 Floor Area Ratio (FAR). The Project is proposing one-story 3,375 sq. ft. convenience store, a 3,427 sq. ft. gasoline dispensing facility, and a 1,400 sq. ft. drive-through restaurant with a 0.07 FAR. Therefore, the Project is consistent with the General Plan.

The current zoning designation of the subject site is Neighborhood Commercial (C-1). According to LEMC Section 17.124.020, general merchandise stores such as

convenience stores are permitted uses in the C-1 zone. Furthermore, according to LEMC Section 17.124.030, drive-through and gasoline dispensing establishments are conditionally permitted uses in the C-1 zone. The proposed uses would offer the sale of goods and services to the general public and which, through characteristics of their operation, would primarily serve the day-to-day shopping needs of the local residents.

2. The Project complies with the design directives contained in the LEMC and all applicable provisions of the LEMC.

The project is appropriate to the site and surrounding developments. The architectural design of the proposed buildings conforms to the Nonresidential Development Standards (Chapter 17.112) of the LEMC. Sufficient setbacks and enhanced onsite landscaping have been provided thereby creating interest and varying vistas as a person moves along abutting streets. The architecture has been designed to achieve harmony and compatibility with the surrounding area. The colors and materials proposed will assist in blending the architecture into the existing landscape and are compatible with other colors and materials used on other properties near the project site. In addition, safe and efficient circulation has been achieved onsite.

3. Conditions and safeguards pursuant to Section 17.415.050.G.3 of the LEMC, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the Project to ensure development of the property in accordance with the objectives of Section 17.415.050.

Pursuant to Section 17.415.050.E of the LEMC, the project was considered by the Planning Commission at a duly noticed Public Hearing held on September 17, 2024. The project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment. Further, compliance with the conditions of approval will be reviewed during the plan check and inspection review process prior to commencing operations.

Section 6: Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the project, the Commission hereby approves Commercial Design Review No. 2022-05.

Section 7: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 17th day of September, 2024.

Jodi Peters, Chair

Attest:

Damaris Abraham,
Community Development Director

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

I, Damaris Abraham, Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2024-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held September 17, 2024 and that the same was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Damaris Abraham,
Community Development Director

CONDITIONS OF APPROVAL

PROJECT: PA 2019-80/CUP 2022-05/CUP 2024-06/ CDR
2022-05
PROJECT NAME: Ortega Oaks Plaza
PROJECT LOCATION: APN: 381-320-025
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL

1. Planning Application No. 2019-80 which includes Commercial Design Review (CDR No. 2022-05) and two (2) Conditional Use Permits (CUP No. 2024-06 and 2022-05) to construct a one-story 3,375-square-foot (sq. ft.) convenience store, a 3,427 sq. ft. gasoline dispensing facility, and a 1,400 sq. ft. drive-through restaurant and related site improvements including reconfiguring the surface parking lot and new landscaping on a 3.57-acre portion of the existing Ortega Oaks Plaza. CUP No. 2022-05 is to permit the operation of the drive-through restaurant and CUP No. 2024-06 is to permit the operation of the gasoline dispensing facility. The project site is within the Neighborhood Commercial (C-1) District on the southeastern corner of the Grand Avenue and Ortega Highway intersection (APN: 381-320-025).
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants (Indemnitees) from any claim, action, or proceeding against the Indemnitees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning approval, implementation and construction of CUP 2022-05, CUP 2024-06, and CDR 2022-05 which action is sought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167, including the approval, extension or modification of CUP 2022-05, CUP 2024-06, and CDR 2022-05 or any of the proceedings, acts or determinations taken, done, or made prior to the decision, or to determine the reasonableness, legality or validity of any condition attached thereto. The Applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by Indemnitees and costs of suit, claim or litigation, including without limitation attorneys' fees, penalties and other costs, liabilities and expenses incurred by Indemnitees in connection with such proceeding. The City will promptly notify the applicant of any such claim, action, or proceeding against the City. If the project is challenged in court, the City and the applicant shall enter into formal defense and indemnity agreement, consistent with this condition.
3. Within 30 days of project approval, the applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department for inclusion in the case records.

PLANNING DIVISION

4. Conditional Use Permit No. 2022-05 shall lapse and become void two years following the date on which the conditional use permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an

extension of the conditional use permit approval pursuant to subsections (a), (b), and (c) of Lake Elsinore Municipal Code (LEMC) Section 17.415.070.D.2. Subject to the provisions of LEMC Section 17.415.070.I, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure, which was the subject of the Conditional Use Permit application.

5. Conditional Use Permit No. 2024-06 shall lapse and become void two years following the date on which the conditional use permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the conditional use permit approval pursuant to subsections (a), (b), and (c) of Lake Elsinore Municipal Code (LEMC) Section 17.415.070.D.2. Subject to the provisions of LEMC Section 17.415.070.I, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure, which was the subject of the Conditional Use Permit application.
6. Commercial Design Review No. 2022-05 shall lapse and become void two years following the date on which the design review became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the design review is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the design review approval pursuant to subsections (1) and (2) of Lake Elsinore Municipal Code (LEMC) Section 17.415.050.I.1. Notwithstanding conditions to the contrary, a design review granted pursuant to LEMC Section 17.415.050.I.2 shall run with the land for this two-year period, subject to any approved extensions, and shall continue to be valid upon a change of ownership of the site, which was the subject of the design review application.
7. An application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of the Section 17.415.070 of the LEMC, in a similar manner as a new application
8. If operation of this use raises concerns related to parking, noise, traffic, or other impacts, at the discretion of the Community Development Director, this Conditional Use Permit may be referred back to the Planning Commission for subsequent review at a Public Hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said Conditional Use Permit.
9. All Conditions of Approval shall be reproduced on page one of building plans prior to their acceptance by the Building and Safety Division, Community Development Department. All Conditions of Approval shall be met prior to the issuance of each individual Certificate of Occupancy.
10. All future development proposals shall be reviewed by the City on a project-by-project basis. If determined necessary by the Community Development Director or designee, additional environmental analysis will be required.
11. Any proposed minor revisions to approved plans shall be reviewed and approved by the Community Development Director or designee. Any proposed substantial revisions to the approved plans shall be reviewed according to the provisions of the Municipal Code in a

similar manner as a new application. Grading plan revisions shall be reviewed by the City Engineer.

12. Provisions of the City's Noise Ordinance (LEMC Chapter 17.176) shall be satisfied during all site preparation and construction activity. Site preparation activity and construction shall not commence before 7:00 AM and shall cease no later than 5:00 PM, Monday through Friday. Only finish work and similar interior construction may be conducted on Saturdays and may commence no earlier than 8:00 am and shall cease no later than 4:00 p.m. Construction activity shall not take place on Sunday, or any Legal Holidays.
13. No individual signs are approved as part of this approval. The applicant or designee shall submit an application for a sign permit, pay appropriate fees and receive approval from the Community Development Department for any sign(s) installed at the project site consistent with the sign program for the project.
14. In accordance with Section 17.112.090.O. of the LEMC, establishments engaged in the concurrent sale of motor vehicle fuel with alcoholic beverages shall abide by the following requirements:
 - a. No beer or wine shall be displayed within five feet of the cash register or the front door.
 - b. No advertisement of alcoholic beverages shall be displayed at motor fuel islands.
 - c. No sale of alcoholic beverages shall be made from a drive-in window.
 - d. No display or sale of beer or wine shall be made from an ice tub.
 - e. No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows.
 - f. Employees on duty between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age to sell beer and wine.
15. Graffiti shall be removed within 24 hours.
16. No outside overnight storage of inoperable vehicles shall occur at the site.
17. There shall be no loitering in or around the business.
18. All materials and colors depicted on the approved plans shall be used. If the applicant wishes to modify any of the approved materials or colors depicted on the plans, the applicant shall submit a proposal setting forth the modifications for review by the Community Development Director or his designee
19. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
20. The applicant will be required to provide a Queueing Management Plan prior to occupancy of the drive-through restaurant building. The project shall be required to comply with the Queueing Management Plan at all times to ensure that the operation of the drive-through does not interfere with free and orderly circulation of the parking lots and to avoid spillover of vehicles in the public right-of-way.
21. If any of the conditions of approval set forth herein fail to occur, or if they are, by their terms,

to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation

Prior to Issuance of Grading Permits/Building Permits

22. Prior to issuance of a building permit, the applicant shall pay Development Impact Fees (DIF) per LEMC Section 16.74 and Multiple Species Habitat Conservation Plan (MSHCP) Fees per LEMC Section 16.85, at the rate in effect at the time of payment.
23. All roof mounted or ground support air conditioning units or other mechanical equipment incidental to development shall be architecturally screened or shielded by landscaping so that they are not visible from neighboring property or public streets. Any roof mounted central swamp coolers shall also be screened, and the Community Development Director, prior to issuance of building permit shall approve screening plan.
24. The project shall meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). The applicant shall submit water and sewer plans to the EVMWD and shall incorporate all district conditions and standards.
25. The property address (in numerals at least six inches high) shall be displayed near the entrance and be easily visible from the front of the subject property and public right-of-way.
26. The applicant shall construct trash enclosure(s) to match the colors, materials and design of the project architecture.
27. Identify security measures (i.e. guard, cameras, lighting, signage, etc).
28. Prior to issuance of a building permit, the Final Landscaping / Irrigation Detail Plans shall be submitted to the Community Development Department with appropriate fees, for review and approval by the Community Development Director or designee.
 - a. All planting areas shall have permanent and automatic sprinkler system with 50% plant coverage using a drip irrigation method.
 - b. All planting areas shall be separated from paved areas with a six inch (6") high and six inch (6") wide concrete curb. Runoff shall be allowed from paved areas into landscape areas.
 - c. Planting within fifteen feet (15') of ingress/egress points shall be no higher than twenty-four inches (24").
 - d. Landscape planters shall be planted with an appropriate parking lot shade tree pursuant to the LEMC and Landscape Design Guidelines.
 - e. No required tree planting bed shall be less than 5 feet wide.
 - f. Root barriers shall be installed for all trees planted within 10 feet of hardscape areas to include sidewalks.
 - g. Any transformers and mechanical or electrical equipment shall be indicated on landscape plan and screened as part of the landscaping plan.

- h. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines.
 - i. All landscaping and irrigation shall be installed within affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
 - j. Final landscape plan must be consistent with approved site plan.
 - k. Final landscape plans to include planting and irrigation details and shall blend in with the existing shopping center.
 - l. Final landscape plans shall include drought tolerant planting consistent with Elsinore Valley Municipal Water District standards subject to plan check and approval by the City's landscape plan check consultant.
 - m. No turf shall be permitted pursuant to LEMC Chapter 19.08: Water Efficient Landscape Requirements.
29. Landscaping installed for the project shall be continuously maintained to the reasonable satisfaction of the Community Development Director. If it is determined that the landscaping is not being maintained, the Director of Community Development shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.
30. The proposed location of on-site construction trailers shall be approved by the Community Development Director or designee. A cash bond of \$1,000 shall be required for any construction trailers placed on the site and used during construction. Bonds will be released after removal of trailers and restoration of the site to an acceptable state, subject to approval of the Community Development Director or designee. Such trailer(s) shall be fully on private property and outside the public right of way.

BUILDING DIVISION

General Conditions

31. Final Building and Safety Conditions. Final Building and Safety Conditions will be addressed when building construction plans are submitted to Building and Safety for review. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes which are enforced at the time of building plan submittal.
32. Compliance with Code. All design components shall comply with applicable provisions of the 2022 edition of the California Building, Plumbing and Mechanical Codes: 2022 California Electrical Code; California Administrative Code, 2022 California Energy Codes, 2022 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.
33. Green Measures. The application shall provide 10% voluntary green measures on the project, as stipulated by the 2022 California Green Building Standards.
34. Disabled Access. Applicant shall provide details of all applicable disabled access provisions and building setbacks on plans to include:
 - a. All ground floor units to be adaptable.
 - b. Disabled access from the public way to the entrance of the building.

- c. Van accessible parking located as close as possible to the main entry.
 - d. Path of accessibility from parking to furthest point of common area.
 - e. Path of travel from public right-of-way to all public areas on site, such as club house, trash enclosure tot lots and picnic areas.
35. Street Addressing. Applicant must obtain street addressing for all proposed buildings by requesting street addressing and submitting a site plan for commercial or multi-family residential projects or a recorded final map for single- family residential projects. It takes 10 days to issue address and notify other agencies. Please contact Sonia Salazar at ssalazar@lake-elsinore.org or 951-674-3124 X 277.
36. Clearance from LEUSD. A receipt or clearance letter from the Lake Elsinore School District shall be submitted to the Building and Safety Department to ensure the payment or exemption from School Mitigation Fees.
37. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
38. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.
39. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits. Septic systems will need to be approved from Riverside County Environmental Health Department before permit issuance.
40. House Electrical Meter. Applicant shall provide a house electrical meter to provide power for the operation of exterior lighting, irrigation pedestals and fire alarm systems for each building on the site. Developments with single user buildings shall clearly show on the plans how the operation of exterior lighting and fire alarm systems when a house meter is not specifically proposed.

At Plan Review Submittal

41. Submitting Plans and Calculations. Applicant must submit to Building and Safety four (4) complete sets of plans and two (2) sets of supporting calculations for review and approval including:
- a. An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.
 - b. A Sound Transmission Control Study in accordance with the provisions of the Section 5.507, of the 2022 edition of the California Building Code.
 - c. A precise grading plan to verify accessibility for the persons with disabilities.
 - d. Truss calculations that have been stamped by the engineer of record of the building and the truss manufacturer engineer.

Prior to Issuance of Grading Permit(s)

42. Onsite Water and Sewer Plans. Onsite water and sewer plans, submitted separately from the building plans, shall be submitted to Building and Safety for review and approval.

43. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project. Asbestos report and lead base paint reports are required before demo permit will be issued.

Prior to Issuance of Building Permit(s)

44. Plans Require Stamp of Registered Professional. Applicant shall provide appropriate stamp of a registered professional with original signature on the plans. Provide C.D. of approved plans to the Building Division.

Prior to Beginning of Construction

45. Pre-Construction Meeting. A pre-construction meeting is required with the building inspector prior to the start of the building construction.

ENGINEERING DEPARTMENT

GENERAL

46. All new submittals for plan check or permit shall be made using the City's online Citizen Self-Service Portal (CSSP).
47. All engineering plans shall be prepared by a licensed Civil Engineer using the City's standard title block.
48. All required soils, geology, hydrology and hydraulic and seismic reports shall be prepared by a licensed Civil Engineer and Soils Engineer, as applicable.
49. All slopes and landscaping within the public right-of-way shall be maintained by the property owner, owner's association, firms contracted by the property owner's association, or another maintenance entity approved by the City Council.
50. Any portion of a drainage system that conveys runoff from open space shall be installed within a drainage easement.
51. Any grading that affects "waters of the United States", wetlands or jurisdictional streambeds, shall require approval and necessary permits from respective Federal and/or State Agencies.
52. In accordance with the City's Franchise Agreement for waste disposal and recycling, the applicant shall be required to contract with CR&R, Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated both during cleaning, demolition, clear and grubbing or all other phases of construction and during occupancy.
53. Applicant shall submit a detailed hydrology and hydraulic study for review for the sufficient containment and conveyance of the storm water to a safe and adequate point as approved by the City Engineer.

54. The site will accommodate all construction activity, building activity, vehicles, etc. No staging on public streets, or private property belonging to others shall be conducted without the written permission of the property owner.
55. Minimum good housekeeping and erosion and sediment control Best Management Practices (BMPs) shall be implemented.

FEES

56. Applicant shall pay all applicable permit application and Engineering assessed fees, including without limitation plan check and construction inspection fees, at the prevalent rate at time of payment in full.
57. Applicant shall pay all applicable Mitigation and Development Impact Fees at the prevalent rate at time of payment in full. Fees are subject to change. Mitigation and Development Impact Fees include without limitation:
 - a. Master Drainage Plan Fee – Due prior to Grading Permit issuance
 - b. Traffic Infrastructure Fee (TIF) – Due prior to Building Permit issuance
 - c. Transportation Uniform Mitigation Fee (TUMF) – Due prior to Occupancy

LAND DIVISION

58. Applicant shall dedicate right-of-way of Grand Avenue adjacent to the property for a total right-of-way of 60 feet from centerline to the project property line. Grand Avenue is classified as an Urban Arterial Highway in the City's General Plan, where full-width is 120 feet and curb-to-curb width is 96 feet.
59. Applicant shall dedicate right-of-way of Ortega Highway (SR-74) adjacent to the property for a total right-of-way of 50 feet from centerline to the project property line. Ortega Highway is classified as a Major Highway in the City's General Plan, where full-width is 100 feet and curb-to-curb width is 80 feet.
60. Applicant is required to coordinate and determine if the 5-foot vacation is accommodatable by California Department of Transportation (Caltrans). The portion of Ortega Highway where the vacation has been requested is not within the City of Lake Elsinore Jurisdiction. If approved by Caltrans, provide approval documentation to the City Engineer prior to City permits issuance.

STORM WATER MANAGEMENT / POLLUTION PREVENTION / NPDES

Design

61. The project is responsible for complying with the Santa Ana Region National Pollutant Discharge Elimination System (NPDES) Permits as warranted based on the nature of development and/or activity.
62. A Final Water Quality Management Plan (WQMP) for each parcel will be required and shall be prepared using the Santa Ana Region of Riverside County Guidance Document and approved template and submitted for review and approval to the City. The Final WQMP for

each parcel shall be approved by the City prior rough grading plan approval or issuance of any permit for construction.

63. The Final WQMP shall document the following:
 - a. Detailed site and project description.
 - b. Potential stormwater pollutants.
 - c. Post-development drainage characteristics.
 - d. Low Impact Development (LID) BMP selection and analysis.
 - e. Structural and non-structural source control BMPs.
 - f. Treatment Control BMPs.
 - g. Site design and drainage plan (BMP Exhibit).
 - h. Documentation of how vector issues are addressed in the BMP design, operation and maintenance.
 - i. GIS Decimal Minute Longitude and Latitude coordinates for all LID and Treatment Control BMP locations.
 - j. Hydraulic Conditions of Concern (HCOC) – demonstrate that discharge flow rates, velocities, duration and volume for the post construction condition from a 2-year, 24-hour rainfall event will not cause adverse impacts on downstream erosion and receiving waters, or measures are implemented to mitigate significant adverse impacts downstream public facilities and water bodies. Evaluation documentation shall include pre- and post-development hydrograph volumes, time of concentration and peak discharge velocities, construction of sediment budgets, and a sediment transport analysis. If HCOC applies, the project shall implement measures to limit disturbance of natural water bodies and drainage systems; conserve natural areas; protect slopes and channels; and minimize significant impacts from urban runoff. (Note the facilities may need to be larger due to flood mitigation for the 10-year, 6- and 24-hour rain events).
 - k. Operations and Maintenance (O&M) Plan and Agreement (using City approved form and/or CC&Rs) as well as documentation of formation of funding district for long term maintenance costs.
64. Parking lot landscaping areas shall be designed to provide for treatment, retention or infiltration of runoff.
65. Project hardscape areas shall be designed and constructed to provide for drainage into adjacent landscape.
66. Project trash enclosure shall be covered, bermed, and designed to divert drainage from adjoining paved areas and regularly maintained.
67. If CEQA identifies resources requiring Clean Water Act Section 401 Permitting, the applicant shall obtain certification through the Santa Ana Regional Water Quality Control Board and provide a copy to the Engineering Department.
68. All storm drain inlet facilities shall be appropriately marked “Only Rain in the Storm Drain” using the City authorized marker.
69. The project shall use either volume-based and/or flow-based criteria for sizing BMPs in accordance with NPDES Permit Provision XII.D.4.

70. The project site shall implement full trash capture methods/devices approved by the Region Water Quality Control Board. This shall include installation of connector pipe screens on all onsite and offsite catch basins to which the project discharges.

Construction

71. A Storm Water Pollution Prevention Plan (SWPPP) (as required by the NPDES General Construction Permit) and compliance with the Green Building Code for sediment and erosion control are required for this project.
72. Prior to grading or building permit for construction or demolition and/or weed abatement activity, projects subject to coverage under the NPDES General Construction Permit shall demonstrate that compliance with the permit has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing to the satisfaction of the City Engineer. A copy of the SWPPP shall be kept at the project site, updated, and be available for review upon request.
73. Erosion & Sediment Control – Prior to the issuance of any grading or building permit for construction or demolition, the applicant shall submit for review and approval by the City Engineer, an Erosion and Sediment Control Plan as a separate sheet of the grading plan submittal to demonstrate compliance with the City's NPDES Program and state water quality regulations for grading and construction activities. A copy of the plan shall be incorporated into the SWPPP, kept updated as needed to address changing circumstances of the project site, be kept at the project site, and available for review upon request.

Post-Construction

74. Prior to the issuance of a certificate of use and/or occupancy, the applicant shall demonstrate compliance with applicable NPDES permits for construction, industrial/commercial, MS4, etc. to include:
- a. Demonstrate that the project has compiled with all non-structural BMPs described in the project's WQMP.
 - b. Provide signed, notarized certification from the Engineer of Work that the structural BMPs identified in the project's WQMP are installed in conformance with approved plans and specifications and operational.
 - c. Submit a copy of the fully executed, recorded City approved Operations and Maintenance (O&M) Plan and Agreement for all structural BMPs.
 - d. The Operation and Maintenance (O&M) Plan and Agreement shall: (1) describe the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identify the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; (3) describe the mechanism for funding the long-term operation and maintenance of the referenced BMPs; and (4) provide for annual certification for water quality facilities by a Registered Civil Engineer. The City format shall be used.
 - e. Provide documentation of annexation into a CFD for funding facilities to be maintained by the City.
 - f. Demonstrate that copies of the project's approved WQMP (with recorded O&M Plan attached) are available for each of the initial occupants.

- g. Agree to pay for a Special Investigation from the City of Lake Elsinore for a date twelve (12) months after the issuance of a Certificate of Use and/or Occupancy for the project to verify compliance with the approved WQMP and O&M Plan. A signed/sealed certification from the Engineer of Work dated 12 months after the Certificate of Occupancy will be considered in lieu of a Special Investigation by the City.
- h. Provide the City with a digital .pdf copy of the Final WQMP.

UTILITIES

- 75. All arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway shall be the responsibility of the applicant, property owner, and/or his agent. Overhead utilities (34.5 kV or lower) shall be undergrounded (LEMC Section 16.64).
- 76. Underground water rights shall be dedicated to the City pursuant to the provisions of LEMC Section 16.52.030, and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
- 77. Submit a "Will Serve" letter to the City Engineering Department from the applicable water agency stating that water and sewer arrangements have been made for this project and specify the technical data for the water service at the location, such as water pressure, volume, etc. Will Serve letters shall be provided prior to issuance of Grading Permit.

