



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: December 3, 2024

Subject: Planning Application No. 2022-19 (CRV Recycling Solutions) - A Request for a Conditional Use Permit to Legalize an Existing Recycling Kiosk Located in an Existing Commercial Center at 16750 Lakeshore Drive

Applicant: Anna Tailor, Skedio Studio

Recommendation

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2022-19 (CONDITIONAL USE PERMIT NO. 2022-06) TO LEGALIZE AN EXISTING RECYCLING KIOSK LOCATED WITHIN AN EXISTING COMMERCIAL CENTER AT 16750 LAKESHORE DRIVE (APN: 378-290-016).

Project Location

The project is located within an existing surface parking lot of a commercial center with a Stater Brothers grocery store and a variety of retail neighborhood services and restaurants. The commercial center is zoned Neighborhood Commercial (C-1) and is located near the intersection of Lakeshore Drive and Riverside Drive at 16750 Lakeshore Drive and includes Assessor Parcel Number (APN) 378-290-016.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Commercial	General Commercial	Neighborhood Commercial (C-1)
North	Residential	Low Density Residential	Hillside Single Family Residential (RH)
South	Commercial	Lakeshore Village Specific Plan	Lakeshore Village Specific Plan
East	Commercial	General Commercial	Neighborhood Commercial (C-1)
West	Commercial	General Commercial	Neighborhood Commercial (C-1)

Table 1: Environmental Setting

Background

The existing recycling kiosk was originally entitled on January 15, 2019. After entitlement approval, the operator commenced their business operations but entered into bankruptcy and ultimately closed. The business license lapsed, and the previously approved CUP became invalid due to the business being abandoned for a period of more than six months. A new operator took over the business but was not aware that the previously CUP was no longer valid. As such, the applicant is requesting to legalize the recycling kiosk.

Project Description

The applicant is proposing to legalize an existing recycling kiosk which is located within the parking lot of an existing commercial center. The kiosk is a prefabricated, freestanding structure that is 496 square feet. The kiosk consists of two (2) fully enclosed storage roll-off bins as well as two (2) reverse vending machines. The applicant will add several potted bougainvillea plants to provide additional screening for the facility.

The operating hours for the reverse vending machines are from 7:00 AM through 7:00 PM Monday through Friday and from 10:00 AM through 6:00 PM on weekends and holidays. The operating hours for the in-person recycling services are from 9:00 AM through 5:00 PM Monday through Friday and from 10:00 AM through 6:00 PM on weekends and holidays. The recycling kiosk only accepts CRV glass, plastic, and aluminum beverage containers all of which materials are stored in roll-off bins and secured inside the kiosk structure. Clients are given a voucher redeemable for cash at the grocery store cash register or customer service desk.

Analysis

General Plan Consistency

The project site has a General Plan Land Use Designation of General Commercial. The General Commercial 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. The project is proposing to legalize an existing recycling kiosk, which is a service based in nature. Therefore, the project is found to be consistent with the General Plan.

Municipal Code Consistency

The project is located within the Neighborhood Commercial (C-1) zoning designation. A recycling kiosk is not specifically listed in the C-1 zone as a use subject to a Conditional Use Permit. However, the Planning Commission has made the determination, pursuant to LEMC 17.120.030.I, that recycling kiosks are permitted uses, subject to a Conditional Use Permit when it approved Conditional Use Permit No. 2018-19 (Resolution No. 2019-02) for a recycling kiosk located in the C-1 zoning district. Further, a recycling kiosk is a retail service, therefore the use is compatible with the existing businesses within the commercial center which are largely retail and service type uses.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the requested Conditional Use Permit application and support the proposed application. Appropriate Conditions of Approval have been included to ensure the use continues to operate in a manner compatible and consistent with the Lake Elsinore Municipal Code.

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 15301 (Class 1 Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project proposes to legalize an existing 496 square feet prefabricated, freestanding kiosk located within the surface parking lot of an existing, fully developed commercial retail center.

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 public 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 Resolution

Attachment 2 – Conditions of Approval

Attachment 3 – GIS Exhibits

Attachment 4 – Project Plans

Attachment 5 – Public Notice Materials



RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2022-19 (CONDITIONAL USE PERMIT NO. 2022-06) TO LEGALIZE AN EXISTING RECYCLING KIOSK LOCATED WITHIN AN EXISTING COMMERCIAL CENTER AT 16750 LAKESHORE DRIVE (APN: 378-290-016)

Whereas, Anna Tailor, Skedio Studio, has filed an application with the City of Lake Elsinore (City) under Planning Application No. 2022-19 (Conditional Use Permit No. 2022-06) to legalize an existing recycling kiosk which is located within the parking lot of an existing commercial center. The commercial center is located near the intersection of Lakeshore Drive and Riverside Drive at 16750 Lakeshore Drive (APN: 378-290-016);

Whereas, Section 17.415.070.A of the Lake Elsinore Municipal Code (LEMC) provides that certain uses have operational characteristics that, depending on the location and design of the use, may have the potential to negatively impact adjoining properties, businesses or residents and therefore are permitted subject to the issuance of a Conditional Use Permit, which allows the City to comprehensively review and approve the use;

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 17.415.070.B of the LEMC, the Planning Commission (Commission) has the responsibility of reviewing and approving, conditionally approving, or denying Conditional Use Permits; and

Whereas, on December 3, 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 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 with much of the surrounding area having been developed for commercial uses. The project is proposing to legalize an existing CRV small beverage container recycling kiosk and other improvements throughout the fully developed 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.*

Section 3: The Commission finds that the proposed project is categorically exempt from California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and CEQA Guidelines (14. Cal. Code Regs. §§15000 et seq.), specifically pursuant to Section 15301 (Class 1 – Existing Facilities), because the project is confined to an existing commercial building and only minor exterior alterations are planned in association with the proposed use.

Section 4: That in accordance with LEMC Section 17.415.070.C. Findings, the Commission makes the following findings regarding Conditional Use Permit No. 2022-06:

1. That the proposed use is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

The proposed project is located in the General Commercial General Plan Land use designation and the Lake View District. The General Commercial 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. The Lake View District goal is to create a neighborhood that strengthen ties with existing and neighboring uses. The recycling kiosk is a retail service within an existing commercial center that will support the existing residential uses and the future residential development planned within the Lake View District. Therefore, the use is in accord with the objectives of the General Plan and planning district it is located in.

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

The proposed use is located upon a parking lot within an existing commercial center that is fully developed. The CUP is to legalize the existing operations which has operated without any complaints or concerns from surrounding businesses and residential neighborhood. Nonetheless, the project has been conditioned by all applicable City departments to ensure the business continues to operate in a manner that will not result in impacts to the neighborhood.

3. The site 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 is located in a parking lot within an existing, fully developed commercial center. The location of the recycling kiosk has been analyzed and staff has determined that the proposed project area meets the applicable development standards pursuant to the LEMC and will complement the existing businesses.

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 upon a parking lot within an existing commercial center that is fully developed with multiple access points. Street improvements have been completed with the original development of the commercial center. Furthermore, the existing parking lot has been previously designed to provide safe onsite circulation.

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 project 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 December 3, 2024. Appropriate and applicable conditions of approval have been included to protect the public health, safety and general welfare.

Section 5: Based upon the evidence presented, both written and testimonial, and the above findings, the Commission hereby finds that the project is consistent with the MSHCP.

Section 6: 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. 2022-06.

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

Passed and Adopted on this 3rd day of December, 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 December 3, 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 2022-19/CUP 2022-06
PROJECT NAME: CRV Solutions
PROJECT LOCATION: APN: 378-290-016
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL CONDITIONS

1. Planning Application (PA) No. 2022-19 (Conditional Use Permit (CUP) No. 2022-06) consists of a request by Skedio Studio to legalize an existing recycling kiosk that is located within the parking lot of an existing commercial center. The project is located near the intersection of Riverside Drive and Lakeshore Drive at 16750 Lakeshore Drive (APN: 378-290-016).
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 2022-06, which action is brought 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 2022-06 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 and prior to issuance of any building permits, the applicant shall sign and complete an "Acknowledgement 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. 2022-06 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.

5. The applicant shall meet all applicable City Codes, County, State and Federal laws.
6. The applicant shall at all times comply with Section 17.176 (Noise Ordinance) of the LEMC.
7. The Conditional Use Permit granted herein 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 this approval. An application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of the LEMC, Title 17 in a similar manner as a new application.
8. 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.
9. Business hours for the reverse vending machines are from 7:00 AM through 7:00 PM Monday through Friday and from 10:00 AM through 6:00 PM on weekends and holidays. The operating hours for the in-person recycling services are from 9:00 AM through 5:00 PM Monday through Friday and from 10:00 AM through 6:00 PM on weekends and holidays. In the event the applicant proposes to modify the hours of operation, the modification shall be subject to review by the Community Development Director. The Community Development Director may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
10. Any outdoor activity will require a temporary use permit or special event permit, as applicable, shall be obtained from the City of Lake Elsinore prior to conducting any outdoor events on the subject property.
11. If operation of this use triggers 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.
12. 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.
13. Graffiti shall be removed within 24 hours.
14. There shall be no loitering in or around the business. No loitering signs shall be installed.
15. The vicinity of the establishment 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.
16. The facility shall provide adequate lighting for security.

17. The facility shall provide bougainvillea plants planted in a planter consistent with the Floor Plan/Elevations plans dated 02.07.22 (Sheet A102) submitted for the project. The plants shall be maintained at all times to insure sufficient landscape screening is provided for the facility.
18. 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.

STORM WATER MANAGEMENT / POLLUTION PREVENTION / NPDES:

19. The project is responsible for complying with the Santa Ana Region NPDES Permits as warranted based on the nature of development and/or activity.
20. Project shall have a minimum of four (4) trash cans onsite; two (2) for general trash and two (2) for non-CRV recyclables. Trash cans shall have lids to limit discharge.
21. Two wet bins shall be provided for dumping of liquids from containers. The wet bins shall be dumped in the sanitary sewer daily.
22. Trash shall be kept picked up at all times; trash cans shall be emptied when full and at the close of business and disposed of using CR&R.
23. Project shall have a spill kit onsite.
24. Project shall use dry clean-up methods and/or a mop and bucket for daily cleanup. Disposal of mop water shall be to sanitary sewer.
25. The project shall power wash the site twice a month; BMPs shall be deployed to capture water used in the power washing activity.
26. Project shall be manned during all operational hours.
27. Project is responsible for ensuring that pollutants from the site do not enter the storm drain system. Lake Elsinore Municipal Code Section 14.08 defines "Pollutant" as:

"Pollutant" means anything which causes the deterioration of water quality such that it impairs subsequent and/or competing uses of the water. Pollutants may include but are not limited to paints, oil and other automotive fluids, soil, rubbish, trash, garbage, debris, refuse, waste, ...hazardous waste, chemicals,... animal waste, offensive matter of any kind.

BUILDING DIVISION

28. The applicant shall obtain manufacturer's Building specifications for the kiosk structure.

- 29. The applicant shall obtain an electrical permit for any electrical on the exterior or interior of the trailers.
- 30. The applicant shall obtain a building permit for the facility. A business license shall be obtained and kept current.
- 31. The facility shall maintain ADA accessibility.
- 32. Homeless prevention plan is required.

CITY OF LAKE ELSINORE FIRE MARSHAL

- 33. The facility shall obtain one (1) fire extinguisher with a 2A-10BC rating per site.
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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 City of Lake Elsinore Planning Commission _____. I also acknowledge that all Conditions shall be met as indicated.

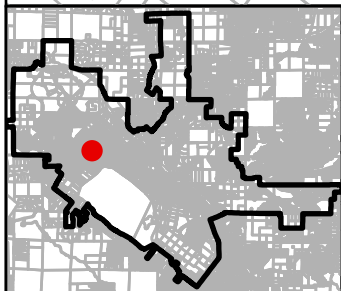
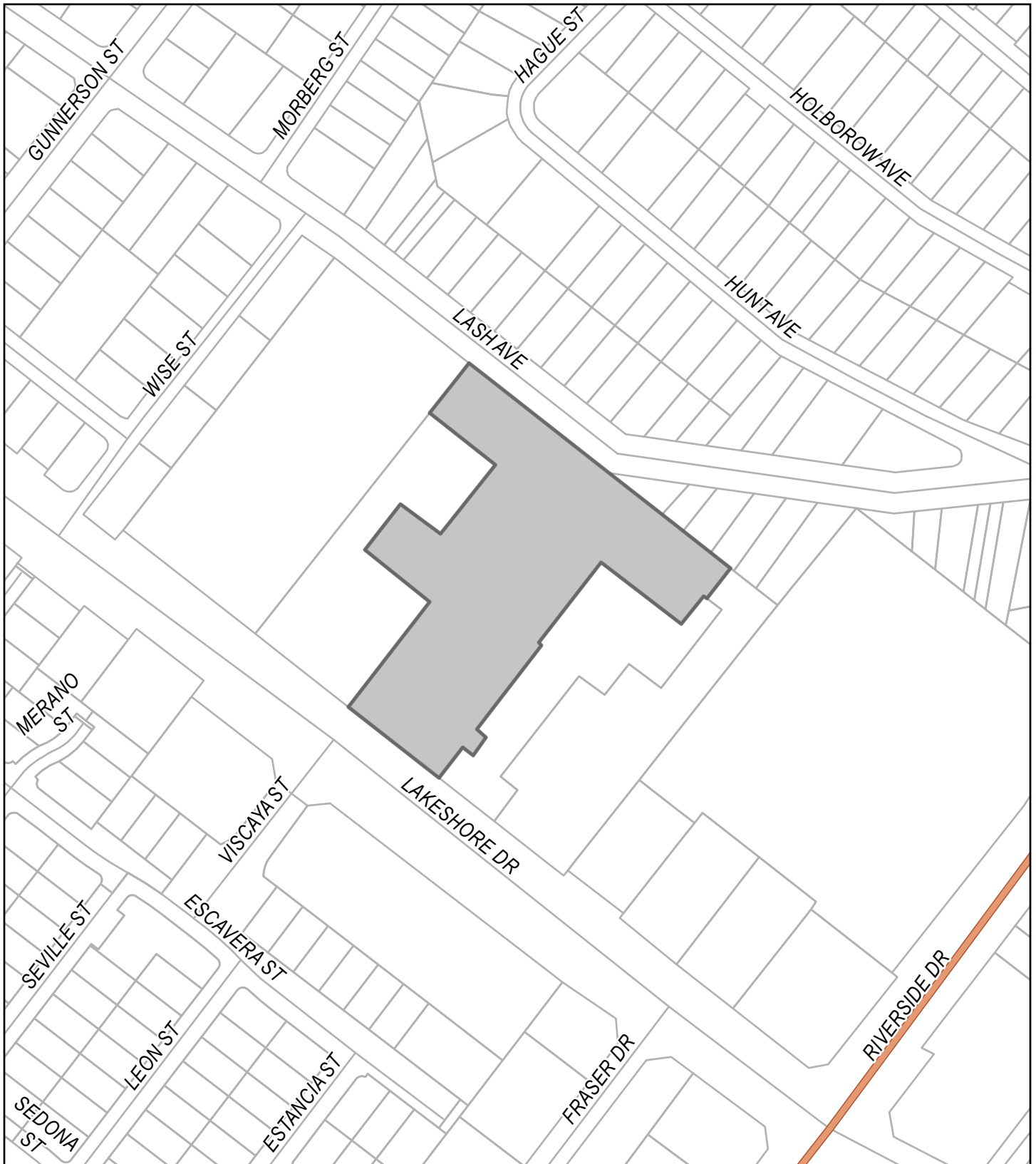
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Applicant's Signature: _____

Print Name: _____

Address: _____

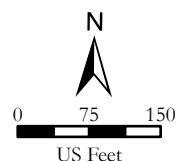
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Vicinity Map