IMPROVEMENTS

- 78. Applicant shall implement traffic mitigation measures identified in the Traffic Impact Analysis (TIA) by Urban Crossroads dated December 4, 2023, including but not limited to:
 - a. Project shall construct Grand Avenue ultimate improvements half-width along property frontage as an Urban Arterial (120-foot right-of-way) in compliance with Caltrans standards and the circulation recommendations found in the City of Lake Elsinore's General Plan and Standard Plans. Improvements shall include but are not limited to widened section of new AC pavement and base material, curb and gutter, sidewalks, parkway landscaping, utility undergrounding, utility relocations for street widening, streetlight relocations, and streetlight installations. Grand Avenue shall be restriped and widening shall include transition paving and striping to connect to existing conditions.
 - a. Project shall construct a raised median along Grand Avenue.
 - b. Project shall construct Ortega Highway (SR-74) ultimate improvements half-width along property frontage as a Major Highway (100-foot right-of-way) in compliance with Caltrans standards and the circulation recommendations found in the City of Lake Elsinore's General Plan and Standard Plans. Improvements shall include but are not limited to widened section of new AC pavement and base material, curb and gutter, sidewalks, parkway landscaping, utility undergrounding, utility relocations for street widening, streetlight relocations, and streetlight installations. SR-74

- shall be restriped and widening shall include transition paving and striping to connect to existing conditions.
- a. Project shall construct a raised median on Ortega Highway (SR-74).
 - c. Macy Street and Grand Avenue – the following improvements are required:
 - a. Project shall construct a traffic signal.
 - b. Project shall construct a northbound left turn lane with a minimum of 200-feet of storage.
 - c. Project shall construct an eastbound left turn lane with a minimum of 50-feet of storage.
 - d. Project shall construct a westbound left turn lane with a minimum of 200-feet of storage.
 - e. Project shall construct a second southbound through lane. Improvement may be eligible for TUMF reimbursement.
 - d. Driveway 3 and Grand Avenue – the following improvements are required:
 - a. Project shall install a stop control on the eastbound approach and construct an eastbound right turn lane.
 - b. Project shall construct a second and third southbound through lane.
 - e. Driveway 2 and Ortega Highway (SR-74) – The following improvements are required:
 - a. Project shall install a stop control on the eastbound approach and construct an eastbound right turn lane (project driveway)
 - b. Project shall construct a second eastbound through lane along the Project's frontage.
 - f. Driveway 1 and Ortega Highway (SR-74) – The following improvements are required:
 - a. Project shall install a stop control on the northbound approach and construct a shared left-right turn lane (project driveway)
 - b. Project shall construct a westbound left turn lane for Project access with a minimum 100-feet of storage.
79. In addition to the mitigation measure identified in the TIA, the Project will be responsible for the following improvements:
- a. Construction of driveway approaches per California Department of Transportation and City of Lake Elsinore approved standards.
 - b. Modification of existing and/or installation of new signing and striping for required improvements. The project shall be responsible for all and any paving and/or striping, removal or additional, in result of the ultimate improvements and striping plans.
 - c. Construction of ADA compliant curb ramps on the proposed corner(s) of the Project property.
 - d. Relocation and/or modification of existing signal(s) at the intersection of Ortega Highway (SR-74) and Grande Avenue to accommodate ultimate half-width improvements and TIA mitigation requirements.
 - e. Construct bus stop improvements including but not limited to bench and signage relocation, and bus shelter construction.
80. Project is required to coordinate signal and signal associated roadway improvements with the County of Riverside. County of Riverside review and approval of County adjacent improvements are required prior to issuance of building permit.

81. Sight distance into and out and throughout the project location shall comply with Caltrans standards. Project shall ensure facilities are installed outside the line of sight of drivers.
82. Project will be responsible to design and install streetlights on Grand Avenue and Ortega Highway (SR-74). Streetlight system shall be designed as LS-2B system. Streetlight plans shall include but are not limited to details such as location, pole and luminaire type, and pull box design. Streetlight plans may be included as part of the Street Improvement plan set.
83. 10-year storm runoff shall be contained within the curb and the 100-year storm runoff shall be contained within the street right-of-way. When either of these criteria are exceeded, drainage facilities shall be provided.
84. All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards.
85. A drainage study shall be provided. The study shall identify the following: identify storm water runoff from and upstream of the site; show existing and proposed off-site and on-site drainage facilities; and include a capacity analysis verifying the adequacy of the facilities. The drainage system shall be designed to ensure that runoff from a 10-year storm of 6 hours and 24 hours duration under developed condition is equal or less than the runoff under existing conditions of the same storm frequency. Both 6-hour and 24-hour storm duration shall be analyzed to determine the detention requirements to accomplish the desired results.
86. All natural drainage traversing the site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer. All off-site drainage, if different from historic flow, shall be conveyed to a public facility.
87. Existing capacity of affected California Department of Transportation's drainage systems cannot be exceeded. Should 100-year project runoff volumes be determined to exceed the maximum capacity of the existing State drainage facilities, construction of on-site detention basins, new drainage systems or other impact mitigation will be required.
88. All existing tributary areas, area drainage patterns and runoff volumes having an impact to adjacent SR-74 drainage facilities must be identified and analyzed in a project hydrology study as applicable.
89. Review of project drainage design will include an evaluation of runoff impacts to adjacent California Department of Transportation right of way. Where applicable, compliance with pertinent National Pollutant Discharge Elimination System (NPDES)/water quality standards will be required.
90. Ensure that "best management practices" (BMP's) used to treat site runoff entering California Department of Transportation right-of-way comply with all applicable National Pollution Discharge Elimination System (NPDES) or State Regional Water Resources Board regulations.

91. Roof drains shall not be allowed to outlet directly through coring in the street curb. Roofs should drain to a landscaped area.
92. The site shall be planned and developed to keep surface water from entering buildings (California Green Building Standards Code 4.106.3).
93. All existing storm drain inlet facilities adjacent to the subject properties shall be retrofitted with a storm drain filter; all new storm drain inlet facilities constructed by this project shall include a storm drain filter.
94. A registered Civil Engineer shall prepare the improvements (for public and private), signing and striping, and traffic signal plans required for this project. Improvements shall be designed and constructed to City Standards and Codes (LEMC 12.04 and 16.34).

Permitting/Construction

95. An Encroachment Permit shall be obtained prior to any work on City right-of-way. The developer shall submit the permit application, required fees, and executed agreements, security and other required documentation prior to issuance.
96. An Encroachment Permit from California Department of Transportation shall be obtained prior to any work within California Department of Transportation right of way. Permit shall be obtained and provided prior to issuance of City permits.
97. An Encroachment Permit from Riverside County shall be obtained prior to any work within Riverside County right-of-way. Permit shall be obtained prior to issuance of City permits.
98. A landscape maintenance agreement with California Department of Transportation will be required and provided to the City of Lake Elsinore prior to issuance of City permits.
99. The rough/precise grading, drainage, landscape, and building plans shall be reviewed by the California Department of Transportation and the developer shall provide the City of Lake Elsinore written construction clearance.
100. Project drainage impacts affecting California Department of Transportation right of way should be identified and addressed prior to issuance of City permits.
101. All compaction reports, grade certification, monument certification (with tie notes delineated on 8 ½ X 11" Mylar) shall be submitted to the Engineering Department before final inspection of public works improvements will be scheduled and approved.

PRIOR TO GRADING PERMIT

102. A grading plan signed and stamped by a California licensed Civil Engineer shall be submitted for City review and approval for all addition and/or movement of soil (grading) on site. The plan shall include separate sheets for erosion control, haul route and traffic control as applicable. The grading submittal shall include all supporting documentation and be prepared using City standard title block, standard drawings and design manual.

103. All grading plan contours shall extend to minimum of 50 feet beyond property lines to indicate existing drainage pattern. The grading plan shall show that no structures, landscaping, or equipment are located near the project entrances that could reduce sight distance.
104. A Hydrology and Hydraulic Report shall be reviewed and approved prior to issuance of grading permits.
105. Applicant shall obtain all necessary off-site easements and/or permits for off-site grading and the applicant shall accept drainage from the adjacent property owners.
106. Applicant shall mitigate to prevent any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
107. All natural drainage traversing the site (historic flow) shall be conveyed through the site in a manner consistent with the historic flow or to one or a combination of the following: to a public facility; accepted by adjacent property owners by a letter of drainage acceptance; or conveyed to an approved drainage easement.
108. Project grading impacts affecting California Department of Transportation right of way shall be identified and addressed with Caltrans prior to issuance of City permits.
109. Project grading impacts affect County of Riverside right of way shall be identified and addressed with the County of Riverside prior to issuance of City permits.

Permitting/Construction

110. Applicant shall execute and submit grading and erosion control agreement, post grading security, and pay permit fees as a condition of grading permit issuance.
111. Any grading that affects “waters of the United States”, wetlands or jurisdictional streambeds require approval and necessary permits from respective Federal and/or State Agencies.
112. No grading shall be performed without obtaining a grading permit. A grading permit does not include the construction of retaining walls or other structures for which a building permit is required.
113. A preconstruction meeting with the City Engineering Inspector (Engineering Department) is required prior to commencement of any grading activity.
114. Hauling in excess of 5,000 cubic yards shall be approved by the City Council (LEMC 15.72.065). Prior to commencement of grading operations, applicant shall provide to the Engineering Department a map of all proposed haul routes to be used for movement of export material. All such routes shall be subject to review and approval of the City Engineer. Haul route shall be approved prior to issuance of a grading permit.
115. All grading shall be done under the supervision of a licensed geotechnical engineer. Slopes steeper than 2 to 1 shall be evaluated for stability and proper erosion control and approved by the City.

116. Review and approval of the project sediment and erosion control plan shall be completed. As warranted, a copy of the current SWPPP shall be kept at the project site and be available for review upon request.
117. Approval of the project Final Water Quality Management Plan (WQMP) for post construction shall be received prior to issuance of a grading permit.
118. Applicant shall obtain applicable environmental clearance from the Planning Department and submit applicable clearance document to the Engineering Department. This approval shall specify that the project complies with any and all required environmental mitigation triggered by the proposed grading activity.

PRIOR TO BUILDING PERMIT

119. Provide soils, geology and seismic report, including recommendations for parameters for seismic design of buildings and walls prior to building permit.
120. All public improvement plans, traffic signal plans, signing and striping plans shall be completed and approved by the City Engineer.
121. Any dedications, vacations, and easements shall be recorded with the recorded copy provided to the City prior to issuance of the building permit.

PRIOR TO OCCUPANCY / FINAL APPROVAL/ PROJECT CLOSE OUT

122. All public improvements shall be completed in accordance with the approved plans or as condition of this development to the satisfaction of the City Engineer prior to issuance of first occupancy.
123. Project bus stop improvement and relocation shall be constructed in accordance with RTA and City of Lake Elsinore requirements.
124. Proof of acceptance of maintenance responsibility of slopes, open spaces, landscape areas, and drainage facilities shall be provided.
125. In the event of the damage to City roads from hauling or other construction related activity, applicant shall pay full cost of restoring public roads to the baseline condition.
126. All final studies and reports, final soil report showing compliance with recommendations, compaction reports, grade certifications, monument certification (with tie notes delineated on 8 ½ X 11" Mylar) shall be submitted in .tif format on a USB flash drive or electronically to the Engineering Department before final inspection will be scheduled.
127. All required public right-of-way dedications, easements, vacations, and easement agreement(s) shall be recorded with a recorded copy provided to the City prior to first occupancy unless a more stringent requirement is noted herein.
128. Applicant shall pay all outstanding applicable processing and development fees prior to occupancy and/or final approval.

129. Applicant shall submit documentation pursuant to City's Security Release handout.
130. Applicant shall submit as-built all Engineering Department approved project plan sets. After City approval of paper copy, applicant is responsible for revising the original mylar plans. Once the original mylars have been approved, the developer shall provide the City with a digital copy of the "as-built" plans in .tif format.
131. Applicant shall provide AutoCAD and GIS Shape files of all Street and Storm Drain plans. All data must be in projected coordinate system: NAD 83 State Plane California Zone VI U.S. Fleet. All parts and elements of the designed system shall be represented discretely. Include in the attribute table basic data for each feature, such as diameter and length, as applicable, and for pipes include material (PVC, RCP, etc.) and slope.

CITY OF LAKE ELSINORE FIRE MARSHAL

132. The applicant/operator shall comply with all requirements of the Riverside County Fire Department Lake Elsinore Office of the Fire Marshal. Questions should be directed to the Riverside County Fire Department, Lake Elsinore Office of the Fire Marshal at 130 S. Main St., Lake Elsinore, CA 92530. Phone: (951) 671-3124 Ext. 225.
133. Hazardous Fire Area: this project is in a Very High Fire Hazard Severity Zone of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provision contained in City of Lake Elsinore Ordinance and the California Building Code.
134. Fire flow and hydrants: the applicant or developer shall provide fire hydrants in accordance with the following:
 - a. Prior to building permit application, coordinate with the water district to provide a new public fire hydrant. Show the location of the proposed hydrant on the building permit site plan submittal. The hydrant must comply with fire hydrant flow and spacing requirements per the California Fire Code at the time of permit application.
 - b. Prior to placing any combustibles on site, provide an approved water source for firefighting purposes.
 - c. Emergency vehicle access roads must meet fire department standards at the time of building permit application. Current standards require minimum 24-foot wide roads. Roads must be capable of supporting at least 80,000 pounds.
 - d. Prior to building permit issuance, install the approved water system, approved access roads, and contact the Fire Department for a verification inspection.

DEPARTMENT OF ADMINISTRATIVE SERVICES

Annex into the City of Lake Elsinore Community Facilities District No. 2015-2 (Maintenance Services)

135. Prior to issuance of a grading permit, the applicant shall submit an application to the Department of Administrative Services to initiate the annexation process into the Community Facilities District No. 2015-2 (Maintenance Services) or current Community Facilities District

in place at the time of annexation to fund the on-going operation and maintenance of the public right-of-way landscaped areas and neighborhood parks to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison, including parkways, street maintenance, open space and public storm drains constructed within the development and federal NPDES requirements to offset the annual negative fiscal impacts of the project. The annexation process shall be completed prior to issuance of the first certificate of occupancy for the project. Alternatively, the applicant may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Maintenance Services. Applicant shall make a non-refundable deposit of \$15,000 or at the current rate in place at the time of annexation toward the cost of annexation, formation or other mitigation process, as applicable.

DRAFT

I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above named project and do hereby agree to accept and abide by all Conditions of Approval as approved by the Planning Commission of the City of Lake Elsinore on _____. I also acknowledge that all Conditions shall be met as indicated.

Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____

DRAFT



**ORTEGA OAKS PLAZA
PLANNING APPLICATION NO. 2019-80**

CONDITIONAL USE PERMIT NO. 2022-05
CONDITIONAL USE PERMIT NO. 2024-06
COMMERCIAL DESIGN REVIEW NO. 2022-05

**CLASS 32 – IN-FILL DEVELOPMENT
CATEGORICAL EXEMPTION CHECKLIST**

Prepared By:
CITY OF LAKE ELSINORE
130 South Main Street
Lake Elsinore, CA 92530

Applicant:
CHRIS GOROU
10662 Weatherhill Ct.
San Diego, CA 92131

Project Location:
15890 Grand Avenue, southeasterly corner of Ortega Highway and Grand Avenue

APN:
381-320-025

September 2024

A. BACKGROUND

SURROUNDING LAND USES AND SETTING

The project is located within the existing 7.07-acre commercial zoned property known as Ortega Oaks Plaza which is located on the southeastern corner of Grand Avenue and Ortega Highway and includes Assessor Parcel Number (APN) 381-320-025. The proposed area of disturbance for the subject project site consists of a 3.57-acre portion of the Ortega Oaks Plaza. The proposed area of disturbance is bordered by the existing surface parking lot, a one-story grocery building to the south, a two-story office building to the east and, a vacant commercial mixed-use parcel to the west. The location and boundaries of the subject project site are depicted in Figure 1.

PROJECT DESCRIPTION

The project proposes the development of the following:

- On-Site Improvements
 - A one-story, 3,375-square-foot convenience store;
 - A one-story, 1,400-square-foot fast-food drive-through restaurant; and
 - A 3,427-square-foot gasoline fueling facility with ten (10) fueling stations.
- Off-Site Improvements
 - Ultimate half width improvements along property frontage on Grand Avenue
 - Ultimate half width improvements along property frontage on Ortega Highway
 - Traffic Signal at Grand Avenue and Macy Street

The project also proposes related site improvements including reconfiguring of the plaza's existing surface parking lot to provide 124 parking spaces and new landscaping including 24-inch box trees, shrubs, and groundcovers. Access to the property will be provided via three improved driveways with one located on Grand Avenue and the other two located on Ortega Highway. The existing one-story approximately 1,200-square-foot restaurant building is proposed to be demolished to accommodate the new buildings and gasoline fueling facility. Refer to Figure 2 for details of the proposed site plan.

GENERAL PLAN DESIGNATION: General Commercial (GC)

ZONING: Neighborhood Commercial Use (C-1)

Figure 1 – Aerial/Vicinity Map

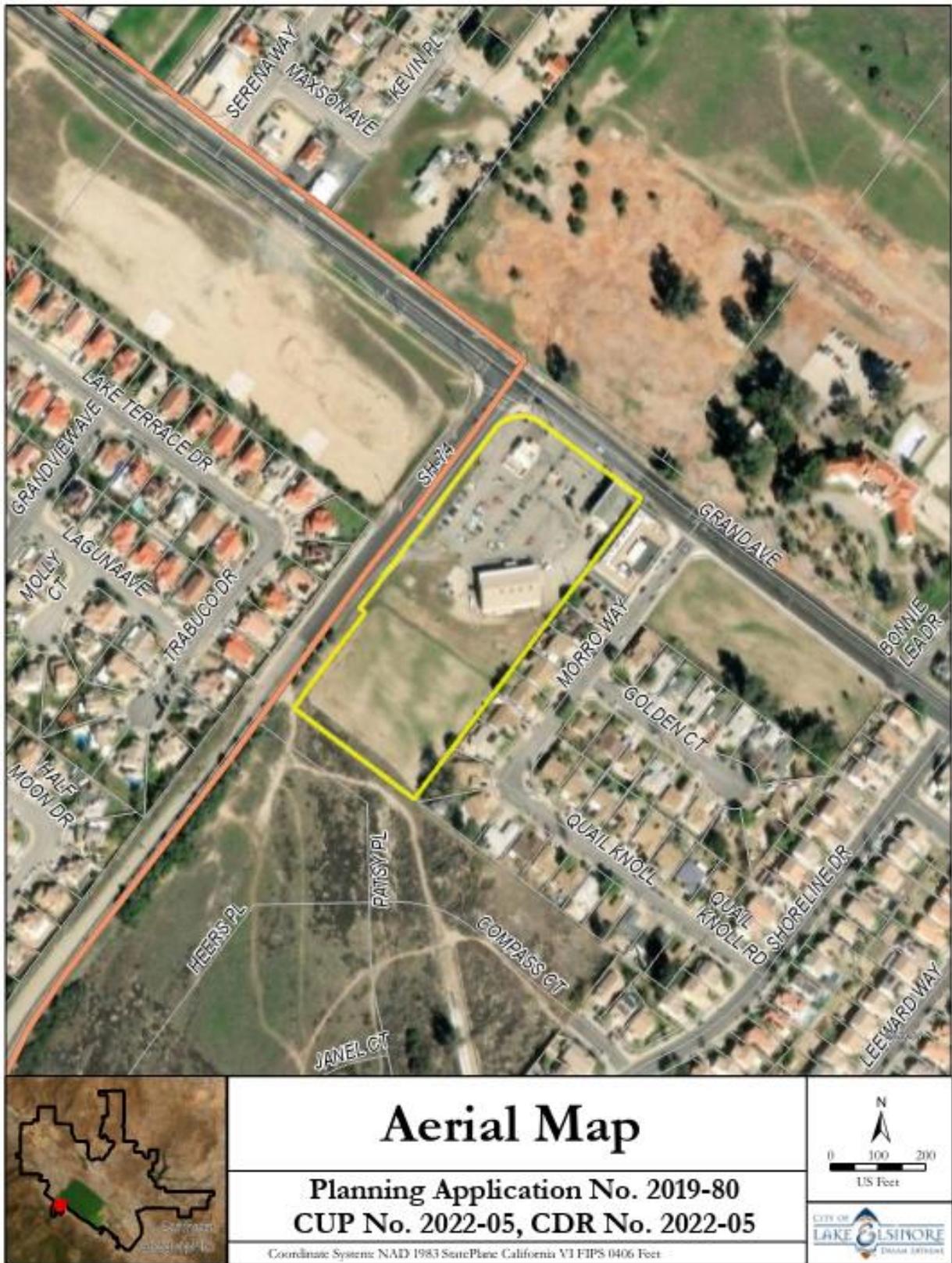


Figure 2 – Site Plan – Northern Portion

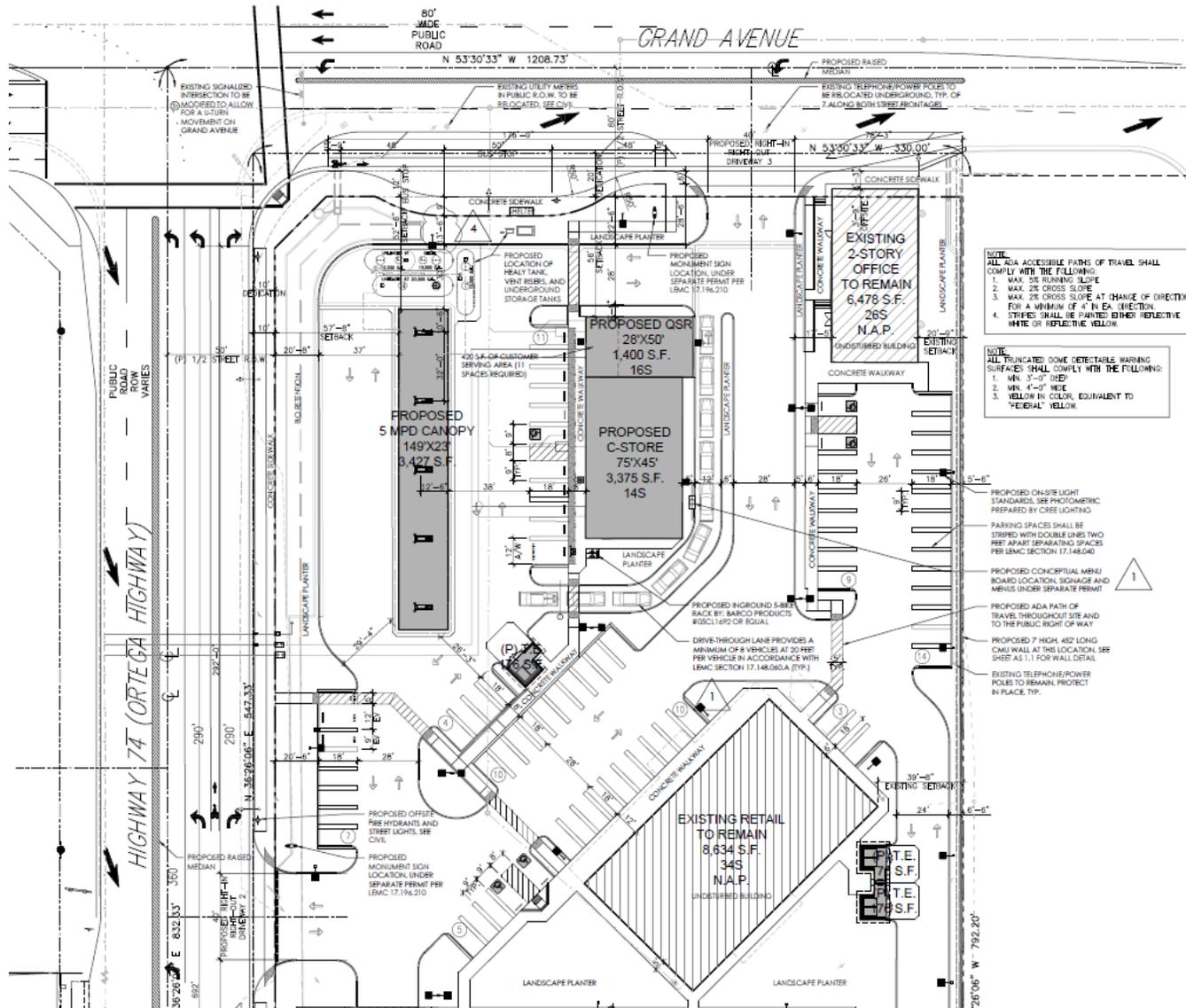
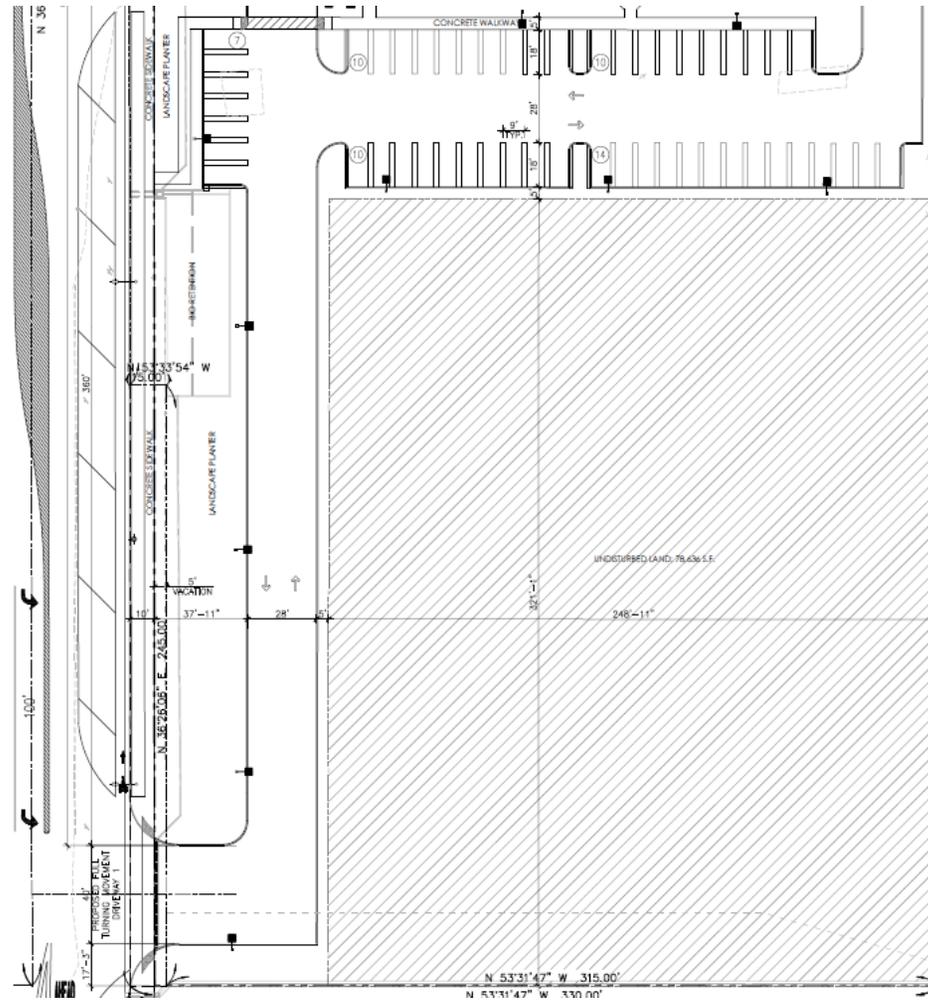


Figure 2 – Site Plan – Southern Portion



INFORMATION DEMONSTRATING THAT THE PROJECT SATISFIES THE CONDITIONS DESCRIBED IN SECTION 15332 OF TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS:

Criterion (a): Is the project consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations?