Planning Application No. 2022-19
APN: 378-290-016

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

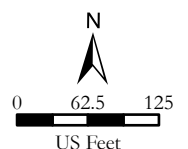


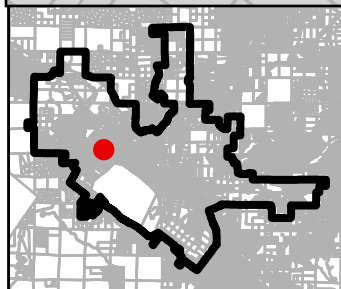
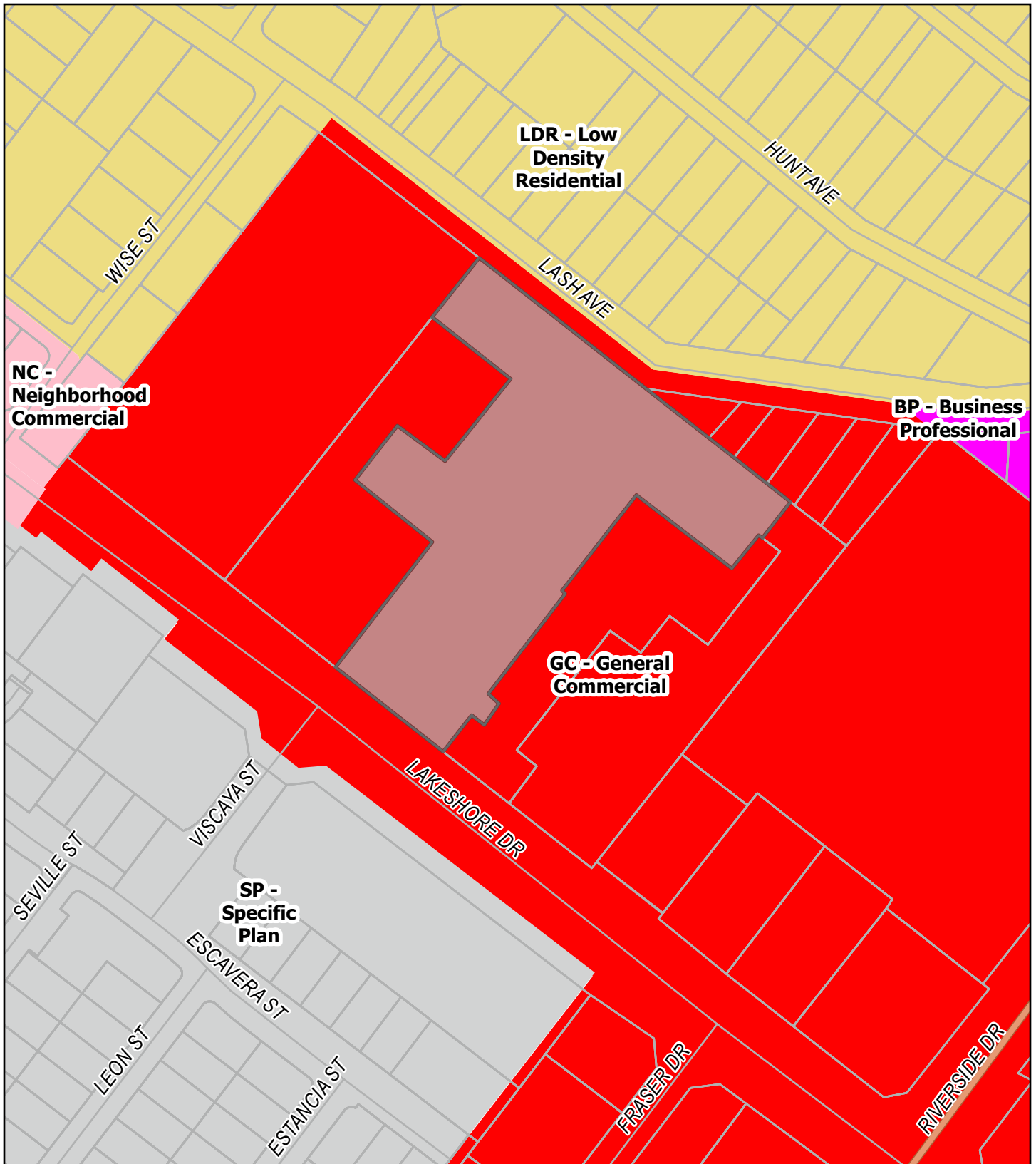


Aerial Map

Planning Application No. 2022-19
APN: 378-290-016

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

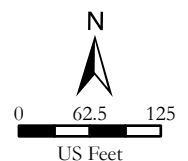


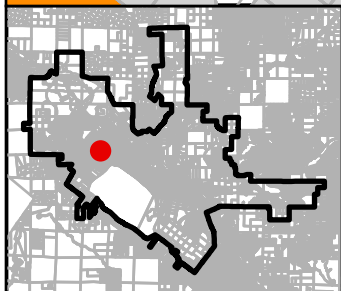
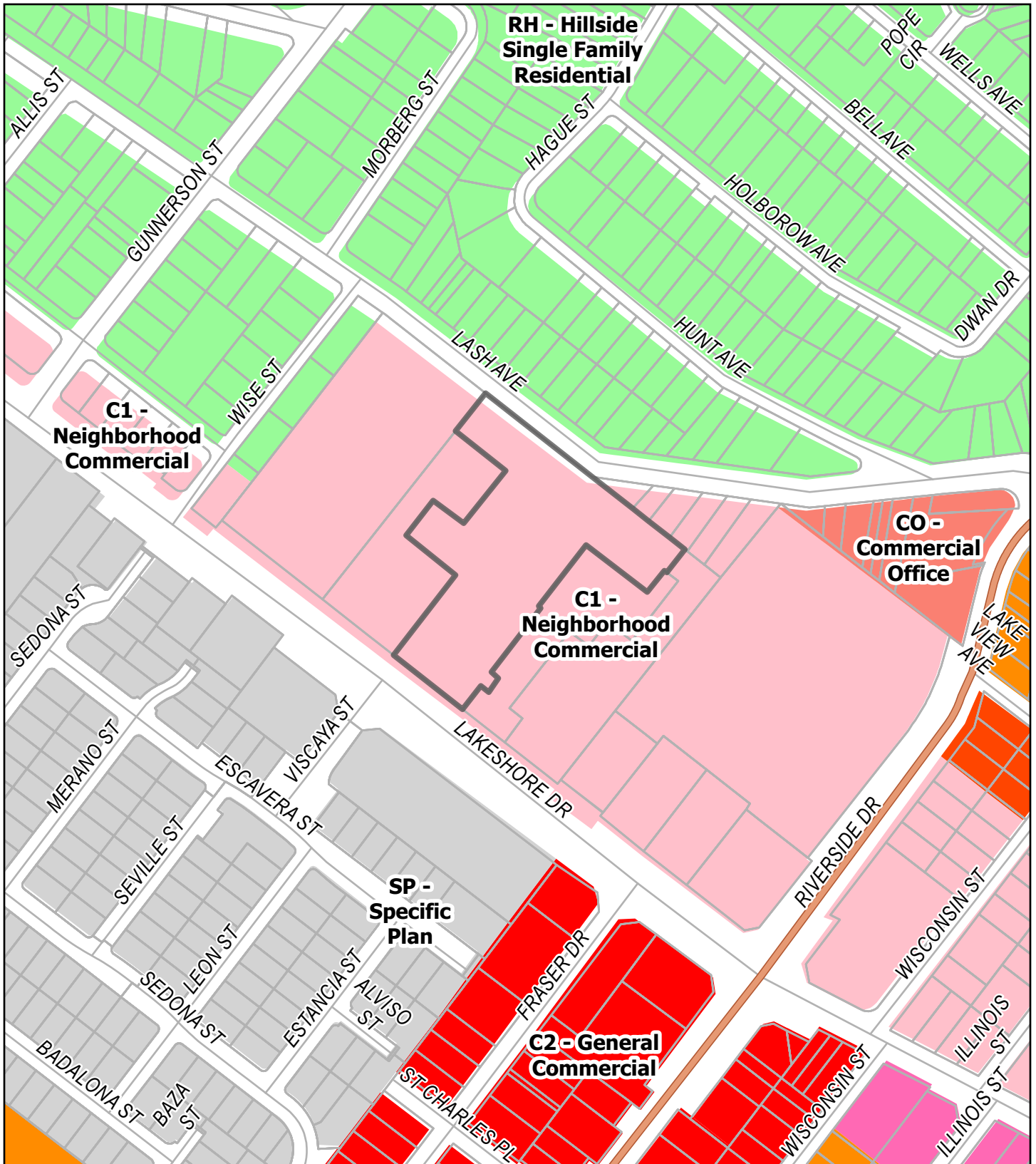