The proposed development's area of disturbance is located on a 3.57-acre portion of an approximately 7.07-acre commercial property in the City of Lake Elsinore's General Commercial General Plan (GP) Land Use designation and is also currently zoned Neighborhood Commercial (C-1). The intent of the GC GP Land Use designation and zoning district is to provide locations for general retail and office uses which offer the sale of goods and services to the general public and serve primarily the day-to-day shopping needs of the local residents. The proposed convenience store, drive-through restaurant, and gasoline fueling facility are permitted or conditionally permitted land uses pursuant to Lake Elsinore Municipal Code (LEMC) Section 17.120.020 and 17.120.030. In addition, the project meets all required development standards pursuant to LEMC Section 17.120 for the C-1 zone including building setbacks, floor area ratio (FAR), parking, and landscaping. Therefore, the project is consistent with the general plan designation and policies as well as the zoning designation and regulations.

Criterion (b): Is the proposed development located within the City limits on a site of no more than five acres substantially surrounded by urban uses?

The proposed development site is located within City limits and is part of an existing commercial center that was originally entitled in the mid-to-late 1950's. The proposed development's area of disturbance is 3.57-acres in size which is less than five acres. The subject property is substantially surrounded by commercial and residential uses including the Lake Elsinore Market, Lake Shore Beauty Supply, and Ortega Beauty Hair Salon. Therefore, the project meets this criterion.

Criterion (c): Does the project site have no value as habitat for endangered, rare, or threatened species?

A Biological Report (*Western Riverside County – MSHCP Biological Resources Compliance Analysis for the 3.57-acre Ortega Plaza – Commercial Retail Project Site, City of Lake Elsinore, Western Riverside County, California*) dated June 10, 2022, was prepared by Searl Biological Services for the project. The findings in the Biological Report are informed by an extensive literature review, compilation of existing documentation, and field reconnaissance conducted on August 4, 2020 and February 28, 2022. The total 3.57 acres to be disturbed as a result of project are characterized as "Developed".

As part of the study, the project site was assessed for its value as habitat for endangered, rare, or threatened species and was identified as having potential habitat. However, according to the Biological Report, no suitable habitat (riparian Scrub, forest or woodlands for the least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo was documented within or adjacent to the project site, according to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the project area is not located in a predetermined survey area and no additional surveys are required. Furthermore, the existing conditions documented within the Project Site including developed/ruderal habitat do not currently represent potential nesting habitat for common and/or MSHCP covered sensitive bird and raptor species. Potential direct and/or indirect impacts to

regulated nesting birds is not expected to occur as a result of project. The proposed action would not conflict with CDFG Codes Section 3503, 3503.5, and 3513. A preconstruction nesting bird surveys is not warranted.

Additionally, the project is not located within an MSHCP Criteria Area, Cell Group, or Linkage area. Therefore, no habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) are required.

In conclusion, the project site has no value as habitat for endangered, rare, or threatened species.

For additional information, refer to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis Report included as Appendix A to this report.

Criterion (d): Would the project result in any significant effects relating to traffic, noise, air quality, or water quality?

I. Traffic

The following review of potential traffic impacts is based on the Vehicle Miles Traveled (VMT) Screening Evaluation prepared by Urban Crossroads dated March 2022 (included as Appendix B) for the project. The purpose of the VMT Analysis is to assess the potential traffic-related effects of the project on the existing road network.

The City of Lake Elsinore's criteria to identify projects that would have a less-than significant impact on VMT and therefore could be screened out from further analysis includes the following:

1. Transit Priority Area (TPA) Screening: Projects which are located within a TPA are presumed to have a less than significant impact on VMT.
2. Low VMT Area Screening: This screening threshold applies to residential or office projects that are located within a low VMT-generating area, which are identified by WRCOG as traffic analysis zones (TAZ) where total daily VMT per service population performs at or below the jurisdictional average of total VMT per service population under base year (2012) conditions. Projects which are located within a low VMT-generating area are presumed to have a less than significant impact on VMT.
3. Project Type Screening: Local serving projects listed in the TIA Guidelines and projects that generate fewer than 110 net new daily vehicle trips (or 11 single-family residences) are presumed to have a less than significant impact on VMT. Also, projects that generate less than 3,000 MTCO_{2e} per year are considered to have a less than significant impact related to VMT.

The applicability of each criterion to the proposed Project is discussed below.

Screening Criteria 1 – TPA Screening: According to the City's guidelines, projects located in a TPA may be presumed to have a less than significant impact if the floor area ratio (FAR) is 0.75 or higher, includes no more parking for residents, customers, or employees than the City code mandates, and is

consistent with the Sustainable Communities Strategy (SCS). The proposed project is not located in a TPA. The proposed project site is not located within 0.5 mile of an existing major transit stop or an existing stop along a high-quality transit corridor.

Screening Criteria 2 - Low VMT Area Screening: The City Guidelines states that “Residential and office projects located within a low VMT- generating area are presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per service population that is similar to the existing land uses in the low VMT area.” City Guidelines identifies low VMT generating traffic analysis zones as those that generate VMT per service population below the City of Lake Elsinore’s baseline’s VMT per service population.

The parcel containing the proposed project was selected and the Screening Tool was run for the Origin-Destination VMT per service population measure of VMT. Based on the Screening Tool results (see Appendix B), the Project TAZ is shown to generate a VMT per service population of 23.3. Whereas the Screening Tool shows the City of Lake Elsinore baseline 35.6 VMT per service population. Therefore, the project is located in a low VMT area.

Screening Criteria 3 – Project Trip Generation Screening: City Guidelines state that small projects that generate less than 400 daily vehicle trips are considered less than significant absent substantial evidence to the contrary. Trips generated by the Proposed Project have been estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, 2021 (3). The proposed project is anticipated to generate 956 daily vehicle trip-ends per day. Therefore, the project is does not meet the 400 daily vehicle trips threshold.

Additionally, the City Guidelines describe those projects consisting of local-serving retail less than 50,000 square feet may be presumed to cause a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel. The proposed project consists of a 10-vehicle fueling station and a 4,775 square foot convenience store/fast-food restaurant, which is less than the 50,000 square foot threshold, therefore, the project’s impact on VMT is presumed to be less than significant.

In summary, the project was evaluated consistent with the available screening criteria. The project was found to meet the Low VMT Area and Project Type screening criteria. The proposed project is presumed to result in a less than significant impact for VMT; no further VMT analysis required.

For additional information, refer to the Vehicle Miles Traveled (VMT) Screening Evaluation included as Appendix B to this report.

II. Noise

The following review of potential noise impacts is based on the *Noise Impact Analysis* prepared by Entech Consulting Group dated May 2024 (included in Appendix C) for the project. Under Appendix G of the State CEQA Guidelines, any project would create significant noise impacts if the project

would result in:

- Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Generation of excessive groundborne vibration or groundborne noise levels; or
- Expose people residing or working in the project area to excessive noise levels if the project is located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport

The purpose of the Noise Impact Analysis is to assess the potential noise impacts resulting from project construction and operation and to evaluate whether the project would expose people to excessive noise levels. A summary of the Noise Impact Analysis is provided below:

During project construction, it would result in temporary noise impacts from transportation of construction crews and equipment to and from the development site and construction activities such as operation of mobile and stationary construction equipment. However, any temporary increases in ambient noise levels caused by construction would not exceed the City's mobile and stationary construction noise standards. Therefore, impacts from construction noise would be less than significant. Although not required to mitigate any significant impacts under CEQA, the City will require the project to comply with the following Conditions of Approval to minimize noise from project construction in accordance with the recommendations provided in the Noise Impact Analysis:

- Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall only occur between the hours of 7:00 a.m. and 7:00 p.m. on weekdays only, Monday through Friday. Construction is prohibited on weekends and holidays.
- During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
- The contractor should locate equipment staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
- Idling equipment should be turned off when not in use.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 7:00 a.m. and 7:00 p.m. on weekdays. Construction is prohibited on weekends and holidays).
- The construction contractor shall utilize an ultra-quiet air compressor with a L_{max} noise level to no more than 65 dBA.

During project operation, it would result in ongoing noise generation caused by external speakers at the drive-through lane, outdoor eating area, parking noise and HVAC operations. However, project operation would not result in significant increase in ambient noise levels from project operational activities given the project setting and the proximity to Ortega Highway as well as the incorporation

of a 461-foot-long sound wall at a height of seven (7) feet near the northeastern edge of the property line adjacent to the existing residential uses. No significant changes to ambient noise levels are expected as a result of existing ambient noise generated by vehicle traffic along the highway. The noise levels caused by project operation would not exceed the City's exterior noise standards. Therefore, impacts from operational noise would be less than significant.

In conclusion, the project's construction and operation would not exceed the City's established noise standards. Therefore, the project would not result in significant noise impacts from construction or operational activities.

For additional information, refer to the Noise Impact Analysis included as Appendix C to this report.

III. Air Quality

The following review of potential air quality impacts is based on the Air Quality and Greenhouse Gas Study prepared by Entech Consulting Group dated March, 2022 (included in Appendix D) for the project. Under Appendix G of the State CEQA Guidelines, any project would create significant impacts if a project would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard;
- Expose sensitive receptors to substantial pollutant concentrations; or
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people

The purpose of the Air Quality and Greenhouse Gas Study is to assess the potential air quality impacts resulting from project construction and operation and to evaluate project compliance with applicable criteria pollutant thresholds set by the South Coast Air Quality Management District (SCAQMD).

Project Construction

Project construction would result in Short-term emissions from equipment exhaust, fugitive dust, and architectural coatings. Short-term emissions would fall below all applicable SCAQMD local and regional daily thresholds of significance. Therefore, both regional and localized construction emissions from project construction would fall below SCQAMD daily significance thresholds and project construction would not result in significant regional or localized air quality impacts.

Project Operations

During project operation, emissions of all criteria pollutants would fall below applicable daily thresholds of significance. Therefore, the project would neither conflict with plans, violate an air quality standard, nor contribute to an existing or projected violation, that would result in a cumulatively considerable increase in ozone or particulate matter emissions or expose receptors to substantial pollutant concentrations. Therefore, air quality emissions from project operation are less

than significant.

Project operation would produce an increase in project trip generation, electricity consumption, area sources, and evaporative emissions resulting in air quality impacts. However, regional and localized emissions from project operation would fall below SCQAMD daily significance thresholds and therefore would not result in significant regional or localized air quality impacts.

Moreover, the project does not have the potential to expose sensitive receptors to substantial pollutant concentrations, result in other emissions (such as those leading to odors) adversely affecting a substantial number of people, or conflict with or obstruct implementation of any air quality plan. As such, the project would not result in any significant air quality impacts.

For additional information, refer to the Air Quality and Greenhouse Gas Study included as Appendix D to this report.

IV. Water Quality

The project area is located within the Lake Elsinore sub-watershed of the Santa Ana Watershed region of Riverside County. The Santa Ana Regional Water Quality Control Board (SARWQCB) sets water quality standards for ground and surface waters within the region. Water quality standards are defined under the Clean Water Act to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (i.e. water quality objectives).

Project construction activities would include grading, excavation, installation of subsurface infrastructure, and other earthmoving activities which could potentially cause erosion that could degrade surface or ground water quality and/or violate water quality standards. Moreover, the use of heavy construction equipment could result in the accidental release of hazardous materials (e.g., oils, fuels, and other water quality pollutants) that could potentially affect surface and/or ground water quality. As required by the Clean Water Act, the project would comply with the Santa Ana Municipal Separate Storm Sewer (MS4) NPDES Permit. The NPDES MS4 Permit Program, which is administered in the project area by Riverside County and is issued by the SARWQCB, regulates storm water and urban runoff discharges from developments to natural and constructed storm drain systems in the City. Because the project would disturb one or more acres of soil, construction activities would be subject to the Construction General Permit (NPDES General Permit No. CAS000002, Waste Discharge Requirements, Order No. 2009-0009-DWQ, adopted September 2, 2009 and effective as of July 2, 2010) issued by the State Water Resources Control Board. The Construction General Permit requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) for site clearing, grading, and disturbances such as stockpiling or excavation. The SWPPP would generally contain a site map showing the construction perimeter, proposed buildings, storm water collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways.

A project-specific Preliminary Water Quality Management Plan (WQMP) dated September 11, 2020 (Revised May 03, 2024) has been prepared to address the increase in polluted runoff that would occur

from the project by describing the site design, source control and treatment control Best Management Practices (BMPs) that will be implemented and maintained throughout the life of the project. In drainage design, the proposed drainage pattern of the site will sheet flow stormwater runoff to the landscape areas fronting the property along Ortega Highway and Grand Avenue. Stormwater from the site (designated as - 7 - DMA 1 and DMA-2) will be treated by the bioretention systems located within the landscape areas. Stormwater treated by the bioretention systems will flow into the underdrains connected to the pump station before being discharged to the curb and gutter on Ortega Highway. Storm events exceeding the capacity of the bioretention system will discharge through the primary overflow system to the pump structure. Secondary overflow structures have been included on each basin fronting the property and will discharge directly to the curb and gutter on Ortega Highway. In addition, there will be a dedication of approximately 0.74 acres of land (designated as DMA 3) for street improvement along Ortega Highway and Grand Ave. This area (DMA-3) will be alternatively included in sizing of the proposed basin (BMP-1) in DMA-1, although its runoff will not be possibly captured by the basin due to elevation constraints. Lastly, runoff from the Ortega Highway gutter will flow into the curb and gutter on Grand Avenue before discharging to an engineered swale and proceeding to Lake Elsinore.

Furthermore, the project is required to implement a Storm Water Pollution Prevention Plan which will include measures such as construction-phase best management practices (BMPs) to protect against stormwater runoff. Through implementation of measures specified in both the WQMP and SWPPP, along with adhering to applicable regulations, the project would meet applicable water quality standards and discharge regulations. Therefore, the project would not otherwise substantially degrade surface or ground water quality, and any water quality impacts resulting from the project would be less than significant.

For additional information, refer to the Water Quality Management Plan included as Appendix E to this report.

Criterion (e): Can the Project site be adequately served by all required utilities and public services?

Fire Protection: The project will be subject to City policies and ordinances relating to hazard mitigation and fire prevention. The project will be required to comply with applicable fire code requirements for construction and access to the site which will be reviewed by the City Fire Department to determine the project-specific fire requirements. Chapter 16.74 of the LEMC establishes a program for the adoption and administration of development impact fees by the City whereby as a condition to the issuance of a building permit or certificate of occupancy by the City, the property owner or land developer is required to pay development impact fees or provide other consideration to the City for the purpose of defraying the costs of public expenditures for capital improvements (and operational services to the extent allowed by law) which will benefit such new development. Section 16.74.049 includes a “fire facilities fee” to mitigate the additional burdens created by new development for City fire facilities. The project will incrementally increase demands for fire protection services associated with service calls, inspections, etc. However, the increase in

demand for fire protection services is not anticipated to require the construction of new facilities or infrastructure. Therefore, any impacts related to fire protection resulting from the project will be less than significant.

Police Protection: Chapter 16.74 of the LEMC establishes a program for the adoption and administration of development impact fees by the City for the purpose of defraying the costs of public expenditures for capital improvements (and operational services to the extent allowed by law) which would benefit such new development. The project will participate in this development impact fee program to mitigate potential impacts to police protection resources. Additionally, the project will be required to comply with applicable law enforcement requirements and standards to ensure adequate law enforcement protection is available to serve the proposed development. Potential impacts would be considered incremental and can be offset through the payment of the development impact fee and compliance with regulatory requirements. The project will not result in substantial adverse physical impacts related to police protection. Therefore, the project will not significantly impact police protection resources or services.

Schools: The proposed development is located within the Lake Elsinore Unified School District (LEUSD). The project will be required to pay school impact fees as levied by the LEUSD, which will provide funding for school facilities. The project does not propose new housing and therefore no increase in demand for LEUSD facilities and services will be created. Therefore, any potential impacts would be considered incremental and would be offset through the payment of the appropriate development impact fees for schools. Based on the above, the proposed project will not result in substantial adverse physical impacts related to schools. Any impacts would be less than significant.

Parks: The project does not propose residential uses so it would not generate additional residents who would need park facilities or services. Therefore, a direct increase in park usage is not expected because of the project. New commercial development may cause incremental indirect impacts to park facilities from the occasional use of a park by employees. Section 16.34.060 of the LEMC requires that prior to the issuance of a building permit, the property owner or developer must pay fees for the purposes set forth in that section. Section 16.34.060.D describes the City's Park Capital Improvement Fund and describes that the City Council has the option to request dedication for park purposes or in lieu thereof, request that the property owner or developer pay a fee for the purpose of purchasing the land and developing and maintaining the City park system. The project will be required to pay park fees to the City for the purpose of establishing, improving, and maintaining park land within the City. Because the project does not propose new housing, any potential impacts would be considered incremental and would be offset through the payment of the appropriate park fees. Based on the above, the project would not result in substantial adverse physical impacts related to parks. Any impacts would be less than significant.

Other Public Facilities: The City is a part of the Riverside County Library System. Section 16.34.060 of the LEMC requires that prior to the issuance of a building permit, the property owner or developer must pay fees for the purposes set forth in that section. Section 16.34.060.B establishes the City's Library Mitigation Fee program and provides that an in-lieu fee for future construction of library

improvements shall be paid to the City to ensure that the necessary library facilities are provided to the community. Since the project would not include new housing, potential impacts to library services would be less than significant.

Chapter 16.74 of the LEMC establishes a program for the adoption and administration of development impact fees by the City for the purpose of defraying the costs of public expenditures for capital improvements (and operational services to the extent allowed by law) which would benefit such new development. Section 16.74.048 includes an “Animal shelter facilities fee” to mitigate the additional burdens created by new development for animal facilities. In addition, the property owner will be required to pay City Hall & Public Works fees, Community Center Fees, and Marina Facilities Fees prior to the issuance of building permits. Therefore, potential impacts associated with other public services and facilities would be less than significant.

Wastewater/Sewer: The proposed development is located within the wastewater/sewer service boundary of the Elsinore Valley Municipal Water District (EVMWD). The proposed development will connect with the EVMWD wastewater/sewer system. Connections to local sewer mains will involve temporary and less than significant construction impacts that will occur in conjunction with other on-site improvements. In addition, the project will be required to pay sewer connection fees. Implementation of the project will not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Any impacts would be less than significant.

Storm Water Drainage: On-site grading and drainage improvements proposed in conjunction with the proposed site work will be required to comply with provisions of the National Pollutant Discharge Elimination System (NPDES) program, including Waste Discharge Requirements (WDR), and the 2010 Santa Ana Municipal Separate Sewer Permit (MS4) Permit, as enforced by the Santa Ana Regional Water Quality Board (SARWQCB). Pursuant to the City’s Municipal Code, all construction projects shall implement Best Management Practices (BMPs) to be specified in a submitted Stormwater Pollution Prevention Plan (SWPPP). The project was required to submit a project-specific WQMP to identify post-construction BMPs that include drainage controls such as infiltration pits, detention ponds, bioswales, berms, rain gardens, and pervious pavement. Upon adherence to the approved WQMP, the project will not substantially alter the existing drainage pattern of the site or area, nor will it require new or expanded off-site storm drain facilities the construction or relocation of which could cause significant environmental effects. Any impacts would be less than significant.

Water Supplies: The proposed development is located within the water service boundary of the Elsinore Valley Municipal Water District (EVMWD). The proposed development will connect to the EVMWD water supply system. Connections to local water mains will involve temporary and less than significant construction impacts that will occur in conjunction with other on-site improvements. In addition, the project will be required to pay water connection fees and comply with water efficiency guidelines set by the City. Project implementation will not require, or result in, the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Given the relatively small scale of the proposed in-fill development,

potential impacts are considered nominally incremental and would be less than significant.

Solid Waste Disposal: All development within the City of Lake Elsinore is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939 (CalRecycle), and other local, state, and federal solid waste disposal standards. The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the state to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, that identifies how each jurisdiction will meet the mandatory state diversion goal of 50% by and after the year 2000. The purpose of AB 939 is to “reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible.” The project is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939, and other applicable local, state, and federal solid waste disposal standards as a matter of regulatory policy as standard condition of approval, thereby ensuring that the solid waste stream to the waste disposal facilities is reduced in accordance with existing regulations. Any impacts would be less than significant.

Electricity, Natural Gas, Telephone, Television: The proposed development is in a developed, urban setting. The site and the surrounding properties are fully served by various utility service providers. There are no anticipated significant service or system upgrades required to serve the proposed development. Any increase in the demand for public utilities by the project would be less than significant.

DETERMINATION:

I find that the answers given above are adequately supported by the information sources cited following each question and that the effects of the project are typical of those generated within that class of projects (*i.e.*, Class 32 – Infill Development Projects) characterized as in-fill development meeting the conditions of Section 15332 of Title 14 of the California Code of Regulations. The project will not cause a significant effect on the environment and is therefore categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act.

Carlos Serna

Carlos Serna, Associate Planner

09/11/2024

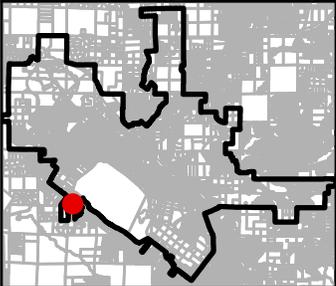
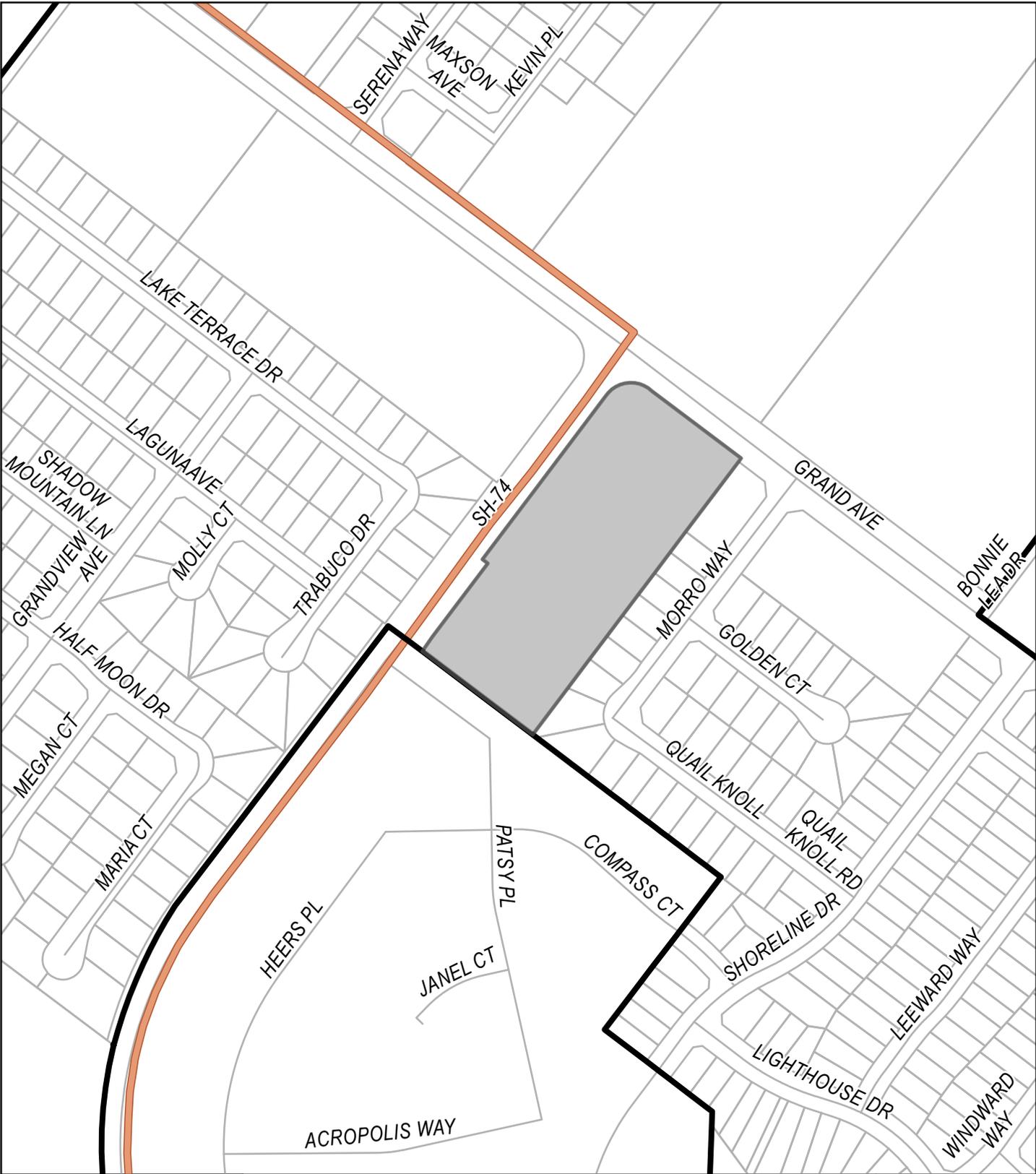
Date

Appendices:

The following documents were used as information sources during preparation of this document. They are available for public review on the City’s CEQA Documents – Pending Projects Webpage here: <https://www.lake-elsinore.org/306/CEQA-Documents---Pending-Projects> or at the City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530, ph. (951) 674-3124.

- A) *Western Riverside County – MSHCP Consistency Analysis for the 3.57-acre Ortega Plaza – Commercial Retail Project Site, City of Lake Elsinore, Western Riverside County, California* prepared by Searl Biological Services (June 25, 2024)

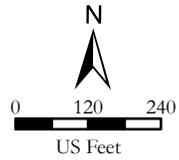
- B) *Ortega Plaza Vehicle Miles Traveled (VMT) Screening Evaluation* prepared by Urban Crossroads (March 2022)
- C) *Noise Impact Analysis* prepared by: Entech Consulting Group (May 2024)
- D) *Air Quality and Green House Gas Study* prepared by: Entech Consulting Group (May 2024)
- E) *Preliminary Water Quality Management Plan* prepared by Plump Engineering, Inc. (Revised May 03, 2024)

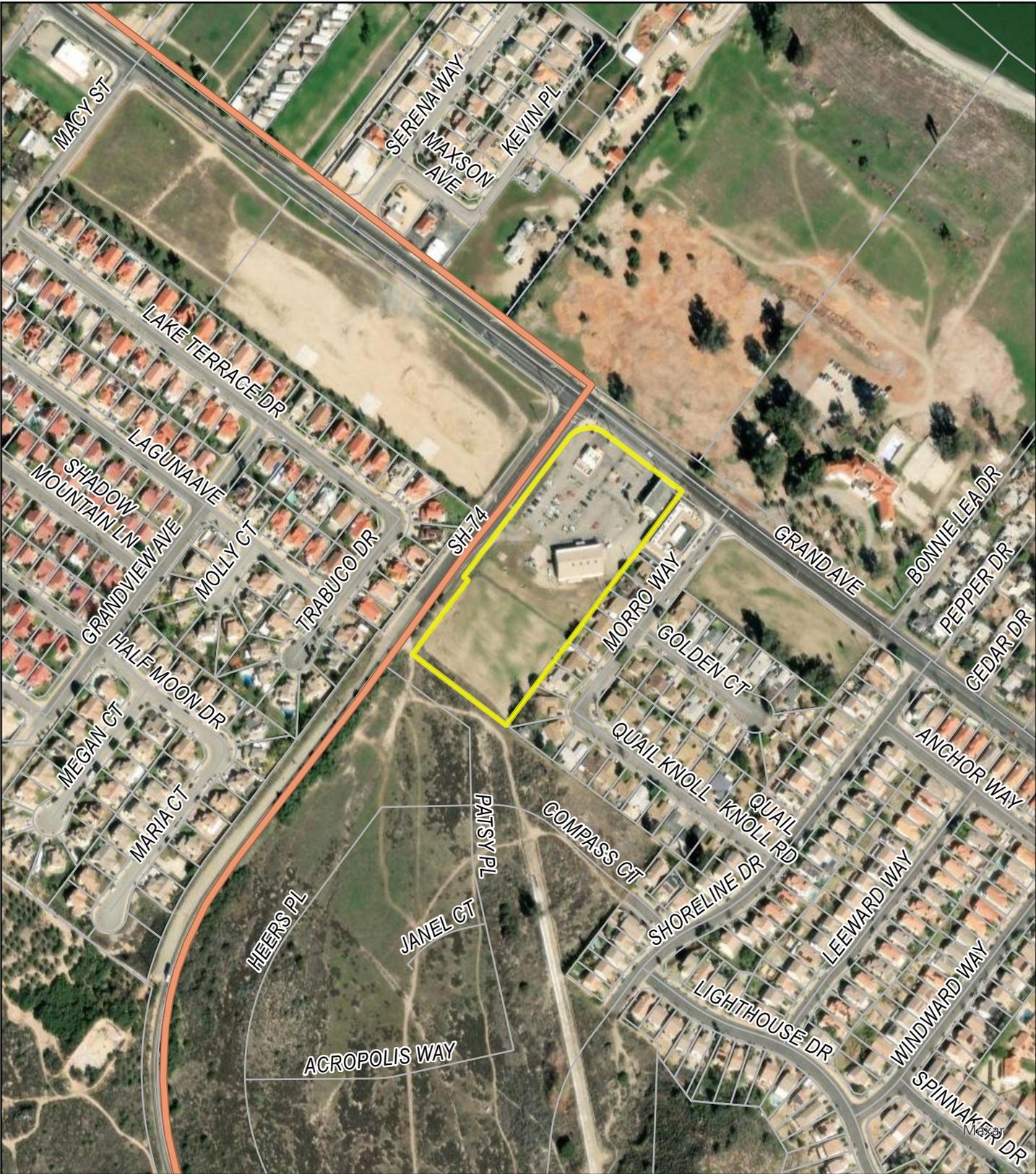


Vicinity Map

Planning Application No. 2019-80
 APN: 381-320-025

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

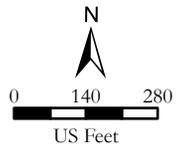


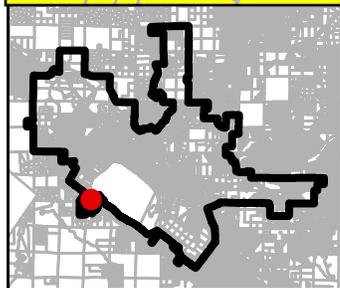
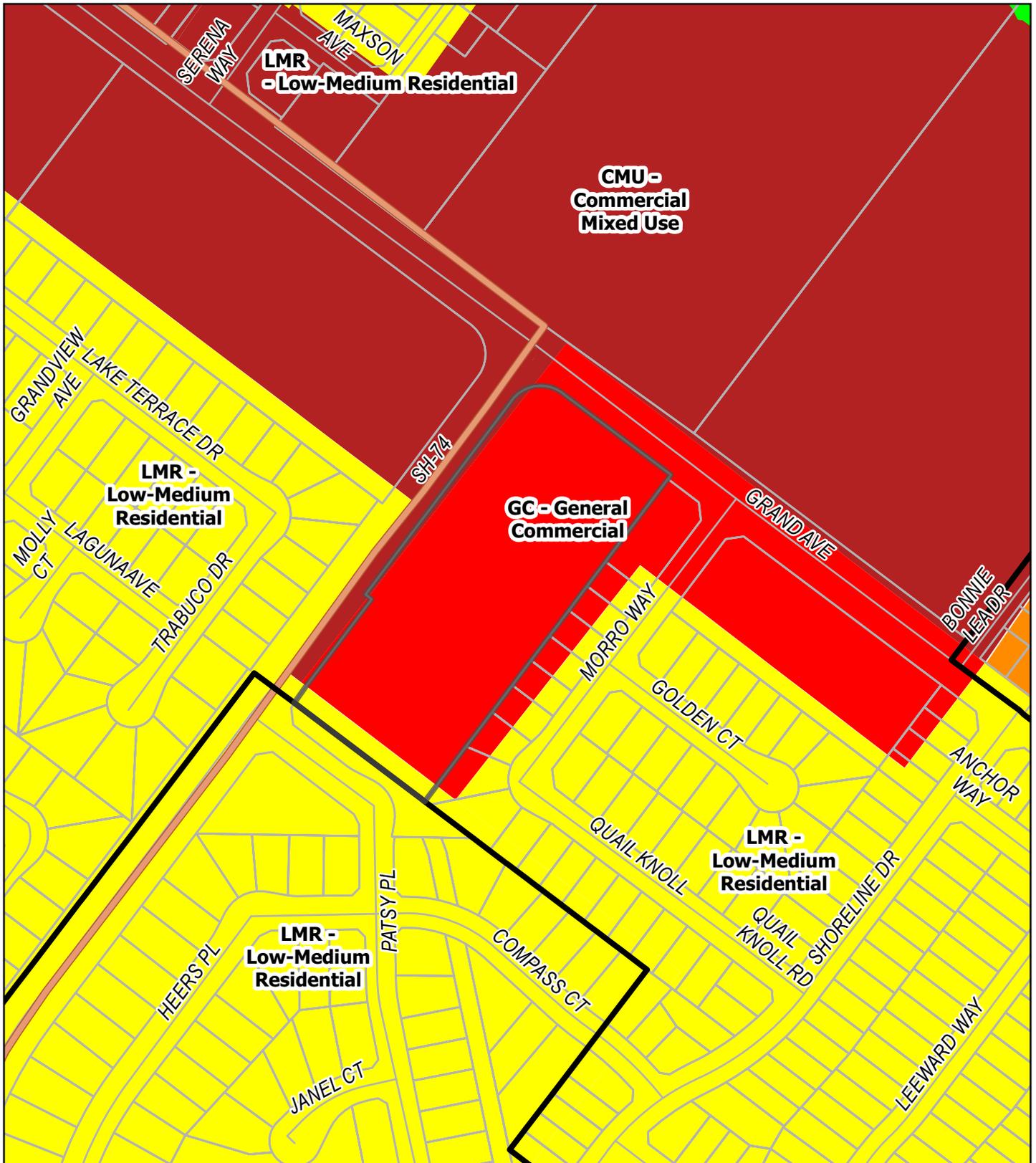


Aerial Map

Planning Application No. 2019-80
APN: 381-320-025

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

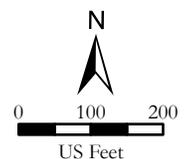


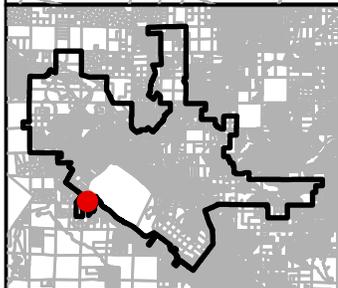
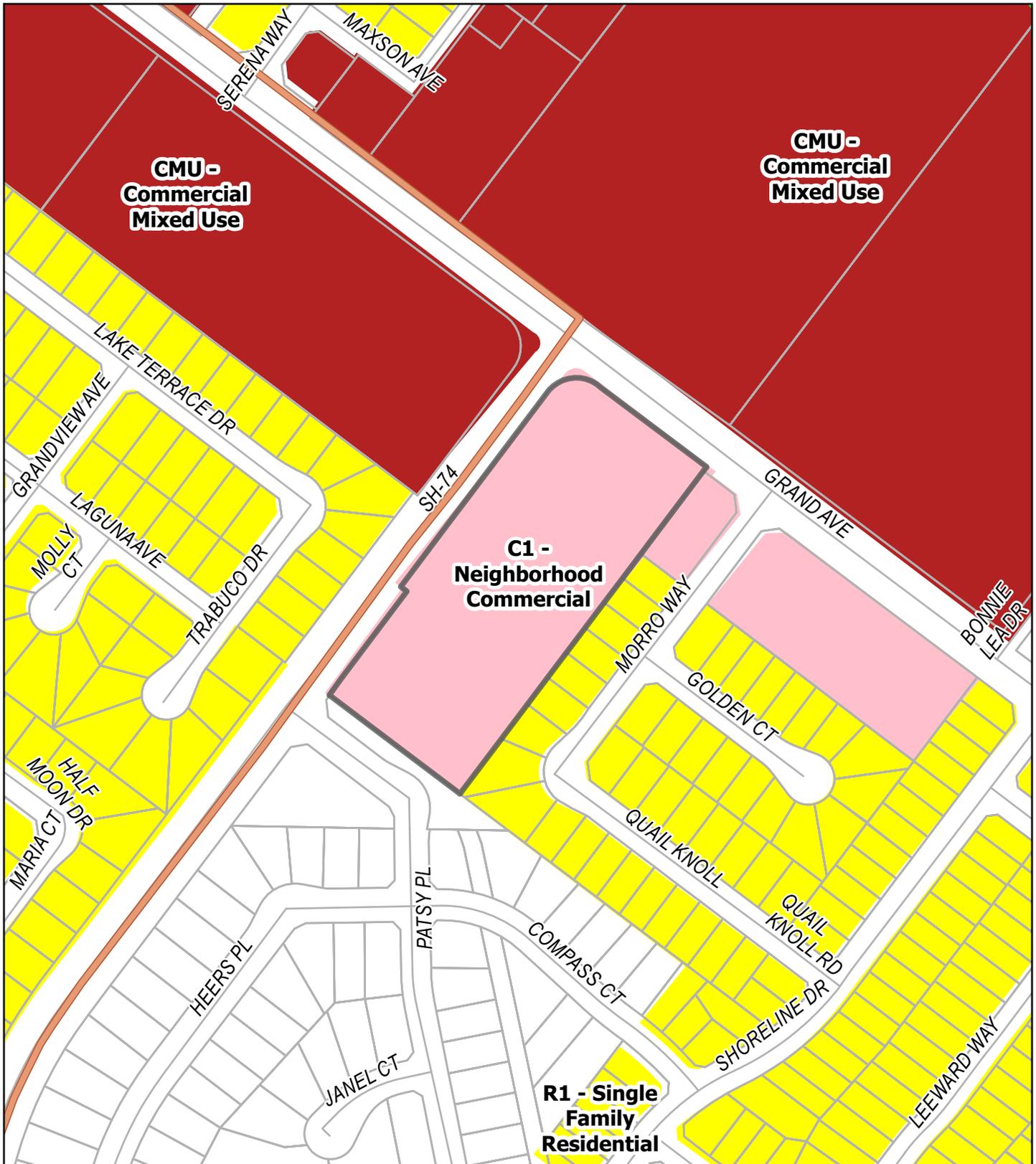


General Plan Exhibit

Planning Application No. 2019-80
 APN: 381-320-025

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

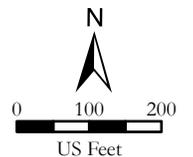




Zoning Exhibit

Planning Application No. 2019-80
 APN: 381-320-025

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet



B&S DEPARTMENT GENERAL CONDITIONS

BUILDING AND SAFETY DEPARTMENT

General Conditions

B-1. Final Building and Safety Conditions. Final Building and Safety Conditions will be addressed when building construction plans are submitted to Building and Safety for review. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes, which are enforced at the time of building, plan submittal.

B-2. Compliance with Code. All design components shall comply with applicable provisions of the 2019 edition of the California Building, Plumbing and Mechanical Codes: 2019 California Electrical Code; California Administrative Code, 2019 California Energy Codes, 2019 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.

B-3. Green Measures. The application shall provide 10% voluntary green measures on the project, as stipulated by the 2019 California Green Building Standards.

B-4. Disabled Access. Applicant shall provide details of all applicable disabled access provisions and building setbacks on plans to include:

- a. All ground floor units to be adaptable.
- b. Disabled access from the public way to the entrance of the building.
- c. Van accessible parking located as close as possible to the main entry.
- d. Path of accessibility from parking to furthest point of improvement.

e. Path of travel from public right-of-way to all public areas on site, such as club house, trash enclosure tot lots and picnic areas.

B-5. Street Addressing. Applicant must obtain street addressing for all proposed buildings by requesting street addressing and submitting a site plan for commercial or multi-family residential projects or a recorded final map for single-family residential projects. It takes 10 days to issue address and notify other agencies. Please contact Sonia Salazar at salazar@lake-elsinore.org or 951-674-3124 X 286

B-6. Clearance from LEUSD. A receipt or clearance letter from the Lake Elsinore School District shall be submitted to the Building and Safety Department to ensure the payment or exemption from School Mitigation Fees.

B-7. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.

B-8. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.

B-9. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits. Septic systems will need to be approved from Riverside County Environmental Health Department before permit issuance.

B-10. House Electrical Meter. Applicant shall provide a house electrical meter to provide power for the operation of exterior lighting, irrigation, pedestals and fire alarm systems for each building on the site. Developments with single user buildings shall clearly show on the plans how the operation of exterior lighting and fire alarm systems when a house meter is not specifically proposed.

At Plan Review Submittal

B-11. Must submit Grading Plans to Engineering prior to Building. Building will not accept plans if they have not been submitted to Engineering first.

Submitting Plans and Calculations. Applicant must submit to Building and Safety online portal for electronic plan check and permitting:

- a. An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.
- b. A Sound Transmission Control Study in accordance with the provisions of the Section 5.507, of the 2019 edition of the California Green Code.
- c. A precise grading plan to verify accessibility for the persons with disabilities.
- d. Truss calculations that have been stamped by the engineer of record of the building and the truss manufacturer engineer.

Prior to Issuance of Grading Permit(s)

B-12. Onsite Water and Sewer Plans. Onsite water and sewer plans, submitted separately from the building plans, shall be submitted to Building and Safety for review and approval.

B-13. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project. Asbestos report and lead base paint reports are required before demo permit will be issued.

Prior to Issuance of Building Permit(s)

B-14. Plans Require Stamp of Registered Professional. Applicant shall provide appropriate stamp of a registered professional with original signature on the plans. Provide C.D. of approved plans to the Building Division.

Prior to Beginning of Construction

B-15. Pre-Construction Meeting. A pre-construction meeting is required with the building inspector prior to the start of the building construction.

FIRE DEPARTMENT GENERAL CONDITIONS

1. HAZARDOUS FIRE AREA: THIS PROJECT IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE OF RIVERSIDE COUNTY AS SHOWN ON A MAP ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS. ANY BUILDING CONSTRUCTED WITHIN THIS PROJECT SHALL COMPLY WITH THE SPECIAL CONSTRUCTION PROVISION CONTAINED IN THE CITY OF LAKE ELSINORE ORDINANCE AND THE CALIFORNIA BUILDING CODE.

2. FIRE FLOW AND HYDRANTS: THE APPLICANT OR DEVELOPER SHALL PROVIDE FIRE HYDRANTS IN ACCORDANCE WITH THE FOLLOWING:

- A. PRIOR TO BUILDING PERMIT APPLICATION, COORDINATE WITH THE WATER DISTRICT TO PROVIDE A NEW PUBLIC FIRE HYDRANT. SHOW THE LOCATION OF THE PROPOSED HYDRANT ON THE BUILDING PERMIT SITE PLAN SUBMITTAL. THE HYDRANT MUST COMPLY WITH FIRE HYDRANT FLOW AND SPACING REQUIREMENTS PER THE CALIFORNIA FIRE CODE AT THE TIME OF PERMIT APPLICATION.
 - B. PRIOR TO PLACING ANY COMBUSTIBLES ON SITE, PROVIDE AN APPROVED WATER SOURCE FOR FIREFIGHTING PURPOSES.
3. EMERGENCY VEHICLE ACCESS ROADS MUST MEET FIRE DEPARTMENT STANDARDS AT THE TIME OF BUILDING PERMIT APPLICATION. CURRENT STANDARDS REQUIRE MINIMUM 24-FOOT WIDE ROADS. ROADS MUST BE CAPABLE OF SUPPORTING AT LEAST 80,000 POUNDS.
4. PRIOR TO BUILDING PERMIT ISSUANCE, INSTALL THE APPROVED WATER SYSTEM, APPROVED ACCESS ROADS, AND CONTACT THE FIRE DEPARTMENT FOR A VERIFICATION INSPECTION.

PLANNING GENERAL CONDITIONS

- 1. PROJECT REQUIRED TO INCORPORATE APPLICABLE CAP MEASURES.

ORTEGA PLAZA RETAIL & COMMERCIAL CENTER

W/ ORTEGA PLAZA, LLC

PROJECT OWNER / APPLICANT

KAZAK GOROU
ORTEGA PLAZA, LLC
15890 GRAND AVE.
LAKE ELSINORE, CA 92530
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E-MAIL: zackgorou@yahoo.com

OWNER'S REP

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PHONE: 858-692-0029
E-MAIL: cg4519@gmail.com

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FAX: (951) 696-1443
E-MAIL: ghann@empiregr.biz
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PROJECT TEAM

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CIVIL / HYDROLOGY / WQMP: PLUMP ENGINEERING, INC.
914 E. KATELLA AVE.
ANAHEIM, CA 92805
PHONE: 714-385-1835 EXT. 110
FAX: 714-385-1834
CELL PHONE: 714-357-7323
E-MAIL: troy@peico.com
CONTACT: TROY TRYFONOPOULOS, P.E.