General Plan Exhibit

Planning Application No. 2022-19
APN: 378-290-016

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

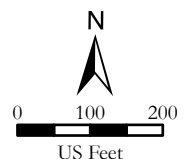


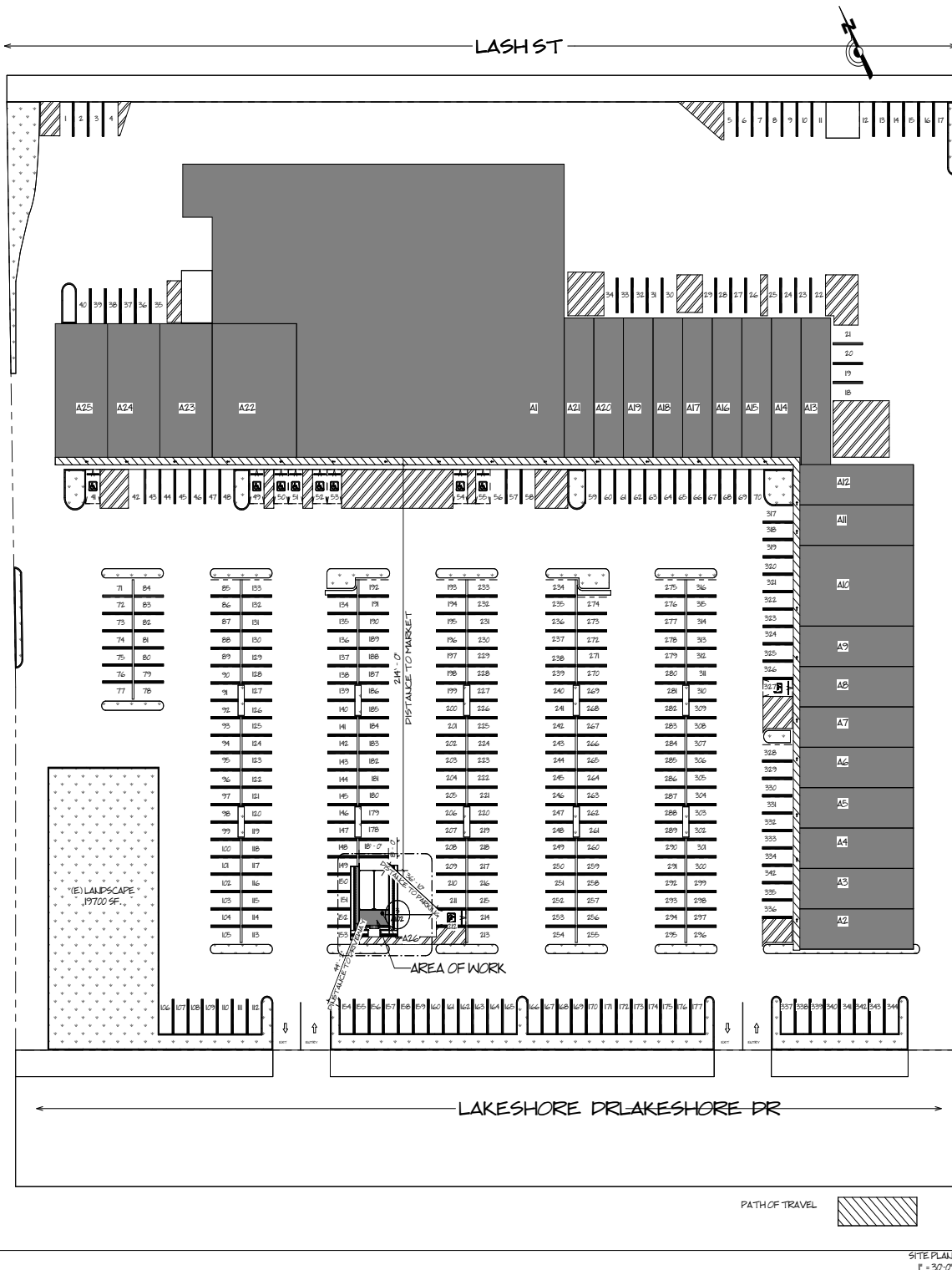


Zoning Exhibit

Planning Application No. 2022-19
APN: 378-290-016

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet





PARKING ANALYSIS PARKING PROJECT INFORMATION

A1	STARTER BROS: 30,810 SF / 250 =	123.2 REQ
A2	POULT STAR: 15,63 SF / 250 =	6.2 REQ
A3	DOMINOS: 15,63 SF / 250 =	6.2 REQ
A4	HARMAIL SPA: 15,63 SF / 250 =	6.2 REQ
A5	TOTAL BEAUTY: 15,63 SF / 250 =	6.2 REQ
A6	POSTRAL PLUS: 15,63 SF / 250 =	6.2 REQ
A7	SHAPE BROWN: 15,63 SF / 250 =	6.2 REQ
A8	METRO: 3,126 SF / 250 =	12.5 REQ
A9	DEUTYST: 15,63 SF / 250 =	6.2 REQ
A10	PHONOLA: 15,63 SF / 250 =	6.2 REQ
A11	LA MICLANA: 15,63 SF / 250 =	6.2 REQ
A12	THREAPZ: 15,63 SF / 250 =	6.2 REQ
A13	2400CLOCK: 15,63 SF / 250 =	6.2 REQ
A14	CONLAUNDRY: 15,63 SF / 250 =	6.2 REQ
A15	PLAZA HAIRCUTTERS: 15,63 SF / 250 =	6.2 REQ
A16	PIZZA APPETIZERS: 15,63 SF / 250 =	6.2 REQ
A17	SPORTS PIZZA: 3,126 SF / 250 =	12.5 REQ
A18	ARCADE: 1,403 SF / 250 =	5.6 REQ
A19	CRICKET: 1,403 SF / 250 =	5.6 REQ
A20	HELP U SELL: 1,403 SF / 250 =	5.6 REQ
A21	GUIDANCE: 1,403 SF / 250 =	5.6 REQ
A22	PELL: 3,854 SF / 250 =	15.4 REQ
A23	SMOKE SHOP: 2,386 SF / 250 =	9.5 REQ
A24	KIKU'S LIQUOR: 2,386 SF / 250 =	9.5 REQ
A25	CLEANERS: 2,386 SF / 250 =	9.5 REQ
A26	BEVERAGE CONTAINER CRV RECYCLING USE: 14,000 SF / 100 =	5 REQ

TOTAL PARKING REQUIRED: 307 REQ.
TOTAL PARKING PROVIDED: 344

PROJECT ADDRESS: 16750 LAKESHORE DRIVE, LAKE ELSINORE, CALIFORNIA
APN: 378-290-016
TRACT:
LOT AREA:
ZONING: C1 - NEIGHBORHOOD COMMERCIAL
CONSTRUCTION TYPE:
PROJECT DESCRIPTION:

SCOPE OF WORK

A SMALL BEVERAGE CONTAINER CRV RECYCLING AND REDEMPTION CENTER AT STATER BROS. MARKET CONSISTING OF A FIXED 144 S.F. CASHIER ANCHORED DOWN KIOSK WITH TWO (2) (8' X 22") MOBILE AND PORTABLE ROLL OFF STORAGE CONTAINERS WITH A FULL TIME ATTENDANT AND HOURS OF OPERATION 8:00AM-5:00P.M. DAILY

PROJECT DIRECTORY

PROPERTY: OWNER

TAHER AMERI C/O STATER BROTHERS MARKET RECYCLING OPERATOR AND FRANKLIN FAMILY TRUST 2053 E WASHINGTON ST COLTON CA 92324

OPERATOR: OPERATOR

TAHER AMERI C/O CRV RECYCLING SOLUTION SITES

DESIGNER: DESIGNER

SKEDIO STUDIO 16306 BLACKHAWK ST GRAYMIRA HILLS CA 92344 818 6443434

DRAWING LIST

A101	TITLE SHEET / SITE PLAN
A102	FLOOR PLAN / ELEVATIONS
A103	ADA DETAIL

PARCEL MAP



SITE OF INTEREST

SKEDIO STUDIO

+ PARTNERS

16306 BLACKHAWK ST
GRAYMIRA HILLS CA 92344
(818) 644 3434
WWW.SKEDIO.COM

NO. 123 DESCRIPTION Revision 1 DATE

MICHAEL ACOSTA

16750 LAKESHORE DR LAKE ELSINORE, CA 92530

OWNER:

MR. TAHER AMERI C/O

CRV RECYCLING SOLUTION

TITLE SHEET / SITE PLAN

PROJECT NUMBER: 2-0016

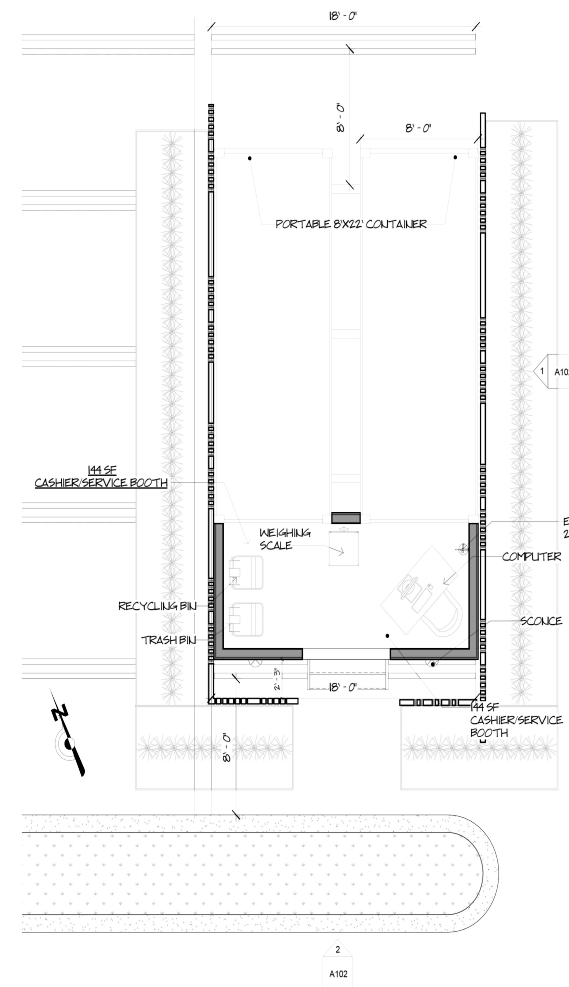
DATE: 02.17.22

DRAWN BY: K.T.

CHECKED BY: JDR

A101

SCALE: A



NOTES

1. PURSUANT TO LEMC 17.196.030, A SIGN PERMIT SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE PLACING, ERECTING, MOVING, RECONSTRUCTING, ALTERING, OR DISPLAYING OF ANY EXTERIOR SIGNS INCLUDING CHANGE OF FACE OR COPY ON EXISTING SIGNS UNLESS EXEMPTED BY LEMC 17.196.060, AND NOT INCLUDING MERELY REFRESHING EXISTING SIGNS.

2. THE CRV RECYCLING CENTER WILL BE LOCATED IN THE FRONT PORTION OF THE SITE DUE TO THE FOLLOWING: TO BE VISIBLE AND ACCESSIBLE TO THE PUBLIC, TO GENERATE BUSINESS, AS WELL AS FOR SECURITY PURPOSES AGAINST HOMELESSNESS AND LOITERING.

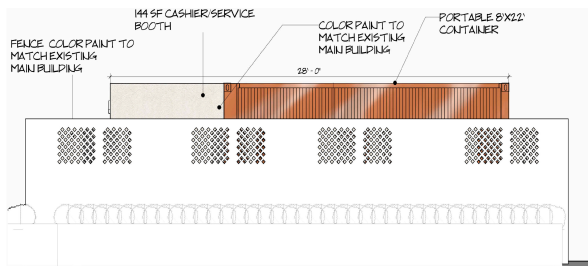
3. ONLY BOUGAINVILLEA WILL BE PLANTED IN THE PLANTER.



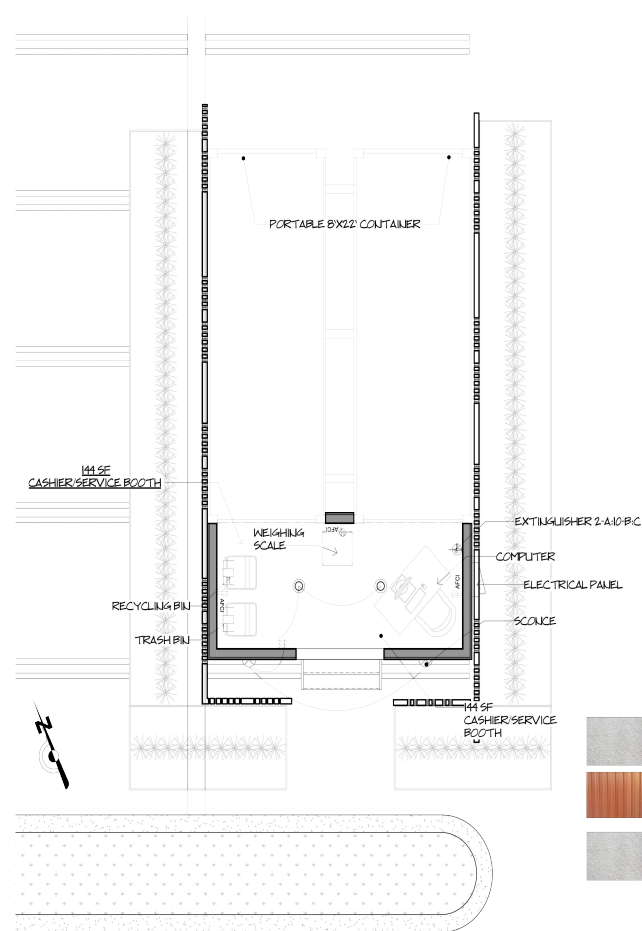
BOUGAINVILLEA

- WOODEN FENCE, COLOR PAINT TO MATCH EXISTING MAIN BUILDING
- METAL CONTAINER, LIGHT BROWN COLOR
- WOODEN WALLS, COVERED WITH WHITE STUCCO, COLOR PAINT TO MATCH EXISTING MAIN BUILDING

FLOOR PLAN 3
1/4" = 1'-0"

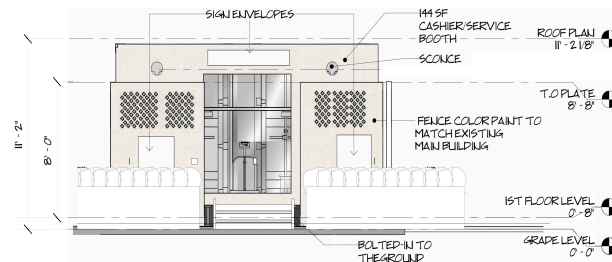


ELEVATION 2
1/4" = 1'-0"



- WOODEN FENCE, COLOR PAINT TO MATCH EXISTING MAIN BUILDING
- METAL CONTAINER, LIGHT BROWN COLOR
- WOODEN WALLS, COVERED WITH WHITE STUCCO, COLOR PAINT TO MATCH EXISTING MAIN BUILDING

ELECTRICAL PLAN 4
1/4" = 1'-0"



ELEVATION 1
1/4" = 1'-0"

NO.	DESCRIPTION	DATE

MIGUEL ACOSTA

CRV RECYCLING SOLUTION 16750 LAKESHORE DR LAKE ELSINORE, CA 92530

CRV RECYCLING SOLUTION

FLOOR PLAN / ELEVATIONS

PROJECT NUMBER 22-0016
DATE 02.17.22
DRAWN BY A
CHECKED BY C

A102

SCALE As Indicated

PASSENGER DROP-OFF AND LOADING ZONES

General. Passenger drop-off and loading zones shall comply with Section 11B-503.

Vehicle pull-up space. Passenger drop-off and loading zones shall provide a vehicular pull-up space 96 inches wide minimum and 20 feet long minimum.

Access aisle. Passenger drop-off and loading zones shall provide access aisles complying with Section 11B-503 adjacent and parallel to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

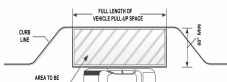


FIGURE 11B-503.3
PASSENGER DROP-OFF AND LOADING ZONE ACCESS AISLE

Width. Access aisles serving vehicle pull-up spaces shall be 60 inches wide minimum.

Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

Marking. Access aisles shall be marked with a painted borderlines around their perimeter. The area within the borderlines shall be marked with hatched lines a minimum of 8 inches on center in a color contrasting with that of the aisle surface.

Floor and ground surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 14 feet minimum.

Identification. Each passenger loading zone designated for persons with disabilities shall be identified with a reflectorized sign complying with Section 11B-703.5. It shall be permanently posted immediately adjacent to and visible from the passenger loading zone using "Passenger Loading Zone Only" and including the International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a dark blue background.

Medical care and long-term care facilities. At least one passenger loading zone complying with Section 11B-503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where the period of stay may exceed twenty-four hours.

Vanet parking. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with Section 11B-503. The parking requirements of Section 11B-503.1 apply to facilities with valet parking.

Mechanical access parking garages. Mechanical access parking garages shall provide at least one passenger loading zone complying with Section 11B-503 at vehicle drop-off and vehicle pick-up areas.