LANDSCAPE: ROBERT TAFT & ASSOCIATES
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PHONE: 951-676-5688
E-MAIL: RobertTaftLA@gmail.com
CONTACT: ROBERT TAFT

AIR QUALITY/GREEN HOUSE / NOISE IMPACT ANALYSIS: ENTECH CONSULTING GROUP
PO BOX 892188
TEMECULA, CA 92589
PHONE: 951-504-0555
E-MAIL: mjones@entechnorthwest.com
CONTACT: MICHELLE A. JONES

BIOLOGICAL / MSHCP: BSEARL BIOLOGICAL SERVICES
43430 E. FLORIDA AVE. #F
HEMET, CA 92544
PHONE: 951-805-2028
E-MAIL: lsearl@searlbio.com
CONTACT: TIM SEARL

GEOTECHNICAL / INFILTRATION: EARTH STRATA GEOTECHNICAL SERVICES, INC.
4218 REMINGTON AVENUE
TEMECULA, CA 92590
CELL PHONE: 951-536-5081
E-MAIL: gadalla@earth-strata.com
CONTACT: GADALLA GADALLA "GUGU"

PHASE I ENVIRONMENTAL: TA-GROUP DD, LLC
3146 TIGER RUN COURT, SUITE 118
CARLSBAD, CA 92010
CELL PHONE: 760-473-0645
E-MAIL: Timothy.Lester@TA-GroupDD.com
CONTACT: TIMOTHY LESTER

TRAFFIC IMPACT STUDY: URBAN CROSSROADS
1133 CAMELBACK ST #8329
NEWPORT BEACH, CA 92668
PHONE: 949-861-0177
E-MAIL: cso@urbanroads.com
CONTACT: CHARLENE SO, PE

PHOTOMETRIC PLAN: CREE LIGHTING
9201 WASHINGTON AVE.
RACINE, WI 53406
PHONE: 714-812-8182
E-MAIL: jay@bostonmcdermott.com
CONTACT: JAY BOSTON

DRAWING INDEX

ARCHITECTURAL
G1.0 TITLE SHEET
AS 1.0 CONCEPTUAL SITE PLAN
AS 1.1 CONCEPTUAL SITE WALL PLAN
A 1.0 C-STORE FLOOR
A 1.1 C-STORE ROOF PLAN
A 2.0 C-STORE ELEVATIONS
A 3.0 C-STORE SECTIONS
CA 1.0 CANOPY PLAN
CA 2.0 CANOPY ELEVATIONS
TE 1.0 TRASH ENCLOSURE PLAN
MB 1.0 MATERIALS BOARD

ALTA/TOPO
SHEET 1 ALTA/TOPO
SHEET 2 ALTA/TOPO

CIVIL
C01 PRELIMINARY GRADING PLAN
C02 WQMP PLAN
C03 PRELIMINARY UTILITY PLAN
C04 SECTIONS

LANDSCAPE
L1 LANDSCAPE CONCEPT PLAN

PHOTOMETRIC
SHEET 1 SITE LIGHTING PHOTOMETRIC PLAN

DEFERRED SUBMITTALS

- 1. FIRE SPRINKLER ENGINEERING
- 2. TRUSSES

SEPARATE PERMITS

- 1. SIGNS (SIGNS MUST BE COMPLEMENTARY TO THE ARCHITECTURAL DESIGN OF THE BUILDING. SIGN PROPOSAL SHALL INCLUDE COLOR SCHEME, TYPES OF MATERIALS, TYPEFACE, DIMENSIONS, AND A SITE PLAN DEPICTING THE LOCATIONS OF ALL PROPOSED FOR THE PROJECT, INCLUDING BUILDING SIGNS, CANOPY SIGNS, PARCEL IDENTIFICATION SIGNS, AND GAS PRICES SIGNS.
- A. SPACE FOR THE LOGICAL AND INTEGRATED PLACEMENT OF SIGNS (INCLUDING ADDRESS) SHOULD BE ALLOCATED IN THE PROJECT DESIGN. INDICATE CONCEPTUAL LOCATION AND SPECIFICATIONS OF PROPOSED SIGNAGE INCLUDING GAS STATION PRICING SIGNAGE AND MONUMENTATION. REFER TO LEMC 17.196.210 FOR GAS STATION SIGN STANDARDS.
- B. PROVIDE A SIGN AREA CALCULATION FOR THE CONCEPTUAL WALL SIGNAGE. THE TOTAL SIGN AREA PERMITTED PER BUILDING FRONTAGE SHALL NOT EXCEED ONE SQUARE FOOT PER LINEAL FOOT OF BUILDING FRONTAGE ON WHICH THE SIGN IS LOCATED.

CODE INFORMATION

ALL CONSTRUCTION TO COMPLY WITH:
BUILDING CODE: 2022 CALIFORNIA BUILDING CODE
PLUMBING CODE: 2022 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE: 2022 CALIFORNIA ELECTRIC CODE
MECHANICAL CODE: 2022 CALIFORNIA MECHANICAL CODE
ENERGY CODE: 2022 CALIFORNIA ENERGY CODE
GREEN BUILDING: 2022 CALIFORNIA GREEN BUILDING CODE
FIRE CODE: 2022 CALIFORNIA FIRE CODE (2021 IFC)

*THE PROJECT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS AS OUTLINED IN THE C-1 ZONE AND THE LEMC

SITE DATA

ADDRESS: 15890 GRAND AVENUE
LAKE ELSINORE, CA 92530
PERMIT NUMBER: PA2019-80
CDR2022-0005
CUP2022-0005
APN: 381-320-025-6
COUNTY: RIVERSIDE
GROSS LOT SIZE: 7.07 ACRES (307,939 S.F.)
PROJECT AREA: DISTURBED: 3.57 ACRES (155,540 S.F.)
BUILDING AREAS: PROPOSED C-STORE: 3,375 S.F.
PROPOSED QSR: 1,400 S.F.
PROPOSED CANOPY: 3,427 S.F.
PROPOSED TRASH ENCLOSURE: 176 S.F. (TYP. OF 3)
NOT A PART
EXISTING RETAIL: 8,634 S.F.
EXISTING 2-STORY OFFICE: 6,478 S.F. (3,239 S.F. PER FLR)

FIRE HAZARD: VERY HIGH FIRE HAZARD SEVERITY ZONE
BUILDING HEIGHT: MAX HEIGHT: 35'-0"
STORIES: PROPOSED: SINGLE
ALCOHOL SALES: YES
CONSTRUCTION TYPE: V-8/SPRINKLERED
OCCUPANCYS: M
SPECIFIC PLAN: N/A
GENERAL PLAN: GENERAL COMMERCIAL LAND USE
LAND USE: EXISTING: RETAIL / COMMERCIAL
PROPOSED: RETAIL / COMMERCIAL

ZONE: EXISTING: C1 - NEIGHBORHOOD COMMERCIAL
PROPOSED: C1 - NEIGHBORHOOD COMMERCIAL
SURROUNDING LAND USE AND ZONING: NORTH: CMU - COMMERCIAL MIXED USE
SOUTH: R1 - SINGLE FAMILY RESIDENTIAL
EAST: CMU - COMMERCIAL MIXED USE
WEST: R1 - SINGLE FAMILY RESIDENTIAL

PARKING REQUIREMENTS: RESTAURANT: 1/40 S.F. OF CUSTOMER AREA
+ 1/200 S.F. OF NON-CUSTOMER AREA
RETAIL / OFFICE: 1/250 S.F.
C-STORE: (3,375 / 250) = 14
QSR: (1420 / 40 = 11) + (980 / 200 = 5) = 16
RETAIL: (8,634 / 250) = 34
2-STORY OFFICE: (6,478 / 250) = 26
TOTAL PARKING REQUIRED: 90
TOTAL PARKING PROVIDED: 124

FAR: ACTUAL: 0.07 (MAX. 40)
LOT COVERAGE: BUILDING: 20,603 S.F. (7%)
LANDSCAPING: 43,605 S.F. (14%)
IMPERVIOUS: 91,332 S.F. (30%)
UNDISTURBED LAND: 90,509 S.F. (29%) *HATCHED
PUBLIC R.O.W.: 61,890 S.F. (20%)
GROSS TOTAL: 307,939 S.F. (100%)

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

SOUTHEAST HALF OF LOT 8 IN BLOCK "C" AS SHOWN BY MAP SHOWING SUBDIVISIONS IN ELSINORE ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 26, 1991 AS INSTRUMENT NO. 98098, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 381-320-025-6

SCOPE OF WORK

- 1. DEMOLITION OF EXISTING BURGER AND WINGS QUICK SERVE RESTAURANT.
- 2. EXISTING OFFICE AND RETAIL BUILDING TO REMAIN, NO A PART.
- 3. PROPOSED 3,375 S.F. CONVENIENCE STORE WITH 1,400 S.F. DRIVE-THRU QUICK SERVE RESTAURANT.
- 4. PROPOSED 3,427 S.F. FIVE MPD FUELING CANOPY WITH ASSOCIATED UNDERGROUND STORAGE TANKS.
- 5. PROPOSED THREE 176 S.F. TRASH ENCLOSURES WITH OVERHEAD ROOF.
- 6. PROPOSED PARKING, LANDSCAPE, WQMP, AND HARDSCAPE IMPROVEMENTS.
- 7. PROPOSED OFFSITE DRIVEWAY IMPROVEMENTS INCLUDE: BUS STOP TURNOUT, UTILITY CONNECTIONS, SIGNAL MODIFICATIONS, STRIPING MODIFICATIONS, AND RIGHT OF WAY DEDICATIONS.
- 10. A RECIPROCAL ACCESS & PARKING AGREEMENT IS REQUIRED FOR ALL SHARD-USE DRIVEWAYS AND PARKING STALLS.
- 11. PROPOSED ALCOHOL SALES.
- 12. SIGNAGE NOT A PART OF REVIEW.

VICINITY MAP



EMPIRE DESIGN GROUP Inc.



511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
EmpireDesignGroup.biz

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CLIENT:

ORTEGA PLAZA, LLC

ORTEGA PLAZA
15890 GRAND AVENUE
LAKE ELSINORE, CA 92530

ARCHITECT OF RECORD:

GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: SEPTEMBER 19, 2023

Project Number: EDG#04591

NO.	DATE	REVISION DESCRIPTION
1	5-7-23	1ST PC COMMENTS
2	9-19-23	2ND PC COMMENTS
3	11-16-23	3RD PC COMMENTS
4	1-22-24	4TH PC COMMENTS

DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH
DRAWING TITLE:	

TITLE SHEET

SHEET NO:

G 1.0



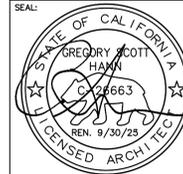
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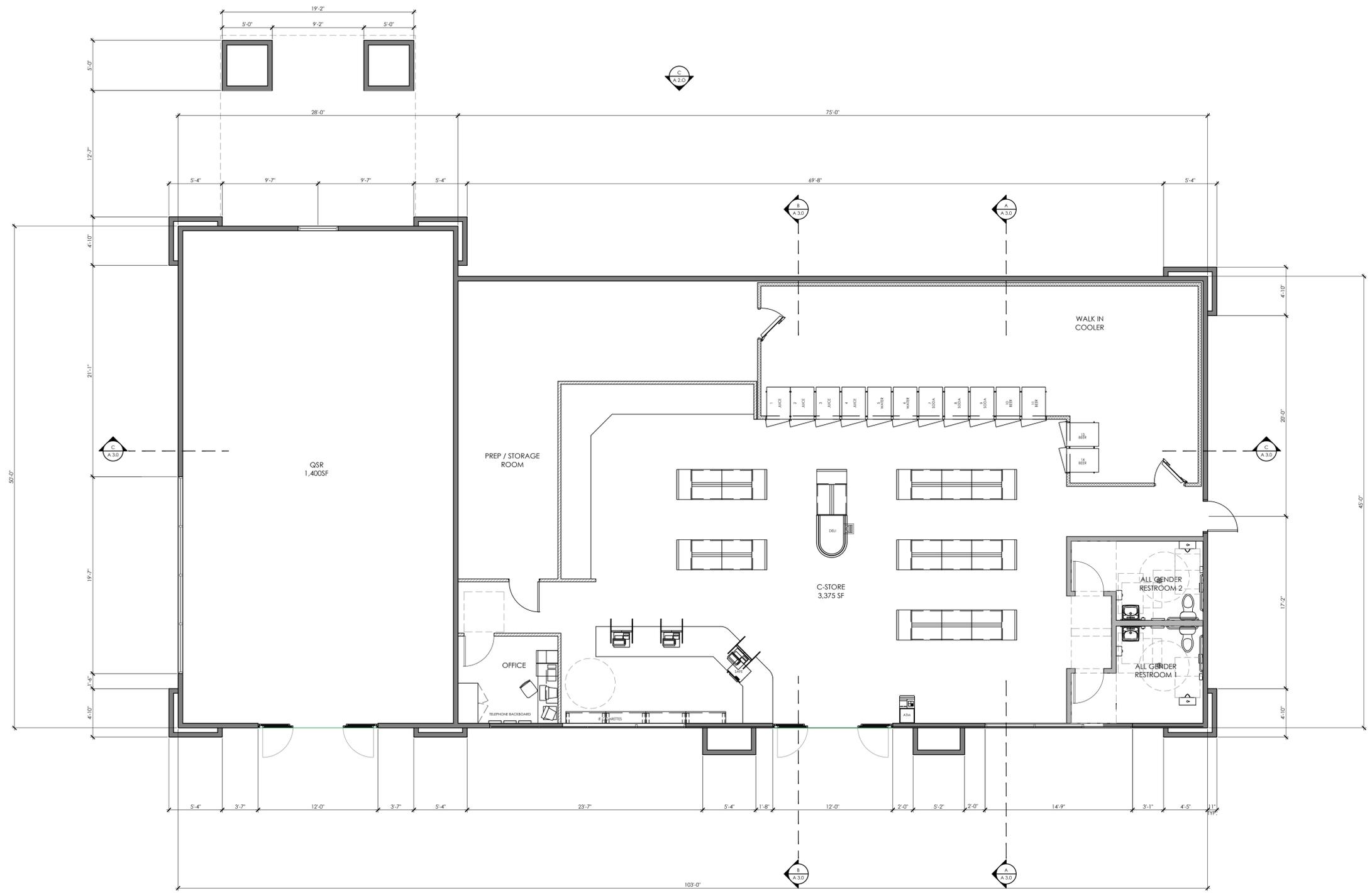
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

**CONCEPTUAL C-STORE
FLOOR PLAN**

SHEET NO:

A 1.0



1 CONCEPTUAL FLOOR PLAN
SCALE: 3/16"=1'-0"

- LEGEND**
- WOOD FRAMED WALL
 - INTERIOR PARTITION WALL
 - INSULATED COOLER WALL



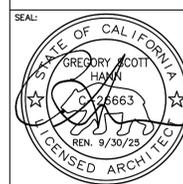
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4	1-22-24	4TH PC COMMENTS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

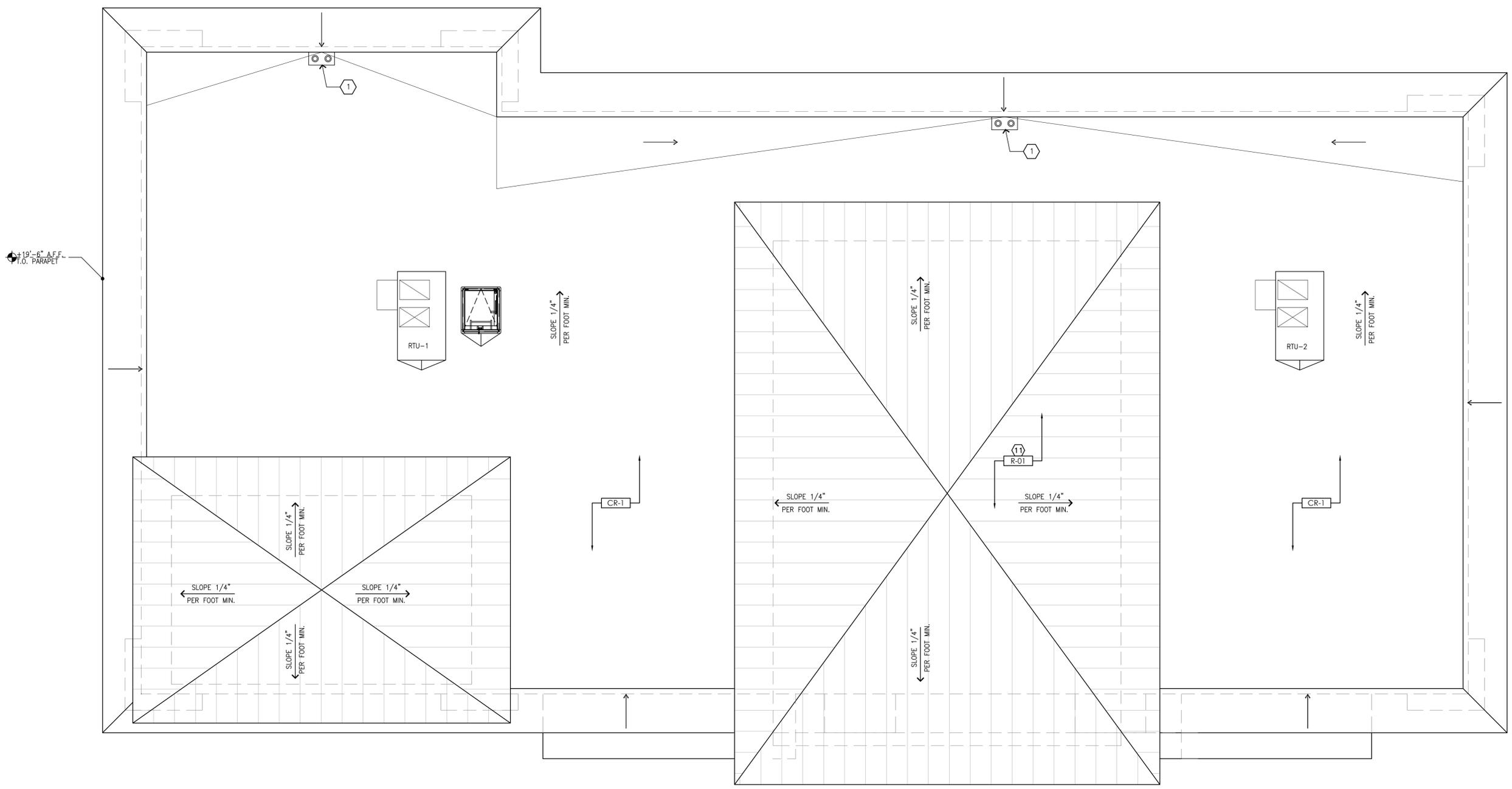
CONCEPTUAL C-STORE ROOF PLAN

SHEET NO:

A 1.1

GAS/ELECTRIC PACKAGE ROOFTOP UNIT		
MARK	MANUFACTURER/MODEL #	SERVICE
RTU-1	"YORK" ZH061N07	STORE
RTU-2	"YORK" ZH061N07	STORE

****VERIFY IF GAS SERVICE IS AVAILABLE AT THE PROPERTY



1 CONCEPTUAL ROOF PLAN
SCALE: 1/4"=1'-0"

ROOFING:

- R-01** BEST BUY METALS
SERIES: SNAP-LOC 24
SIZE: 24" X 3"
COLOR: MANSARD BROWN (133)
UL-580 CLASS 90 UPLIFT
+
30 POUND FELT PAPER UNDERLAYMENT
- CR-1** COOL ROOFING 60 MIL TPO SINGLE PLY ROOF BY FIRESTONE ICC-ESR-3174

KEYED NOTES

- 1** ROOF DRAIN AND OVERFLOW



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3	11-16-23	3RD PC COMMENTS
4	1-22-24	4TH PC COMMENTS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:

CONCEPTUAL
C-STORE
ELEVATIONS

SHEET NO:

A 2.0

GENERAL NOTES

- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- B. SIGNAGE NOT A PART, UNDER SEPARATE SUBMITTAL

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM
- 2 STEEL AWNING ROD AND CLEVIS

EXTERIOR PAINTS:

- P-01 ICI #A0070, "SOUTHERN SHADOW"
COLOR SPECIFY #40YY 74/056
- P-02 ICI #A0301, "BABBITT BROWN"
COLOR SPECIFY #13YR 07/157
- P-03 ICI #A0429, "CALIFORNIA COPPER"
COLOR SPECIFY #00YY 23/557
- P-04 ICI #CFCE00, "UNIVERSAL GREY"
COLOR SPECIFY #00NN 62/000

EXTERIOR FINISHES:

- STUCCO LAHABRA ACRYLIC ELECTROMETRIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
- STONE ELDORADO STONE
SERIES: COASTAL LEDGE
COLOR: SANTA CRUZ
ICC-ES #: ESR-1215

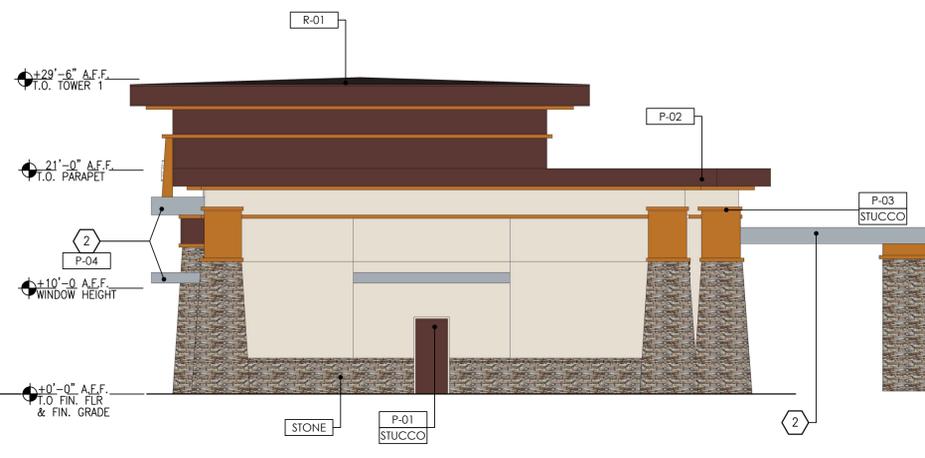
ROOFING:

- R-01 BEST BUY METALS
SERIES: VERTICAL SEAM STANDING SEAM
SIZE: 18" X 1.75"
COLOR: MANSARD BROWN (133)
UL-580 CLASS 90 UPLIFT
30 POUND FELT PAPER UNDERLAYMENT



A C-STORE NORTH ELEVATION

SCALE: 1/8"=1'-0"



B C-STORE WEST ELEVATION

SCALE: 1/8"=1'-0"



C C-STORE SOUTH ELEVATION

SCALE: 1/8"=1'-0"



D C-STORE EAST ELEVATION

SCALE: 1/8"=1'-0"



C-STORE PERSPECTIVE

SCALE: N/A



C-STORE PERSPECTIVE

SCALE: N/A



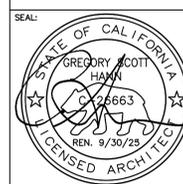
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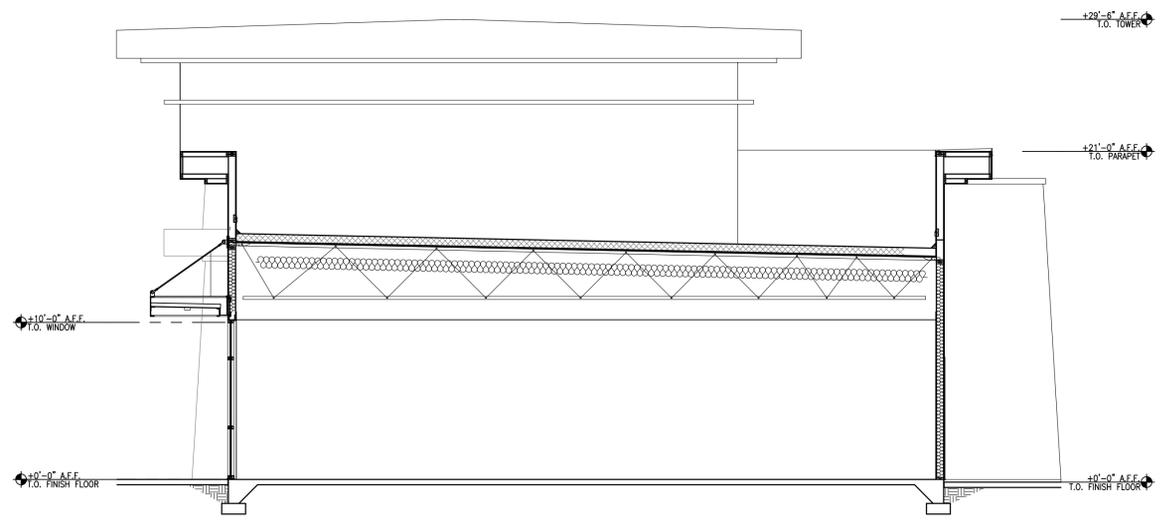
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CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