PARKING SPACES

General. Car and van parking spaces shall comply with Section 11B-502. Where parking spaces are marked with lines, with measurements of parking spaces and access aisles shall be made from the centerline of the markings. Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

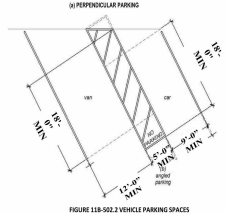
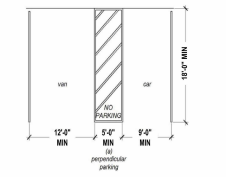


FIGURE 11B-502.2 VEHICLE PARKING SPACES

Vehicle spaces. Car and van parking spaces shall be 216 inches (18 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum and van parking spaces shall be 144 inches (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.

Exception: Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide minimum.

Access aisle. Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60 inches (5 feet) wide minimum.

Length. Access aisles shall extend the full required length of the parking spaces they serve.

Marking. Access aisles shall be marked with a blue painted borderlines around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches (3 feet) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on other side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Floor or ground surfaces. Parking spaces, access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 8 feet (2449 mm) minimum.

Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 8 feet (2449 mm) minimum. Exception: In existing multi-story parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 84 inches (2149 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.

Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches (1524 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Exception: Signs located within an accessible route shall be a minimum of 80 inches (2032 mm), 8 inches above the finish floor or ground surface measured to the bottom of the sign.

Finish and size. Parking identification signs shall be reflectorized with a minimum area of 70 square inches (4516 sq cm).

Minimum fee. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250."

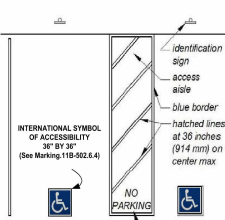


FIGURE 11B-502.3
PERPENDICULAR PARKING IDENTIFICATION

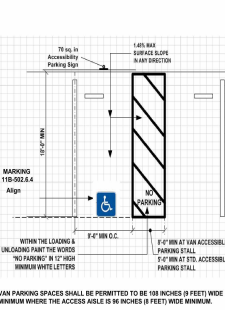


FIGURE 11B-502.3.3
ANGLED PARKING IDENTIFICATION

Vehicle spaces. Car and van parking spaces shall be 216 inches (18 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum and van parking spaces shall be 144 inches (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.

Exception: Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide minimum.

Access aisle. Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60 inches (5 feet) wide minimum.

Length. Access aisles shall extend the full required length of the parking spaces they serve.

Marking. Access aisles shall be marked with a blue painted borderlines around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches (3 feet) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on other side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Floor or ground surfaces. Parking spaces, access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 8 feet (2449 mm) minimum.

Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 8 feet (2449 mm) minimum. Exception: In existing multi-story parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 84 inches (2149 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.

Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches (1524 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Exception: Signs located within an accessible route shall be a minimum of 80 inches (2032 mm), 8 inches above the finish floor or ground surface measured to the bottom of the sign.

Finish and size. Parking identification signs shall be reflectorized with a minimum area of 70 square inches (4516 sq cm).

Minimum fee. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250."

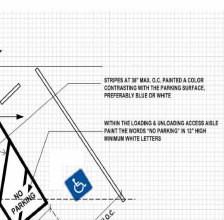


FIGURE 11B-502.3
PERPENDICULAR PARKING IDENTIFICATION

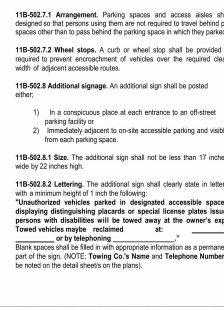


FIGURE 11B-502.3.3
ANGLED PARKING IDENTIFICATION

Location. A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head and end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.

Marking. Each accessible car and van space shall have surface identification complying with other Sections 11B-502.6.4.1 and 11B-502.6.4.2.

The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space. Its side parallel to the length of the parking space and its lower corner 6 inches or lower side aligned with the end of the parking space length.

The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space. Its side parallel to the length of the parking space and its lower corner 6 inches or lower side aligned with the end of the parking space.

Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

11B-502.7.1 Arrangement. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking spaces in which they parked.

11B-502.7.2 Wheel stops. A curb or wheel stop that is provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

11B-502.8.1 Sign. The additional sign shall not be less than 17 inches wide by 22 inches high.

11B-502.8.2 Lettering. The additional sign shall clearly state in letters with a minimum height of 1 inch the following:

Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense.

Towed vehicles may be reclaimed at the owner's expense.

Blank spaces shall be filled in with appropriate information on a permanent post of the sign: "Towing Co's Name and Telephone Number" shall be noted on the detail sheets on the plans.

Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

Point-of-sale devices. Where provided, point-of-sale devices shall comply with Sections 11B-707.2, 11B-707.3, 11B-707.7.2, and 11B-707.8.

Location. EV chargers shall be adjacent to, and within the projected width of the vehicle space being served.

Exceptions: 11B-812.10.4

TABLE 11B-812.1 ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE				
TOTAL NUMBER OF EVCS AT FACILITY	MINIMUM NUMBER by type of EVCS required TO COMPLY WITH SECTION 11B-812			
	Standard Accessible	Anticipatory	Anticipatory	Anticipatory
1 to 4	1	0	0	0
5 to 25	1	1	0	0
26 to 50	1	1	1	1
51 to 75	1	1	2	2
76 to 100	1	2	2	2
101 and over	1 plus 1 for each 50 or fraction thereof, over 100	1 plus 1 for each 50 or fraction thereof, over 100	1 plus 1 for each 50 or fraction thereof, over 100	1 plus 1 for each 50 or fraction thereof, over 100

1. When an EV charger can simultaneously charge more than one vehicle, the number of EVCS provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

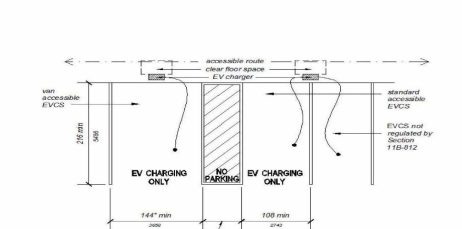


FIGURE 11B-812.9
SURFACE MARKING

Location. Required identification signs shall be visible from the EVCS & service. Signs shall be permanently posted either immediately adjacent to the vehicle space or within the projected vehicle space width at the head and end of the vehicle space. Signs identifying van accessible vehicle spaces shall contain the designation "van accessible." Signs shall be 60 inches (1524 mm) minimum above the finish floor or ground surface measured to the bottom of the sign. Signs located within an accessible route shall be 80 inches (2032 mm) minimum above the finish floor or ground surface measured to the bottom of the sign. Signs may be permanently posted on a wall at the interior end of the vehicle space.

Surface marking. EVCS vehicle spaces shall provide surface marking using "EV CHARGING ONLY" in letters 12 inches (305 mm) high minimum. The centerline of the text shall be a maximum of 6 inches (152 mm) from the centerline of the vehicle space and its lower corner 6 inches or lower side aligned with the end of the parking space length.

Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

Page 7 of 7

ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE



FIGURE 11B-812.1
ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE

Where applies. The additional "TOW-AWAY" sign shall be 17" MIN. x 12" MIN. LETTERS SHALL HAVE A MINIMUM HEIGHT OF 1". TOWING COMPANY'S NAME AND TELEPHONE NO. MUST BE PROVIDED ON SIGN.

Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at the owner's expense.

NOTE: SIGN LOCATED WITHIN ACCESSIBLE ROUTE SHALL BE 6" MIN. A.I. OR ABOVE GROUND SURFACE. SIGN MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.

36" MIN.

36" MIN.

36" MIN.

36" MIN.

36" MIN.

36" MIN.

36" MIN.

36" MIN.

36" MIN.

36" MIN.

Electrical Vehicle Charging Stations

Electric vehicle charging stations (EVCS) that comply with Section 11B-812 as required by Section 11B-208.3. Where vehicle spaces and access aisles are marked with lines, measurements shall be made from the centerline of the markings.

Exception: 11B-812.1

Operable parts shall comply with Section 11B-309.

Future installation of Electric Vehicle (EV) Chargers serving Covered Multifamily Dwellings shall be on accessible routes per 11B-309 and shall be in compliance with Section 11B-309 accessibility requirements.

Floor or ground surfaces. Vehicle spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle spaces they serve. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted in vehicle spaces and access aisles.

Vertical clearance. Vehicle spaces, access aisles serving them, and vehicular routes serving them shall provide a vertical clearance of 8 feet (2449 mm) minimum. Where provided, overhead cable management systems shall not obstruct required vertical clearance.

Accessible route to building or facility. EVCS complying with Section 11B-812 that serve a particular building or facility shall be located on an accessible route in accordance with Section 11B-206.4. Where EVCS do not serve a particular building or facility, EVCS complying with Section 11B-812 shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility.