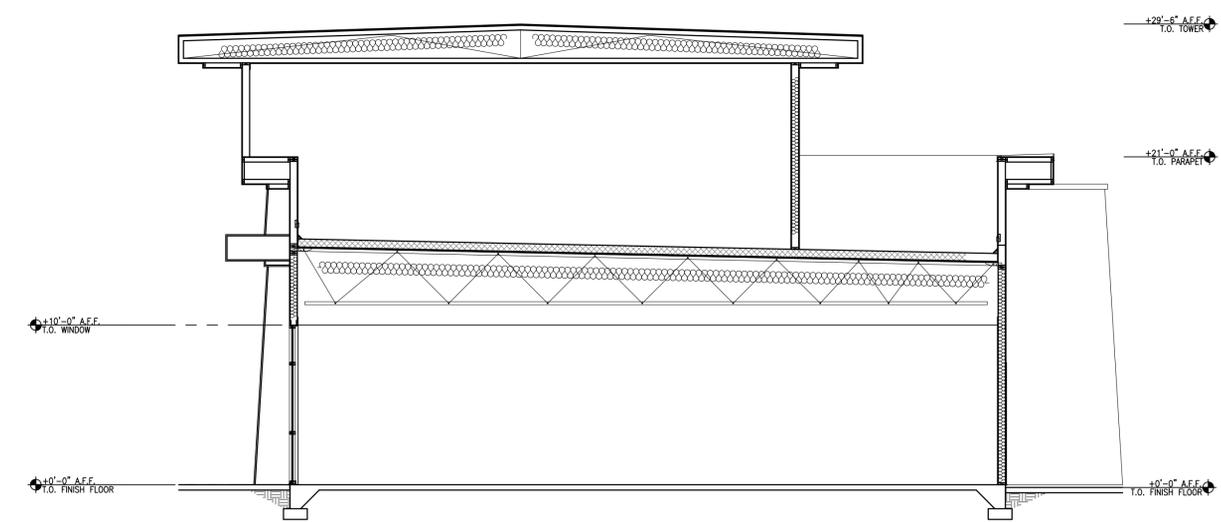
C-STORE SECTIONS

SHEET NO:

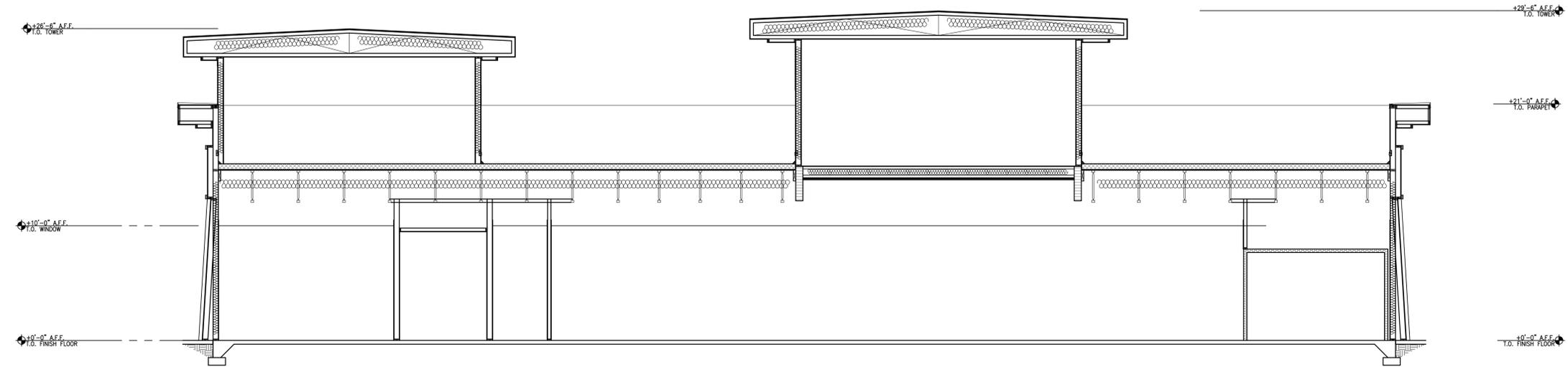
A 3.0



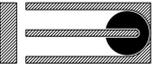
A C-STORE SECTION A
SCALE: 3/16"=1'-0"



B C-STORE SECTION B
SCALE: 3/16"=1'-0"



C C-STORE SECTION C
SCALE: 3/16"=1'-0"



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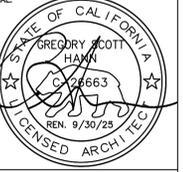
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SEAL:



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DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

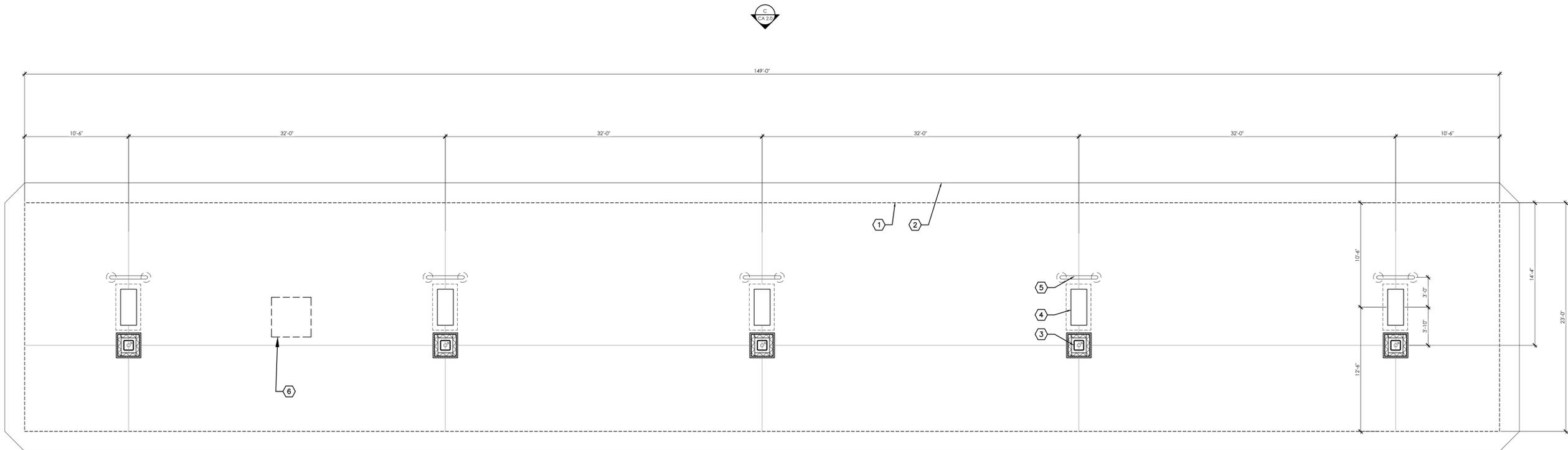
**CONCEPTUAL
CANOPY PLAN**

SHEET NO:

CA 1.0

KEYED NOTES

- 1 DASHED LINE OF CANOPY ROOF OVERHANG
- 2 LINE OF CONCRETE SLAB
- 3 CANOPY COLUMNS, TYP. OF 6
- 4 FUELING DISPENSERS, TYP. OF 6
- 5 BUMPER POSTS, TYP. OF 6
- 6 CANOPY ROOF HATCH

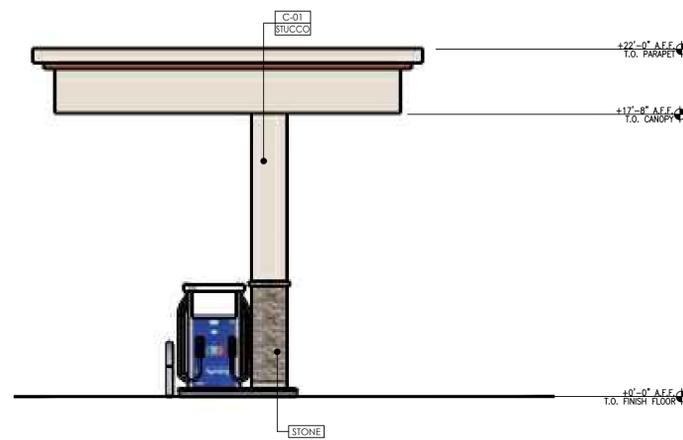


1 CONCEPTUAL CANOPY PLAN
SCALE: 3/16"=1'-0"

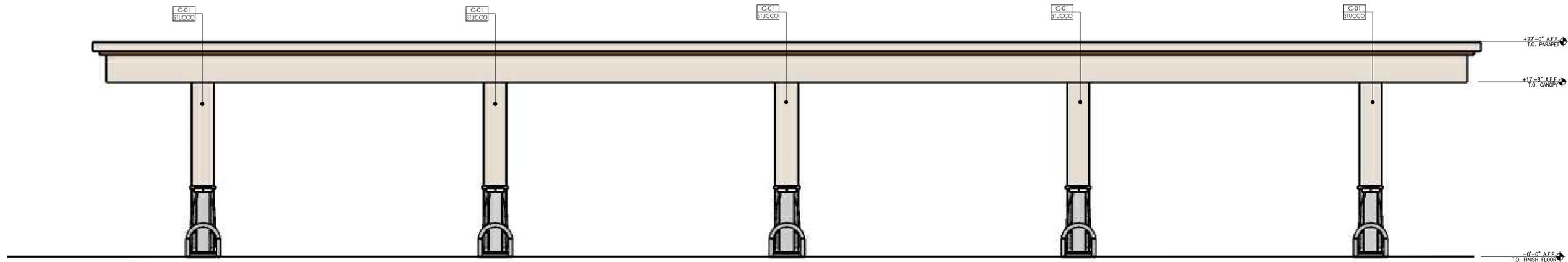




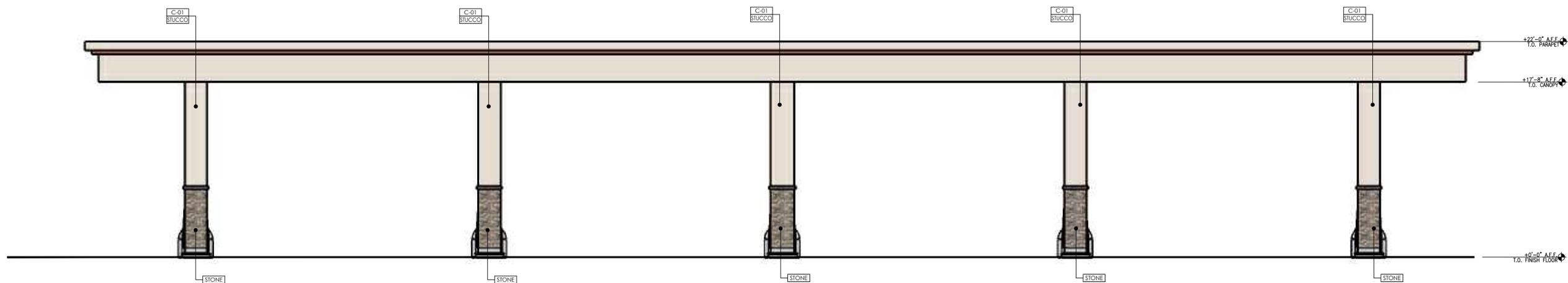
A CONCEPTUAL WEST ELEVATION
SCALE: 3/16"=1'-0"



B CONCEPTUAL EAST ELEVATION
SCALE: 3/16"=1'-0"



C CONCEPTUAL NORTH-WEST ELEVATION
SCALE: 3/16"=1'-0"



D CONCEPTUAL SOUTH-EAST ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

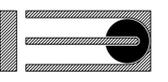
- P-02 ICI #A0070, "SOUTHERN SHADOW"
COLOR SPECIFY #40YY 74/056
- P-03 ICI #A0301, "BABBITT BROWN"
COLOR SPECIFY #13YR 07/157
- P-04 ICI #A0629, "CALIFORNIA COPPER"
COLOR SPECIFY #00YY 23/557

EXTERIOR FINISHES:

- STUCCO LAHABRA ACRYLIC ELECTROMETRIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
- STONE ELDORADO STONE
SERIES: COASTAL LEDGE
COLOR: SANTA CRUZ
ICC-ES #: ESR-1215

ROOFING:

- R-01 BEST BUY METALS
SERIES: SNAP-LOC 24
SIZE: 24" X 3"
COLOR: MANSARD BROWN (133)
UL-580 CLASS 90 UPLIFT
+
30 POUND FELT PAPER UNDERLAYMENT



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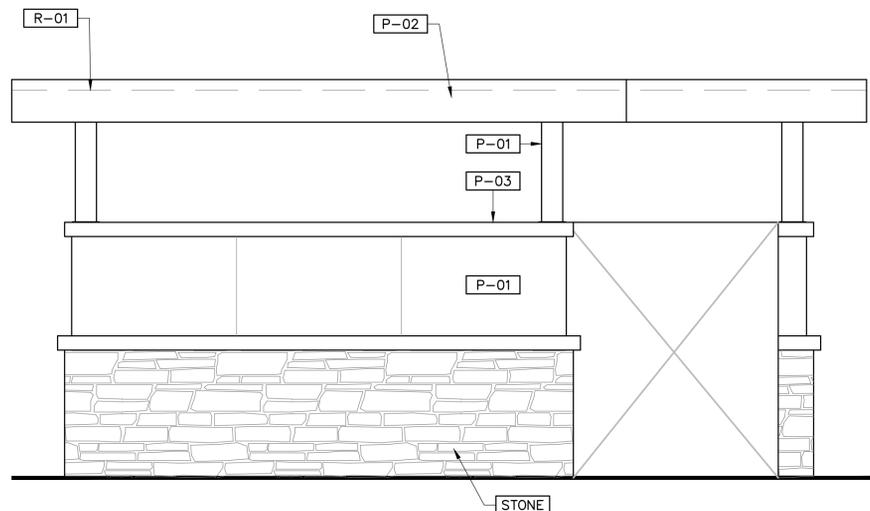
NO.	DATE	REVISION DESCRIPTION
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4	1-22-24	4TH PC COMMENTS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

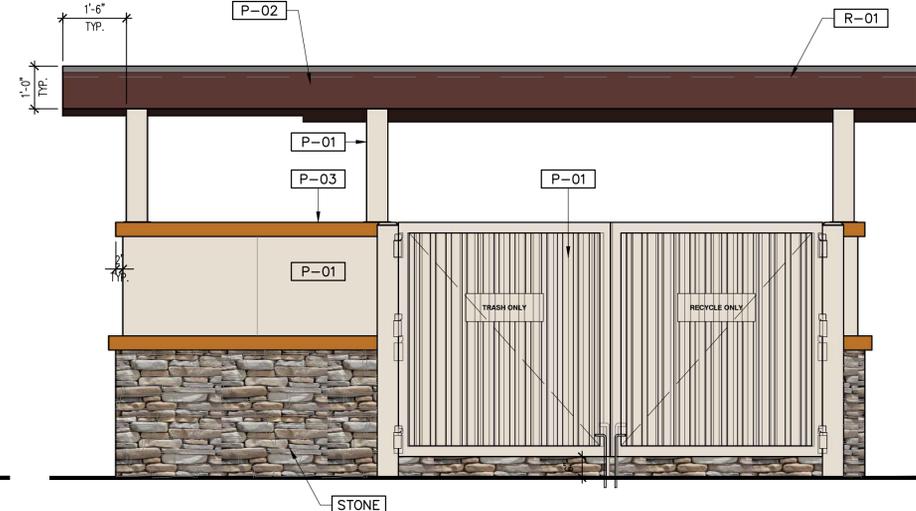
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CONCEPTUAL CANOPY ELEVATIONS

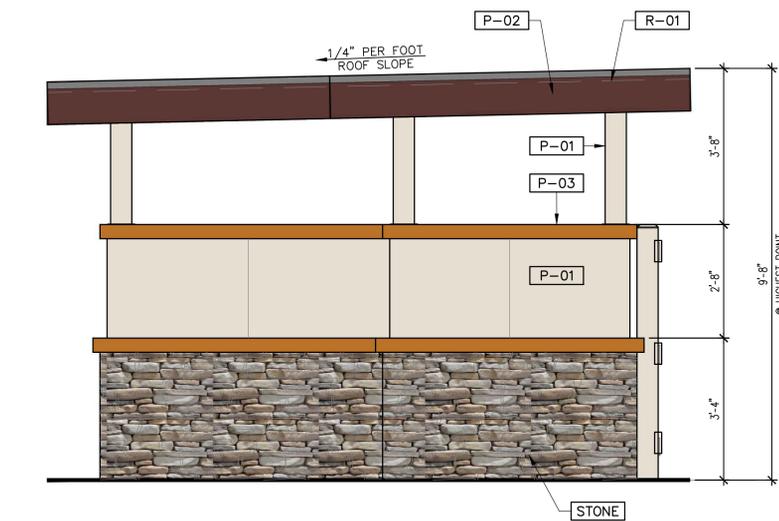
SHEET NO:



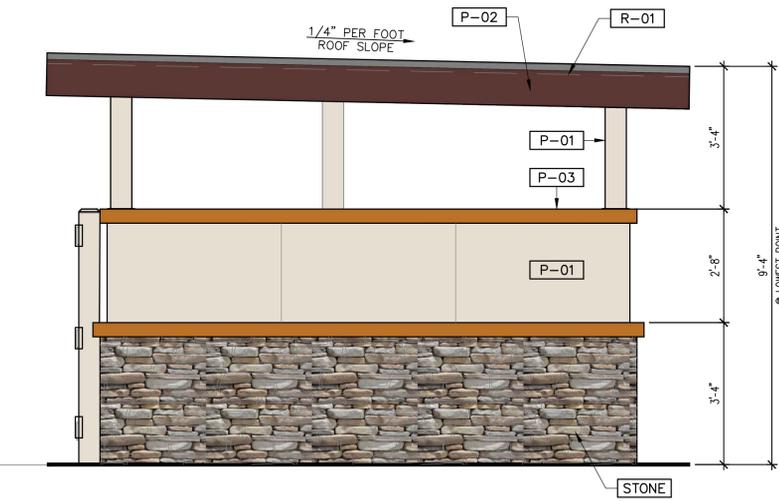
B CONCEPTUAL SOUTH ELEVATION
SCALE: 1/2"=1'-0"



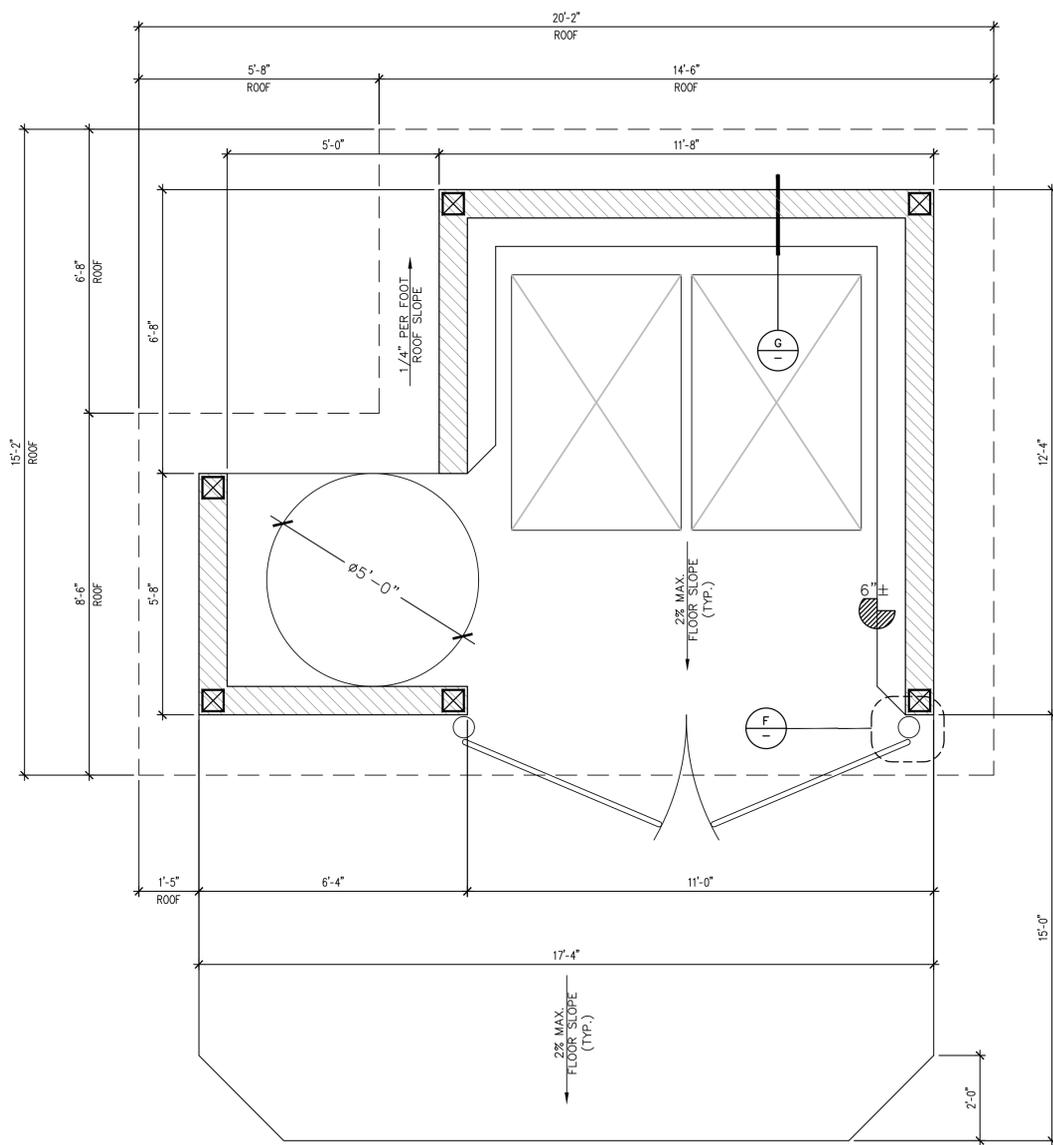
A CONCEPTUAL NORTH ELEVATION
SCALE: 1/2"=1'-0"



C CONCEPTUAL WEST ELEVATION
SCALE: 1/2"=1'-0"



D CONCEPTUAL EAST ELEVATION
SCALE: 1/2"=1'-0"



1 TRASH ENCLOSURE FLOOR PLAN
SCALE: 1/2"=1'-0"

GENERAL NOTES

- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- B. PRE-FABRICATED METAL ACCENTS BETWEEN CMU WALL AND TOP COVER TO SECURE OPEN AREAS TO PREVENT ILLEGAL DUMPING.

EXTERIOR PAINTS:

- P-01 ICI #A0070, "SOUTHERN SHADOW"
COLOR SPECIFY #40YY 74/056
- P-02 ICI #A0301, "BABBIT BROWN"
COLOR SPECIFY #13YR 07/157
- P-03 ICI #A0629, "CALIFORNIA COPPER"
COLOR SPECIFY #00YY 23/557

EXTERIOR FINISHES:

- STUCCO LAHABRA ACRYLIC ELECTROMETRIC FINISH OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
- STONE ELDORADO STONE
SERIES: COASTAL LEDGE
COLOR: SANTA CRUZ
ICC-ES #: ESR-1215

DECKING:

- R-01 VERO DECK
SERIES: HSB-36 16 GAGE
COLOR: PAINT TO MATCH PARAPET
ICC-ES #: UES-217



Date: SEPTEMBER 19, 2023

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4	1-22-24	4TH PC COMMENTS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:
CONCEPTUAL TRASH ENCLOSURE PLAN

SHEET NO:

RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

SOUTHEAST HALF OF LOT 8 IN BLOCK "C" AS SHOWN BY MAP SHOWING SUBDIVISIONS IN ELSINORE ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 26, 1991 AS INSTRUMENT NO. 98098, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 381-320-025-6

MISCELLANEOUS NOTES

- MN1** THERE WAS NO OBSERVED EVIDENCE OF CEMETRIES/BURIAL GROUNDS ON THE SUBJECT PROPERTY.
- MN2** THERE WAS OBSERVED EVIDENCE OF BUILDING DEMOLITION, CONSTRUCTION AND/OR BUILDING ADDITION ON THE SUBJECT PROPERTY.
- MN3** THERE WAS NO OBSERVED EVIDENCE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, SIDEWALK CONSTRUCTION AND/OR REPAIRS EITHER COMPLETED OR PROPOSED AND AVAILABLE FROM CONTROLLING JURISDICTION ON THE SUBJECT PROPERTY.
- MNA** PROPERTY HAS DIRECT ACCESS TO AND FROM GRAND AVENUE AND ORTEGA HIGHWAY, DULY DEDICATED AND ACCEPTED PUBLIC STREETS.
- MN5** THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SUBJECT PARCEL BY DELTA SURVEYING & MAPPING.
- MN6** *INVERT ELEVATION OF THE SANITARY SEWER LINE ARE PROVIDED BY THE CITY OF LAKE ELSINORE AND MAY BE BASED ON THE NAVD83 DATUM

UTILITY NOTE

- UN1** THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED ON THE OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES.
- UN2** FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, STORM SEWER, SANITARY SEWER, TELEPHONE AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC RIGHT OF WAY OF GRAND AVENUE.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY WAS THE CENTER LINE OF GRAND AVENUE AS SHOWN ON TRACT NO. 20139-1, RECORDS OF RIVERSIDE COUNTY CALIFORNIA SAID BEARING BEING NORTH 53° 32' 06" WEST.

FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 050636. Map No. 050636C23365 which bears an effective date of 09/29/2002 and is in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 09/21/2019 we have learned this community does currently participate in the program.

SIGNIFICANT OBSERVATIONS

NONE

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ALTA/NSPS LAND TITLE SURVEY

15890 GRAND AVENUE,
LAKE ELSINORE, CA 92530

Based on Preliminary Report No.000600895-995-zw1 of Ticor Title Company bearing an effective date of April 26, 2019

Surveyor's Certification

To:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on September 25, 2019.

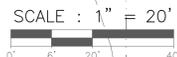
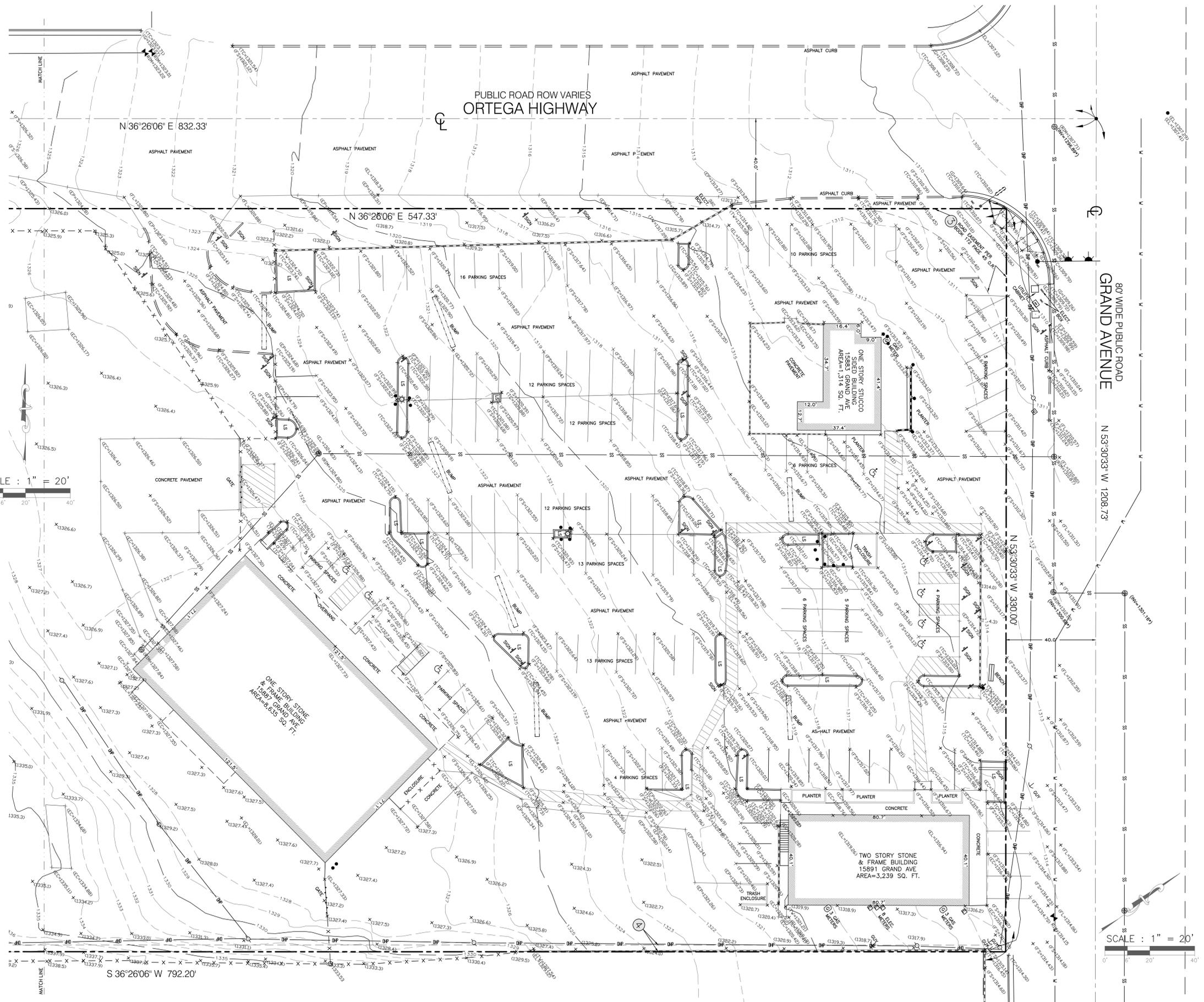
Ray R. Zeqollari
Registration No. 8346
in the state of California
Date of Survey: SEPTEMBER 25, 2019
Date of Last Revision: OCTOBER 5, 2019



Survey performed by: DELTA SURVEYING & MAPPING
39305 Salinas Drive,
Murrieta, CA 92563
Phone: 951-764-0158
Fax: 951-816-3235
Email: dmsurveyor@verizon.net
FILE NO. 19177

DELTA
SURVEYING AND MAPPING

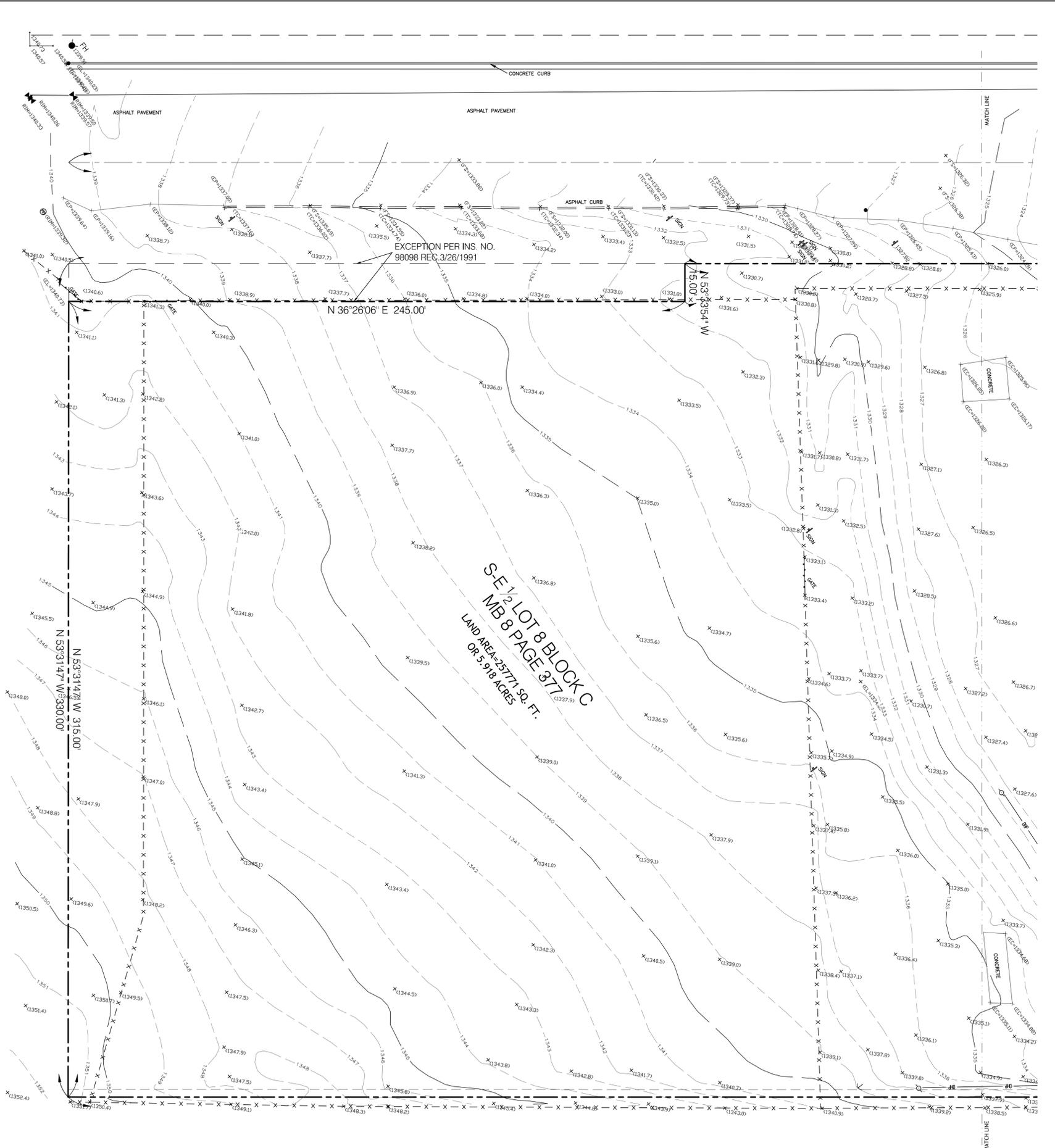
28101 SYCAMORE MESA RD TEMECULA CA 92590
Phone: 951-764-0158





ITEMS CORRESPONDING TO SCHEDULE B-II

- ITEM 1 IS NOT A SURVEY MATTER
- 2 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 5, PAGE 38, OF RECORD OF SURVEYS. -NON PLOTTABLE ITEM
 - 3 EASEMENT(S) GRANTED TO COUNTY OF RIVERSIDE FOR ROAD AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED MAY 8, 1934 IN BOOK 172, PAGE 45, OF OFFICIAL RECORDS. -SHOWN HEREIN
 - 4 EASEMENT(S) GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED IN A DOCUMENT RECORDED SEPTEMBER 18, 1951 IN BOOK 1303, PAGE 177, OF OFFICIAL RECORDS. -SHOWN HEREIN
 - 5 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 48, PAGES 55 THROUGH 57, OF RECORD OF SURVEYS. -NON PLOTTABLE ITEM
 - 6 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT PROJECT NO. 1, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED NOVEMBER 4, 1980 AS INSTRUMENT NO: 205654, OF OFFICIAL RECORDS. -BLANKET IN NATURE
 - 7 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE LAKE ELSINORE REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED SEPTEMBER 18, 1987 AS INSTRUMENT NO: 271071, OF OFFICIAL RECORDS. -BLANKET IN NATURE
 - 8 AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR TO: CITY OF LAKE ELSINORE PURPOSE(S): PUBLIC ROAD, PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES RECORDED OCTOBER 26, 1990 AS INSTRUMENT NO: 394418 OF OFFICIAL RECORDS
 - 9 A DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED JULY 27, 1995 AS INSTRUMENT NO. 242739, OF OFFICIAL RECORDS. - DOES NOT LIE WITHIN THE SUBJECT PROPERTY
 - 10 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF LEASE OPTION TO PURCHASE DATED: JUNE 01, 1991 RECORDED DECEMBER 31, 1991 AS INSTRUMENT NO: 450730, OF OFFICIAL RECORDS -BLANKET IN NATURE
- ITEM 10 IS NOT A SURVEY MATTER
- 11 EASEMENT(S) TO SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE TRANSPORTATION OF GAS, ENERGY, COMMUNICATIONS, PETROLEUM PRODUCTS AND OTHER SUBSTANCES AND INCIDENTAL PURPOSES, AS GRANTED IN A DOCUMENT RECORDED DECEMBER 11, 2006 AS INSTRUMENT NO: 2006-090749, OF OFFICIAL RECORD. -THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD -THE DOCUMENT IS INCOMPLETE
 - 12 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE RANCHO LAGUNA REDEVELOPMENT PROJECT AREA NO. II, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED JULY 7, 2009 AS INSTRUMENT NO: 2009-034669, OF OFFICIAL RECORDS. - DOES NOT LIE WITHIN THE SUBJECT PROPERTY
- ITEMS 13 THROUGH 23 ARE NOT A SURVEY MATTER

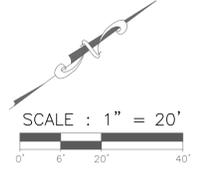


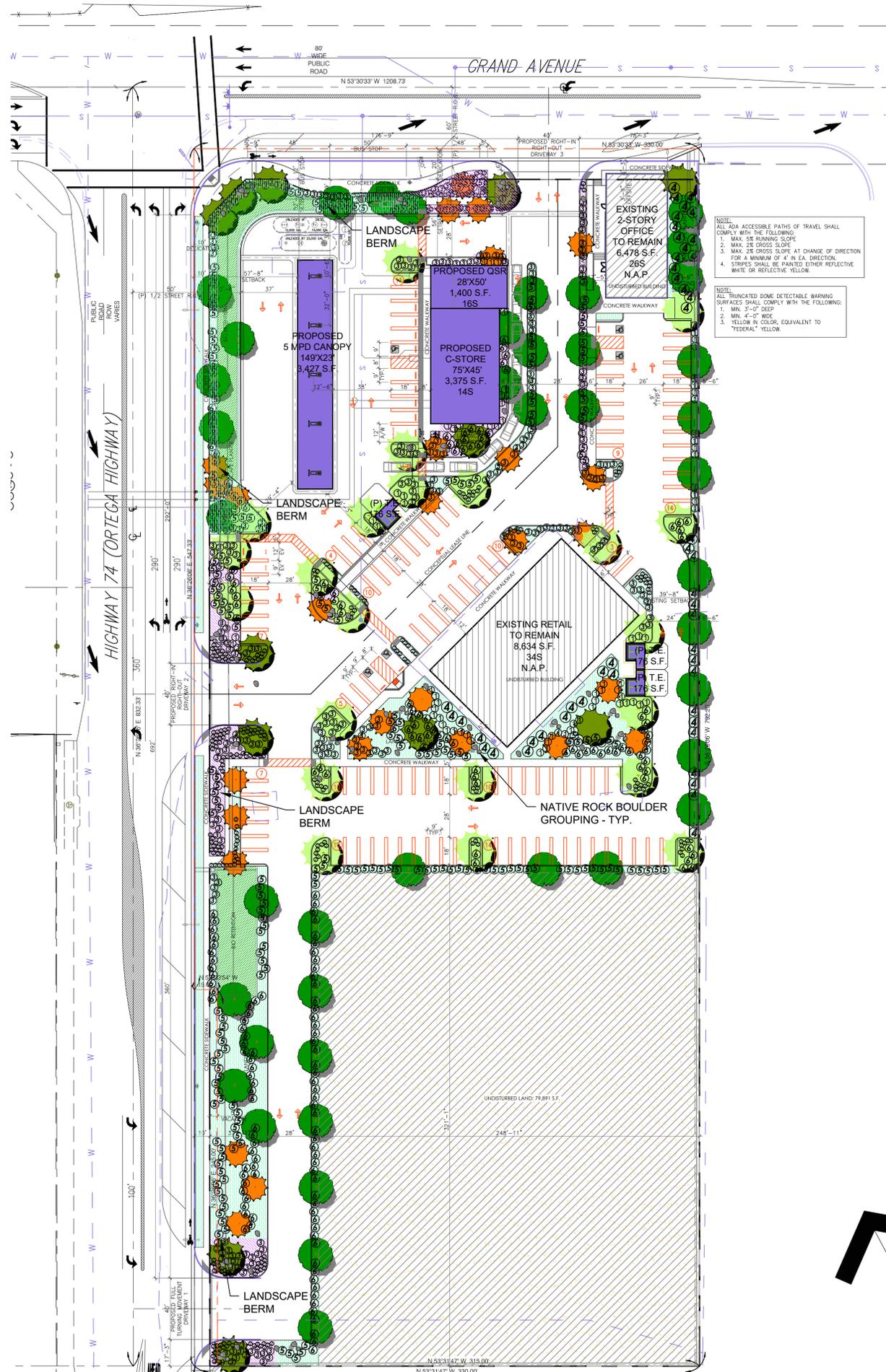
SOURCE BENCHMARK

THE ELEVATIONS SHOWN HEREON ARE BASED UPON NGS BENCHMARK DX1725 ELEVATION: 1274.30 FEET (NAVD88)

LEGEND OF SYMBOLS & ABBREVIATIONS

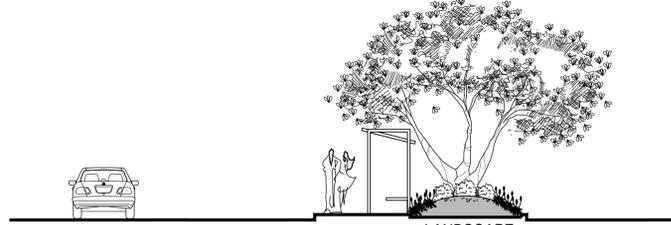
<ul style="list-style-type: none"> ⊕ POWER/UTILITY POLE ⊙ SEWER MANHOLE ⊙ STORM DRAIN MANHOLE ▬ RETAINING/BLOCK WALL ● FOUND MONUMENT ▬ CONCRETE PAVEMENT ▬ EDGE OF PAVEMENT ✪ PALM TREE ⊠ CATCH BASIN ⊠ FIRE HYDRANT FDC FIRE DEPARTMENT CONNECTION ICV IRRIGATION CONTROL VALVE CO SEWER CLEANOUT ● GAS VALVE ● UTILITY PEDESTAL ⊠ TRAFFIC SIGNAL BOX ● SIGN POST N. NORTH S. SOUTH E. EAST W. WEST ROW RIGHT OF WAY LS LANDSCAPE TL TRAFFIC LIGHTS E.E ELECTRICAL EQUIPMENT ⊠ SOUND PULLBOX ⊠ ELECTRIC PULLBOX 	<ul style="list-style-type: none"> ▬ WOOD FENCE ▬ CHAIN LINK FENCE ▬ GUARD POST ⊕ WATER METER ⊕ TELEPHONE MANHOLE ⊕ STREET LIGHT ⊕ YARD LIGHT ⊕ ELECTRIC VAULT ⊕ GAS METER CLF CHAIN LINK FENCE ⊕ WATER VALVE ▬ PROPERTY LINE P.L. MEASURED m CALCULATED ⊕ ELECTRIC BOX ⊕ GUY WIRE FL FEET ° DEGREES ' FEET OR MINUTES \" INCHES OR SECONDS □ SQUARE TR ELECTRIC TRANSFORMER FDC FIRE DEP. CONNECTION ▬ BLDG. HEIGHT MEASUREMENT ▬ UNDERGROUND COMMUNICATION LINE ⊠ SOUND PULLBOX
--	---





NOTE: ALL ADA ACCESSIBLE PATHS OF TRAVEL SHALL COMPLY WITH THE FOLLOWING:
 1. MAX. 5% RUNNING SLOPE
 2. MAX. 2% CROSS SLOPE
 3. MAX. 2% CROSS SLOPE AT CHANGE OF DIRECTION FOR A MINIMUM OF 4' IN EA. DIRECTION
 4. STRIPS SHALL BE PAINTED EITHER REFLECTIVE WHITE OR REFLECTIVE YELLOW

NOTE: ALL TRUNCATED DOME DETECTABLE WARNING SURFACES SHALL COMPLY WITH THE FOLLOWING:
 1. MIN. 3'-0" DEEP
 2. MIN. 4'-0" WIDE
 3. YELLOW IN COLOR, EQUIVALENT TO "FEDERAL" YELLOW



SECTION @ BUS STOP
 SCALE: 1/8"=1'-0"

PLANT PALLETTE

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.	WUCOLS IV PLANT FACTOR
PROPOSED TREES:				
(A)	ACACIA STENOPHYLLA / SHOESTRING ACACIA	24" BOX	33	L
(B)	CERCIDIUM F. 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX	23	L
(C)	LAGERSTROEMIA 'CATANBA' / INDIAN TRIBE CRAPE MYRTLE	24" BOX	28	M
(D)	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE	24" BOX MULTI-TRUNK	12	L

NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS

PROPOSED SHRUBS:				
(1)	CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE	5 GAL.	51	L
(2)	PENNISETUM MASSAICUM / BUNNY TAILS	5 GAL.	128	L
(3)	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL.	72	L
(4)	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL.	36	L
(5)	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	30	L
(6)	MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY GRASS	1 GAL.	56	L

PROPOSED VINES:				
	MACFYDNA UNGIS-CATI / CAT'S CLAW VINE	5 GAL.	6	L

PROPOSED GROUND COVER:				
(E)	MYOPORUM PARVIFOLIUM / MYOPORUM	1 GAL. @ 3' O.C.	T.B.D.	L
(F)	LANTANA M. 'GOLD RUSH' / GOLD RUSH LANTANA	1 GAL. @ 3' O.C.	T.B.D.	L
NO SYMBOL	MEDIUM BARK MULCH THROUGHOUT ALL SHRUB/G.C. AREAS	3" LAYER MIN.	T.B.D.	NA.

PROPOSED UNDISTURBED LAND PLANTING:				
(G)	NATIVE WILD FLOWER SEED MIX	HYDROSEED @ 12 LBS. / 1,000 S.F.	T.B.D.	L

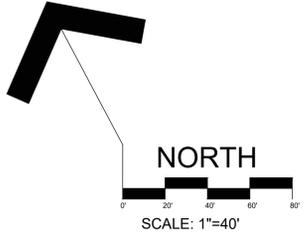
PROPOSED INFILTRATION BASIN PLANTING:				
(H)	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL. @ 4' O.C.	T.B.D.	M

PROPOSED ROCK BOULDERS:				
(I)	NATIVE ROCK BOULDERS PLACED IN GROUPINGS OF 1's & 3's	1', 1.5', & 2.5' DIA.	T.B.D.	NA.

- NOTES:
 1. ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM.
 2. EXISTING LANDSCAPE AND IRRIGATION ARE TO BE REMOVED.
 3. TOTAL NEW PROPOSED LANDSCAPE AREA: 46,481 S.F.

LANDSCAPE NOTES

- ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT, IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
- ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
- ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
- IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
- ALL STREET TREES AND ANY TREE WITHIN 8' FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR BIO BARRIER ROOT CONTROL BARRIERS OR EQUAL.
- ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
- REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND SPECIFICATIONS.
- TREE PLACEMENT MINIMUMS SHALL BE: 10' FROM LIGHT STANDARDS, POWER POLES, AND DRIVE APPROACHES AND 5' FROM FIRE HYDRANTS, UTILITIES AND PROPERTY LINES. NO TREES ALLOWED IN SWALES.
- ALL 2" SLOPES SHALL BE PLANTED AND IRRIGATED PER THE CITY OF LAKE ELSINORE CODES AND REGULATIONS.
- ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY OF LAKE ELSINORE CODES AND REGULATIONS.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM WHERE WATER IS CONSERVED. THERE IS NO RUN-OFF, AND WHERE HYDROZONE AREAS ARE VALVED SEPARATELY. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
- ALL SHRUB PLANTER AREAS SHALL RECEIVE A 3" LAYER MIN. OF MEDIUM BARK MULCH OR DECOMPOSED GRANITE (D.G.) THROUGHOUT.
- ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, AND TRIMMING. ANY DAMAGED, DEAD, DISEASED, OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS FROM THE DATE OF DAMAGE.
- ALL LANDSCAPING SHALL BE WITHIN PLANTERS BOUNDED BY A CURB AT LEAST SIX INCHES HIGH. A SIX-INCH HIGH CURB WITH A TWELVE (12) INCH WIDE CONCRETE WALKWAY SHALL BE CONSTRUCTED ALONG PLANTERS ON END STALLS ADJACENT TO VEHICLE PARKING SPACES.



WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = Maximum Applied Water Allowance (GALLONS)	
MAWA = (ET _o) x (0.62) x [(0.45 x LA) + (0.3 x SLA)]	
ET _o = Reference Evapotranspiration (inches per year)	55.1
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.45 = ET Adjustment Factor (55% of Reference ET)	0.45
LA = Total Landscaped Area (square feet)	46,481
SLA = Special Landscape Area	0
TOTAL MAWA	714,547.8



ROBERT TAFT + ASSOCIATES
 LANDSCAPE ARCHITECTURE

Temecula Valley Office:
 36275 Avenida De Acacias
 Temecula, California 92592

Orange County Office:
 5331 Stonehedge Court
 Yorba Linda, California 92886

Phone: 951.541.1738
 Ca. Lic. No. 3669
 Email: Info@RobertTaftandAssociates.com
 Web: www.RobertTaftandAssociates.com

Client
EMPIRE DESIGN GROUP
 511 N Main St.
 Lake Elsinore, CA 92530
 Contact: Gregory S Hann
 Phone: 951.696.1490
 Fax: 951.696.1443
 Email: ghahn@empiregr.biz

Project
ORTEGA PLAZA
 15890 Grand Avenue
 Lake Elsinore, California 92530

Plans
LANDSCAPE PLANS

© ROBERT TAFT + ASSOCIATES
 LANDSCAPE ARCHITECTURE 2024
 THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF ROBERT TAFT + ASSOCIATES LANDSCAPE ARCHITECTURE, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.



No.	Revision	Date

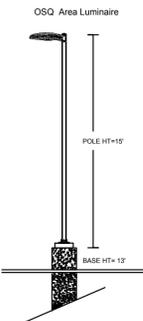
Sheet Title
LANDSCAPE CONCEPT PLAN

Drawn	R.E.T.	Sheet
Date	March 12, 2024	L1
Scale	See Plan	
Job No.		of 1

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	4	3M-4L	SINGLE	1.000	4270	40	XSPW-B-WM-3ME-4L-50K-UL-__
	30	C	SINGLE	1.000	N.A.	82	CP5-13L-50K9-DF-UL-DM-WH-10V-HZ
	16	3M-11L	SINGLE	1.000	9600	72	OSQM-B-11L-50K9-3M-UL-NM-__ w/OSQ-ML-B-DA-__
	6	4M-11L	SINGLE	1.000	9600	72	OSQM-B-11L-50K9-4M-UL-NM-__ w/OSQ-ML-B-DA-__
	5	5Q-11L 2	2 @ 180°	1.000	10125	72	OSQM-B-11L-50K9-5Q-UL-NM-__ w/OSQ-ML-B-DA-__

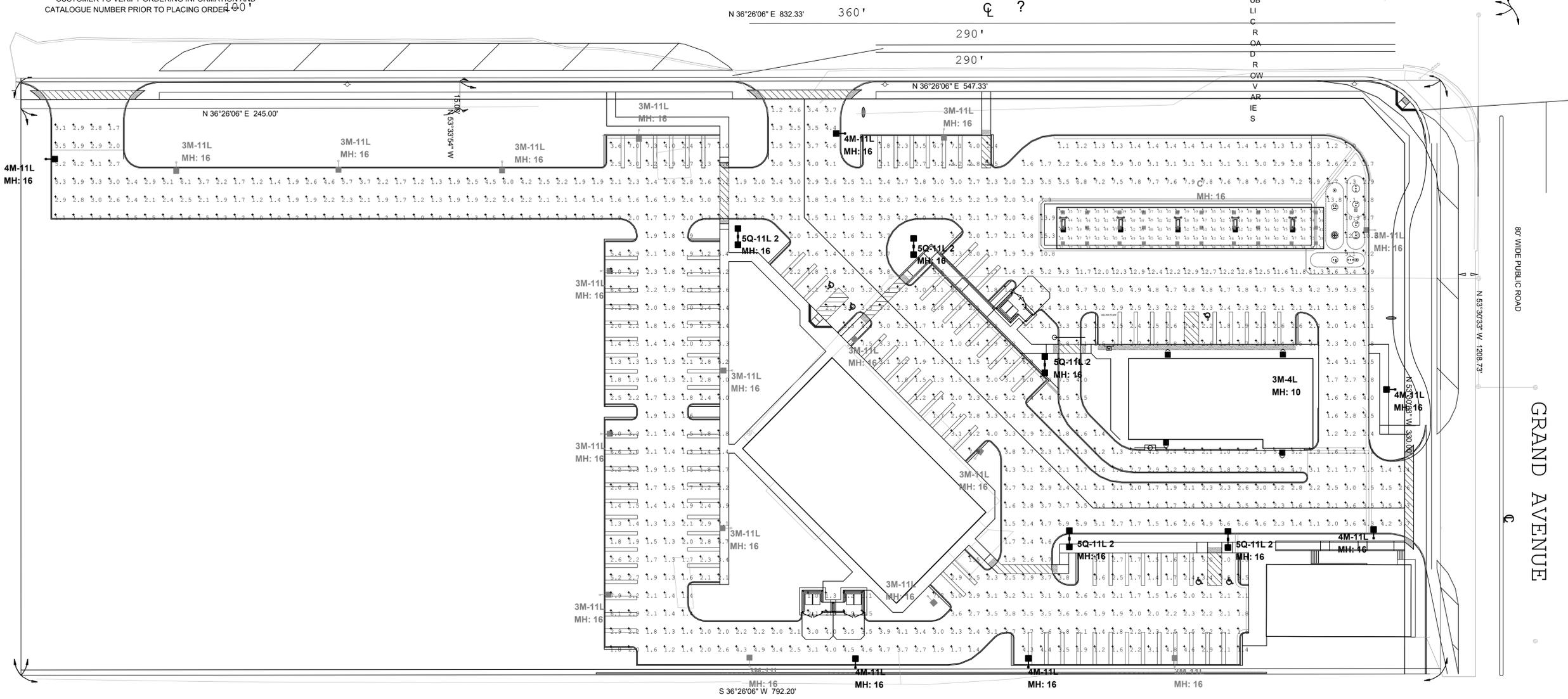
Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	Fc	42.28	52	30	1.41	1.73
PAVED AREA	Fc	3.02	15.3	1.0	3.02	15.30

Point of Contact:
Jay Boston, CPMR | Executive Vice President
 jay@bostonmcdermott.com | 714/812-8182



Pole Schedule
 (22) SSS-4-11-15-CW-BS-1D-C-XX (15' X 4" X 11ga STEEL SQUARE POLE)
 (5) SSS-4-11-15-CW-BS-2D18-C-XX (15' X 4" X 11ga STEEL SQUARE POLE 2@180)
 Proposed poles meet 140 MPH sustained winds.
 Additional Equipment:
 (32) OSQ-ML-B-DA-XX (DIRECT ARM MOUNT)
 *** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

HIGHWAY 74 (ORTEGA HIGHWAY)



Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting or energy code.

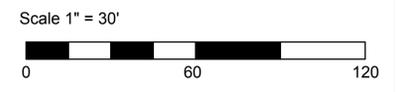
Project Name: 4591.01 Ortega Plaza LAKE ELSINORE CA

CASE #: 00492489

Footcandles calculated at grade

Filename: BM220421LKALSR2.AGI

Layout By:
Linda Schaller
Date: 3/12/2024





NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on September 17, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the following:

Planning Application No. 2019-80 (Ortega Oaks Plaza): A request by David Culter, Ortega Plaza, LLC, for a Commercial Design Review (CDR No. 2022-05) to construct a one-story 3,375 square-foot (sq. ft.) convenience store, a 3,427 sq. ft. gasoline dispensing facility canopy with ten (10) fueling stations, a 1,400 sq. ft. drive-through restaurant, 124 parking spaces, and new landscaping on a 3.57-acre portion of the existing Ortega Oaks Plaza. The application also includes a request for a Conditional use Permit (CUP No. 2022-05) to permit the operation of the drive-through restaurant as well as CUP No. 2024-06 to permit the operation of the gasoline dispensing facility. The project site is located on an approximately 3.57-acre portion of the existing Ortega Oaks Plaza within the General Commercial (C-1) District. The project site is located on the southern corner of Grand Avenue and Ortega Highway (APN: 381-320-025).

The proposed project is exempt from California Environmental Quality Act (CEQA), pursuant to California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 (In-Fill Development).

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to jmatie@Lake-Elsinore.org.

If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice, or in written correspondence delivered to the City prior to or at the Public Hearing. If you require accommodation to participate in a Public Hearing, please contact the Administrative Secretary at (951) 674-3124 ext. 297. All Agenda materials are available for review on the City's website at www.lake-elsinore.org the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Carlos Serna, Associate Planner in the Planning Division at cserna@lake-elsinore.org or (951) 674-3124, ext. 916.

Damaris Abraham,
Community Development Director

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

City of Lake Elsinore
130 South Main Street
Lake Elsinore, California 92530

Account Number: 5209153
Ad Order Number: 0011690590
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 09/07/2024
Total Amount: \$346.42
Payment Amount: \$0.00
Amount Due: \$346.42
Notice ID: pUozG7k3baNmUv7MqAkb
Invoice Text: [https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/exports/1725464905682/image001.jpg] NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on September 17, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the following: Planning Application No. 2019-80 (Ortega Oaks Plaza): A request by David Culter, Ortega Plaza, LLC, for a Commercial Design Review (CDR No. 2022-05) to construct a one-story 3,375 square-foot (sq. ft.) convenience store, a 3,427 sq. ft. gasoline dispensing facility canopy with ten (10) fueling stations, a 1,400 sq. ft. drive-through restaurant, 124 parking spaces, and new landscaping on a 3.57-acre portion of the existing Ortega Oaks Plaza. The application also includes a request for a Conditional use Permit (CUP No. 2022-05) to permit the operation of the drive-through restaurant as well as CUP No. 2024-06 to permit the operation of the gasoline dispensing facility. The project site is located on an approximately 3.57-acre portion of the existing Ortega Oaks Plaza within the General Commercial (C-1) District. The project site is located on the southern corner of Grand Avenue and Ortega Highway (APN: 381-320-025). The proposed project is exempt from California Environmental Quality Act (CEQA), pursuant to California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 (In-Fill Development). ALL INTERESTED PERSONS are invited to submit written



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on September 17, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the following:

Planning Application No. 2019-80 (Ortega Oaks Plaza): A request by David Culfer, Ortega Plaza, LLC, for a Commercial Design Review (CDR No. 2022-05) to construct a one-story 3,375 square-foot (sq. ft.) convenience store, a 3,427 sq. ft. gasoline dispensing facility canopy with ten (10) fuelling stations, a 1,400 sq. ft. drive-through restaurant, 124 parking spaces, and new landscaping on a 3.57-acre portion of the existing Ortega Oaks Plaza. The application also includes a request for a Conditional Use Permit (CUP No. 2022-05) to permit the operation of the drive-through restaurant as well as CUP No. 2024-06 to permit the operation of the gasoline dispensing facility. The project site is located on an approximately 3.57-acre portion of the existing Ortega Oaks Plaza within the General Commercial (C-1) District. The project site is located on the southern corner of Grand Avenue and Ortega Highway (APN: 381-320-025).

The proposed project is exempt from California Environmental Quality Act (CEQA), pursuant to California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 (In-Fill Development).

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to lmattie@Lake-Elsinore.org.

If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice, or in written correspondence delivered to the City prior to or at the Public Hearing. If you require accommodation to participate in a Public Hearing, please contact the Administrative Secretary at (951) 674-3124 ext. 297. All Agenda materials are available for review on the City's website at www.lake-elsinore.org the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Carlos Serna, Associate Planner in the Planning Division at cserna@lake-elsinore.org or (951) 674-3124, ext. 916.

Damaris Abraham,
Community Development Director
The Press-Enterprise
Published: 9/7/24

City of Lake Elsinore
130 South Main Street
Lake Elsinore, California 92530

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011690590

FILE NO. 0011690590

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/07/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: September 7, 2024.
At: Riverside, California

Signature



AFFIDAVIT OF NOTIFICATION LIST

Application No. _____

Applicant Name ORTEGA PLAZA

Project Name/Location 15890 GRAND AVE

I certify that on 22nd day of AUGUST, 2024, we prepared a notification list and a radius map, including properties entirely and partially within 300' feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) 15890 GRAND AVE. The property owner names and addresses listed on the notification list, provided in an excel spreadsheet on a CD or external hard drive, were taken from the latest records of the Riverside County Assessor. Such names are recorded in the records of the Riverside County Assessor as being the present owner or owners of both the subject property and the property/properties within the required mailing radius of the subject property.

Cathy McDermott

8-22-2024

Applicant/Representative Signature

Date

This instrument was acknowledged before me on this 22nd day of August, 2024, by

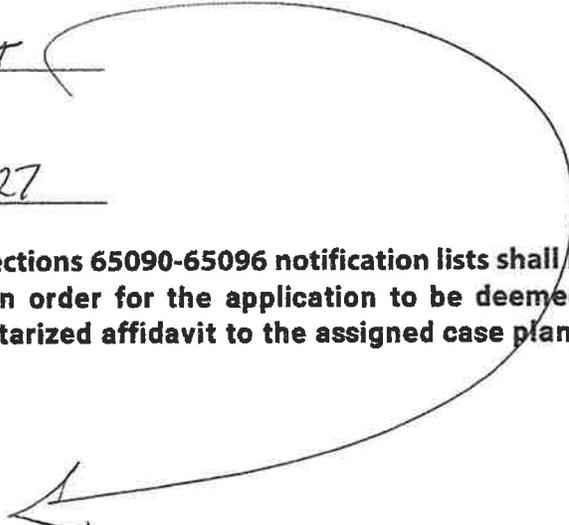
In witness whereof I hereunto set my hand and official seal.

See attached JURAT

Notary Public

My Commission expires on: 8/13/27

Pursuant to Government Code Sections 65090-65096 notification lists shall be from the most recent Assessor Tax rolls. In order for the application to be deemed complete please return the completed, notarized affidavit to the assigned case planner at your earliest convenience.



CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

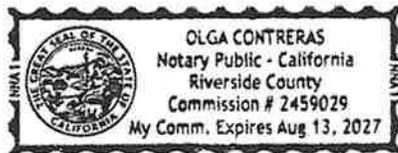
1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

Signature of Document Signer No. 1 _____ Signature of Document Signer No. 2 (if any) _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Riverside

Subscribed and sworn to (or affirmed) before me
 on this 22 day of August, 2024.
 by _____ Date _____
 (1) Catherine Mc Perrott
 (and (2) _____).
 Name(s) of Signer(s)



Place Notary Seal and/or Stamp Above

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me
 Signature Olga Contreras
 Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Certified Property Owners List Affidavit
 Document Date: 8/22/24 Number of Pages: 1
 Signer(s) Other Than Named Above: _____

LIST WITHOUT DUPLICATES COMBINED

APN	OWNER	MAILING ADDRESS	MAILING CITY STATE ZIP
300' RADIUS	SITE: 15890 GRAND AVE	APN 381-320-025	DATA: ASSESSOR ROLE 7/2024
PREPARED ON: 8/22/24	BY: OWNERSHIP LISTING SERVICE	951 699 8064	
OWNER/APPLICANT:	PLAZA ORTEGA	10665 WEATHER HILL CT	SAN DIEGO CA 92131
ARCHITECT:	EMPIRE DESIGN GROUP	511 N MAIN ST	LAKE ELSINORE CA 92530
ENGINEER:	PLUMP ENGINEERING	914 E KATELLA AVE	ANAHEIM CA 92805
381-050-001	STRONG FORT GROUP INC	567 MEADOW GROVE ST	LA CANADA CA 91011
381-050-002	STRONG FORT GROUP INC	567 MEADOW GROVE ST	LA CANADA CA 91011
381-320-020	ZAIREY INC	45 CINCH RD	BELL CANYON CA 91307
381-320-025	PLAZA ORTEGA	10665 WEATHER HILL CT	SAN DIEGO CA 92131
381-331-001	AVELINO GAYTAN	1475 MORRO WAY	LAKE ELSINORE CA 92530
381-331-002	RAUL C TORRES	1485 MORRO WAY	LAKE ELSINORE CA 92530
381-331-003	MORSSAEI SOHEYLA LIVING TRUST 2/20/20	5908 E TIBER DR	ANAHEIM CA 92807
381-331-004	PEREZ 2017 TRUST DTD 09/22/2017	1303 S GOLDEN VISTA DR	WEST COVINA CA 91791
381-331-005	KARLA SAMANTHA MOLINA	645 W 6TH ST #B	TUSTIN CA 92780
381-331-006	TAH 2018 1 BORROWER	1508 BROOKHOLLOW DR	SANTA ANA CA 92705
381-331-007	TIMOTHY CLAYTON TOBLER	1535 MORRO WAY	LAKE ELSINORE CA 92530
381-331-008	JOSE M GUILLEN	1545 MORRO WAY	LAKE ELSINORE CA 92530
381-331-009	CLIFTON P STUBBS	1555 MORRO WAY	LAKE ELSINORE CA 92530
381-331-010	CARLOS T VASQUEZ	2737 QUAIL KNOLL	LAKE ELSINORE CA 92530
381-331-011	MATTHEW ESTACIO	2729 QUAIL KNOLL	LAKE ELSINORE CA 92530
381-331-012	LAURIE ACOSTA	2719 QUAIL KNOLL	LAKE ELSINORE CA 92530
381-331-013	DYNASTY HOLDINGS WAHHAH	1343 WHISPERING WIND LN	CORONA CA 92881
381-332-001	BRETT RICHTTA	2729 GOLDEN CT	LAKE ELSINORE CA 92530
381-332-002	ADOLFO V GIRON	2719 GOLDEN CT	LAKE ELSINORE CA 92530
381-332-003	MANUEL MAGANA	2699 GOLDEN CT	LAKE ELSINORE CA 92530
381-332-015	VICTOR PEREZ	2700 GOLDEN CT	LAKE ELSINORE CA 92530
381-332-016	JUAREZ FAMILY TRUST DTD 08/30/23	2720 GOLDEN CT	LAKE ELSINORE CA 92530
381-332-017	DAVID LAWLER	2730 GOLDEN CT	LAKE ELSINORE CA 92530
381-332-018	DEV BDA	7126 PAL WAY	WESTMINSTER CA 92683
381-332-024	KACHRU SIDHARTH	2700 QUAIL KNOLL	LAKE ELSINORE CA 92530
381-332-025	MARYELLEN GARCIA	2720 QUAIL KNOLL	LAKE ELSINORE CA 92530
381-332-026	THORELL EDWIN & BEVERLY FAMILY TRUST	2730 QUAIL KNOLL	LAKE ELSINORE CA 92530
381-361-019	CHRIS A DARDEN	15790 LAKE TERRACE DR	LAKE ELSINORE CA 92530
381-361-020	JOSE A TAPIA	15800 LAKE TERRACE DR	LAKE ELSINORE CA 92530
381-361-021	JERRY F MATHER	1157 CAROWIND LN	SAN DIEGO CA 92131
381-361-022	DAVID LINDEMAN	33160 TRABUCO DR	LAKE ELSINORE CA 92530
381-361-023	TYJAE M SUMNER	33150 TRABUCO DR	LAKE ELSINORE CA 92530
381-361-024	RAFAEL JIMENEZ	33140 TRABUCO DR	LAKE ELSINORE CA 92530
381-361-025	WILLIAM E PEARGIN	33130 TRABUCO DR	LAKE ELSINORE CA 92530
381-361-026	MOISES LUNA SANCHEZ	33120 TRABUCO DR	LAKE ELSINORE CA 92530
381-363-006	JOSE VICENTE OCHOA	26435 WOODCREST LN	SAN JUAN CAPO CA 92675
381-363-007	RAMIREZ RAUL H LIVING TRUST DTD 03/07/2020	15800 LAGUNA AVE	LAKE ELSINORE CA 92530
386-190-001	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
386-190-013	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
386-190-015	RIVERSIDE COUNTY FLOOD CONT	1995 MARKET ST	RIVERSIDE CA 92501
386-191-004	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
386-191-005	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
386-191-006	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
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386-192-002	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
386-192-003	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
386-192-004	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
386-193-001	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
387-110-021	WESTERN INTERNATIONAL DEV	6984 OVERLOOK TER	ANAHEIM HILLS CA 92807
387-110-022	WESTERN INTERNATIONAL DEV	6984 OVERLOOK TER	ANAHEIM HILLS CA 92807
387-530-047	VICTOR MEZA	33115 TRABUCO DR	LAKE ELSINORE CA 92530
387-530-052	VANESSA ACOSTA	33090 TRABUCO DR	LAKE ELSINORE CA 92530
387-530-053	FELIPE GALINDO	33100 TRABUCO DR	LAKE ELSINORE CA 92530
387-530-054	RYAN CATTON	33110 TRABUCO DR	LAKE ELSINORE CA 92530

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381-050-001,002	STRONG FORT GROUP INC	567 MEADOW GROVE ST	LA CANADA CA 91011
381-320-020	ZAIREY INC	45 CINCH RD	BELL CANYON CA 91307
381-320-025	PLAZA ORTEGA	10665 WEATHER HILL CT	SAN DIEGO CA 92131
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381-331-003	MORSSAEI SOHEYLA LIVING TRUST 2/20/20	5908 E TIBER DR	ANAHEIM CA 92807
381-331-004	PEREZ 2017 TRUST DTD 09/22/2017	1303 S GOLDEN VISTA DR	WEST COVINA CA 91791
381-331-005	KARLA SAMANTHA MOLINA	645 W 6TH ST #B	TUSTIN CA 92780
381-331-006	TAH 2018 1 BORROWER	1508 BROOKHOLLOW DR	SANTA ANA CA 92705
381-331-007	TIMOTHY CLAYTON TOBLER	1535 MORRO WAY	LAKE ELSINORE CA 92530
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381-361-022	DAVID LINDEMAN	33160 TRABUCO DR	LAKE ELSINORE CA 92530
381-361-023	TYJAE M SUMNER	33150 TRABUCO DR	LAKE ELSINORE CA 92530
381-361-024	RAFAEL JIMENEZ	33140 TRABUCO DR	LAKE ELSINORE CA 92530
381-361-025	WILLIAM E PEARGIN	33130 TRABUCO DR	LAKE ELSINORE CA 92530
381-361-026	MOISES LUNA SANCHEZ	33120 TRABUCO DR	LAKE ELSINORE CA 92530
381-363-006	JOSE VICENTE OCHOA	26435 WOODCREST LN	SAN JUAN CAPO CA 92675
381-363-007	RAMIREZ RAUL H LIVING TRUST	15800 LAGUNA AVE	LAKE ELSINORE CA 92530
386-190-001,013;191-004-007;	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
386-192-001-004;193-001			
386-190-015;191-008	RIVERSIDE COUNTY FLOOD CONT	1995 MARKET ST	RIVERSIDE CA 92501
387-110-021,022	WESTERN INTERNATIONAL DEV	6984 OVERLOOK TER	ANAHEIM HILLS CA 92807
387-530-047	VICTOR MEZA	33115 TRABUCO DR	LAKE ELSINORE CA 92530
387-530-052	VANESSA ACOSTA	33090 TRABUCO DR	LAKE ELSINORE CA 92530
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STRONG FORT GROUP INC
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LAKE ELSINORE CA 92530

381-332-003
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LAKE ELSINORE CA 92530

381-332-015
VICTOR PEREZ
2700 GOLDEN CT
LAKE ELSINORE CA 92530

381-332-016
JUAREZ FAMILY TRUST DTD 08/30/23
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DAVID LINDEMAN
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LAKE ELSINORE CA 92530

381-361-023
TYJAE M SUMNER
33150 TRABUCO DR
LAKE ELSINORE CA 92530

381-361-024
RAFAEL JIMENEZ
33140 TRABUCO DR
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381-361-025
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33100 TRABUCO DR
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387-530-054
RYAN CATTON
33110 TRABUCO DR
LAKE ELSINORE CA 92530

SEE MAP #1
FOR FULL
VIEW OF
AREA

STRONG FORT GROUP

21.55 Ac.

21.17 Ac.

LOT 7

381-05

LOT 9

GRAND

381-32

GRAND

381-33

ZAIREY INC

7.91 AC.

T.R.A. 0509

HWY

381-320-025 PLAZA ORTEGA

T.R.A. 6553

5.91 AC.

15890 GRAND AVE

PEREZ 2017 TR
22
0.45 AC

AVELINO GAYTAN
1
100.13'

RAUL C TORRES
2
2

MORSSAEI SOHEYLA
3
3

KARLA MOLINA
5
1
100.08'

TAH 2018 1 BORROWER
6
2
100.07'

TIMOTHY C TOBLER
7
3
72.69'

JOSE M GUILLEN
8
4
82.30'

CLYTON P STUBBS
9
4
128.91'

CARLOS VASQUEZ
10
4
128.91'

MATTHEW ESTA
11
4
128.91'

LAURIE ACOSTA
12
4
128.91'

DYNASTY HDS WAHAB
13
4
128.91'

LAKE ELSINORE 133

332

21
2.29 AC
DEV BDA

ADOLFO V GRON
14
14

BRETT RICHIETTA
15
15

MANUEL MAGANA
16
16

KACHRU SIDHARTH
17
17

THORELLE & BEVERLY
18
18

GARCIA
19
19

QUAIL

KNOLL

LAKE ELSINORE 133

361

381-36

363

387-53

387-11

386-19

LAKE FERRAGE

LOT 24 AVENUE

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

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LOT -212

Full View OF 381-05 & 381-320-20

MAP # 1

POR. RO. LA LAGUNA