Exception: 11B-812.5.1

Accessible route to EV charger. An accessible route complying with Section 11B-402 shall be provided between the vehicle space and the EV charger which serves it.

Relationship to accessible routes. Vehicle spaces and access aisles shall be designed so that when the vehicle space is occupied the required clear width of adjacent accessible route is not obstructed. A curb, wheel stop, bollard, or other barrier shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

Arrangement. Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge.

Exception: 11B-812.4

Obstructions. EVCS shall be designed so accessible routes are not obstructed by cables or other elements.

Vehicle spaces. Vehicle spaces serving van accessible, standard accessible, anticipatory, and drive-up EVCS shall be 216 inches (5486 mm) long minimum and shall comply with Sections 11B-812.6.1 through 11B-812.6.4 as applicable. All vehicle spaces shall be marked to define their width.

Exception: 11B-812.6

Van accessible. Vehicle spaces serving van accessible EVCS shall be 144 inches (3658 mm) wide minimum and shall have an adjacent access aisle complying with Section 11B-502.7.

Standard accessible. Vehicle spaces serving standard accessible EVCS shall be 108 inches (2743 mm) wide minimum and shall have an adjacent access aisle complying with Section 11B-502.7.

Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Page 6 of 7

NO.	DESCRIPTION	DATE

CRV RECYCLING SOLUTION
16750 LAKESHORE DR LAKE ELSINORE,
CA 92530

CRV RECYCLING SOLUTION

APA DETAIL

PROJECT NUMBER 22-005
DATE 02/17/22
DRAWN BY A
CHECKED BY C

A103

SCALE



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 December 3, 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. 2022-19 (CRV Recycling Solutions): The proposed project is a request by Anna Tailor, Skedio Studios, requesting approval of Conditional Use Permit (CUP) No. 2022-06 to legalize an existing 496-square-foot recycling kiosk within an existing commercial center. The project site is located on an approximately 3.06-acre site within the Neighborhood Commercial (C-1) District at 16750 Lakeshore Drive (APN: 378-290-016).

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 15301 (Class 1 Existing Facilities).

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:	0011704261
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	11/23/2024
Total Amount:	\$302.80
Payment Amount:	\$0.00
Amount Due:	\$302.80
Notice ID:	gpgXNEDFO352Egj9X5IR
Invoice Text:	<p>[https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/exports/1732143886489/image001.jpg] NOTICE OF PUBLIC HEARING</p> <p>NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on December 3, 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. 2022-19 (CRV Recycling Solutions): The proposed project is a request by Anna Tailor, Skedio Studios, requesting approval of Conditional Use Permit (CUP) No. 2022-06 to legalize an existing 496-square-foot recycling kiosk within an existing commercial center. The project site is located on an approximately 3.06-acre site within the Neighborhood Commercial (C-1) District at 16750 Lakeshore Drive (APN: 378-290-016). 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 15301 (Class 1 Existing Facilities). 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</p>



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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 15301 (Class 1 Existing Facilities).

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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: 11/23/24

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011704261

FILE NO. 0011704261

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:

11/23/2024

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

Date: November 23, 2024.

At: Riverside, California

Signature




AFFIDAVIT OF NOTIFICATION LIST

Application No. _____

Applicant Name _____ TAHER AMERI _____

Project Name/Location 16750 LAKESHORE DR APN 378-290-016 _____

I certify that on 18TH day of OCTOBER, 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) 16750 LAKESHORE DR _____. 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.


Applicant/Representative Signature

10/28/24.
Date

This instrument was acknowledged before me on this _____ day of _____, 20____, by

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

Notary Public

**See Attached
Notary Certificate**

My Commission expires on: _____

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 ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

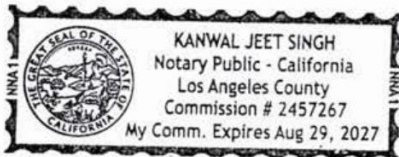
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On 10/28/2024 before me, KANWAL JEET SINGH, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Antonio Puente
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: Affidavit of Notarization Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

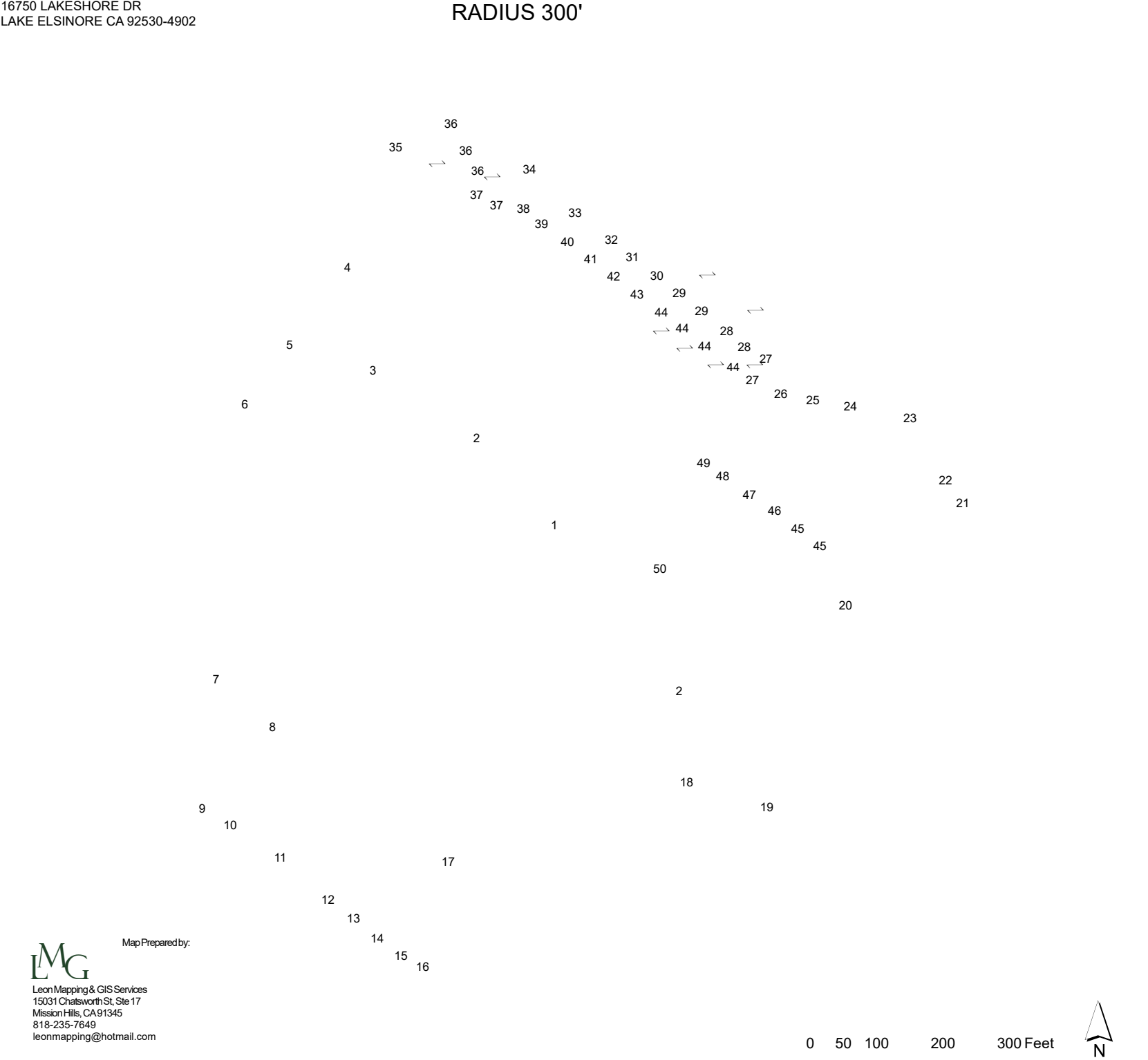
☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RADIUS 300'



1	378-290-016	MASUE LLC
2	378-290-015	CHU H YUN
2	378-290-018	CHU H YUN
3	378-290-013	LAKESIDE CENTER
4	378-305-001	PEDRO VILLAREAL
5	378-305-002	AEK GLOBAL INVESTMENTS
6	378-305-003	PROP HT
7	379-480-084	GONZALES FAMILY TRUST
8	379-480-087	SAFAI FAMILY TRUST
9	379-480-002	ROCIO ALCALA
10	379-480-001	LAURA V SANDOVAL
11	379-470-092	VISCAYA HOMEOWNERS ASSN
12	379-470-006	RODNEY MONDINO
13	379-470-005	NICKOLAS YOUNG
14	379-470-004	MARK L JORGENSEN
15	379-470-003	ALEJANDRO REYES
16	379-470-002	CBPIC CA OWNER I LLC
17	379-470-083	LAKESHORE VISCAYA
18	378-290-025	AHMAD MASHAYEKAN
19	378-290-023	DELTA INV SM
20	378-290-024	CA O ABS
21	378-264-008	GERALD NOE HALBERG
22	378-264-022	EVMWD
23	378-263-016	FRANCES POOLE
24	378-263-032	GILBERTO CERVANTES
25	378-263-012	JEFFERSON D NANCE
26	378-263-011	LINDA C POE
27	378-263-010	JUANCARLO FREEMAN
27	378-263-017	JUANCARLO FREEMAN
28	378-263-008	JOHN CARREON
28	378-263-009	JOHN CARREON
29	378-263-006	CHRISTIAN LINDGREN JENSEN
29	378-263-007	CHRISTIAN LINDGREN JENSEN
30	378-263-005	CECELIA W FAIRFAX
31	378-263-004	ANTONIO LLAMAS
32	378-263-003	MARIA DE JESUS VICTORIO
33	378-263-002	DAVID C BERTOLDO
34	378-263-001	DEREK SCOTT JOHNSON
35	378-245-014	ROSE L MORENO
36	378-245-012	M & R IRREVOCABLE TRUST
36	378-245-013	M & R IRREVOCABLE TRUST
36	378-263-030	M & R IRREVOCABLE TRUST
37	378-263-028	EMILIO SOLIS
37	378-263-029	EMILIO SOLIS
38	378-263-027	SUSET ALI ARELLANO
39	378-263-026	JOVIAN MENDOZA
40	378-263-025	JOHN JEFFERSON CARTER
41	378-263-024	EMILY TOY
42	378-263-023	PHAN THI THANH THUY
43	378-263-022	LUCIANE CAIXETA
44	378-263-018	MICHELLE EVANTHE PAWLAK
44	378-263-019	MICHELLE EVANTHE PAWLAK
44	378-263-020	MICHELLE EVANTHE PAWLAK
44	378-263-021	MICHELLE EVANTHE PAWLAK
45	378-264-005	CARL PUI LAM CHOI
45	378-264-006	CARL PUI LAM CHOI
46	378-264-004	MAI TRAN PHAN
47	378-264-003	CHARLES W RASMUSSEN
48	378-264-002	ROSE MOSERO
49	378-264-001	LOREN M MCCLURG
50	378-290-017	BVN COMPANY

PARCEL # (APN):378-290-016

LEGAL DESCRIPTION:
3.06 ACRES NET IN PAR 2 PM 082/072
PM 15591

ACREAGE: ± 3.060

DATE: 10/28/2024

CONTACT: SKEDIO STUDIO
PHONE : 818-644-3434

Map Prepared by:

0 50 100 200 300 Feet



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

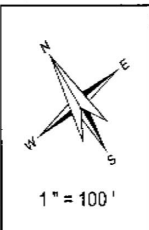
SEC 35 T5SR5W
POR. RANCHO LA LAGUNA

TRA 005-005

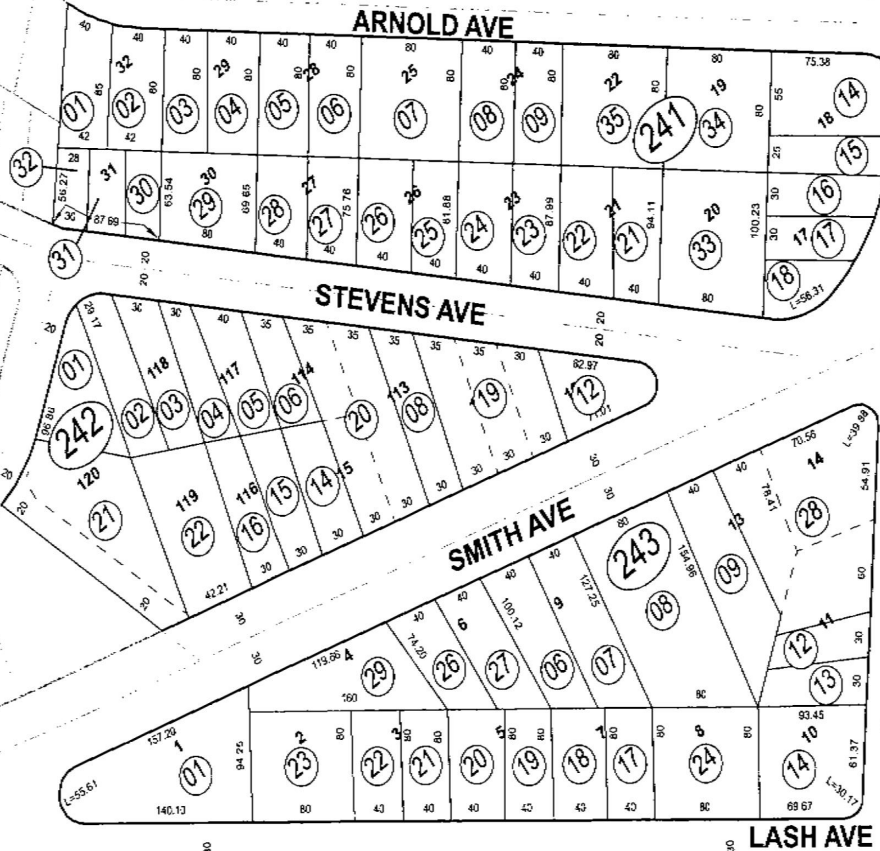
378-24

18-29-7
29-6

MAR 11 2009



1" = 100'



GUNNERSON ST

MORBERG ST

HAGUR ST

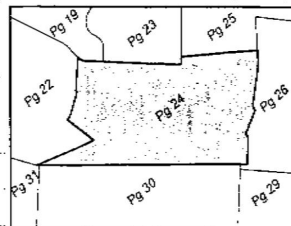
LASH AVE



ASSESSOR'S MAP BK378 PG.24
Riverside County, Calif.

M. HILLIG

Date
R.S. 8097
R.S. 8350
MERG 03-01

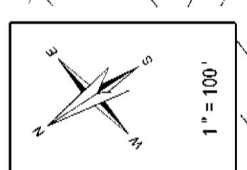


378-26
18-29-7

T.R.A. 005-005
005-029

POR. RANCHO LA LAGUNA
T.5S., R.5W.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY
IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PRICES
MAY NOT CORRELATE WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES



Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference P.C. & M.
- Other Easements
- Lease Area
- Succession Easement



Date	Old Number	New Number
1-1-74	232-1-5	232-1-5
1-1-74	232-1-6	232-1-6
1-1-74	232-1-7	232-1-7
1-1-74	232-1-8	232-1-8
1-1-74	232-1-9	232-1-9
1-1-74	232-1-10	232-1-10
1-1-74	232-1-11	232-1-11
1-1-74	232-1-12	232-1-12
1-1-74	232-1-13	232-1-13
1-1-74	232-1-14	232-1-14
1-1-74	232-1-15	232-1-15
1-1-74	232-1-16	232-1-16
1-1-74	232-1-17	232-1-17
1-1-74	232-1-18	232-1-18
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1-1-74	232-1-20	232-1-20
1-1-74	232-1-21	232-1-21
1-1-74	232-1-22	232-1-22
1-1-74	232-1-23	232-1-23
1-1-74	232-1-24	232-1-24
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1-1-74	232-1-26	232-1-26
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1-1-74	232-1-97	232-1-97
1-1-74	232-1-98	232-1-98
1-1-74	232-1-99	232-1-99
1-1-74	232-1-100	232-1-100

Map Reference *
MB 16/59 - 61 COUNTRY CLUB HEIGHTS UNIT A
MB 17/3 - 4 COUNTRY CLUB HEIGHTS UNIT C

Data *
RS 75/1
CPM 88-2
LLA 90-3
RS 87/46-47



May 2015

ASSESSOR'S MAP BK 378 PG. 26
Riverside County, Calif.



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEP 10 2013

POR. SEC. 35 T.5S R.5W
POR. RANCHO LA LAGUNA
CITY OF LAKE ELSINORE

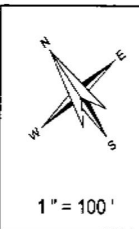
TRA 005-029

378-29

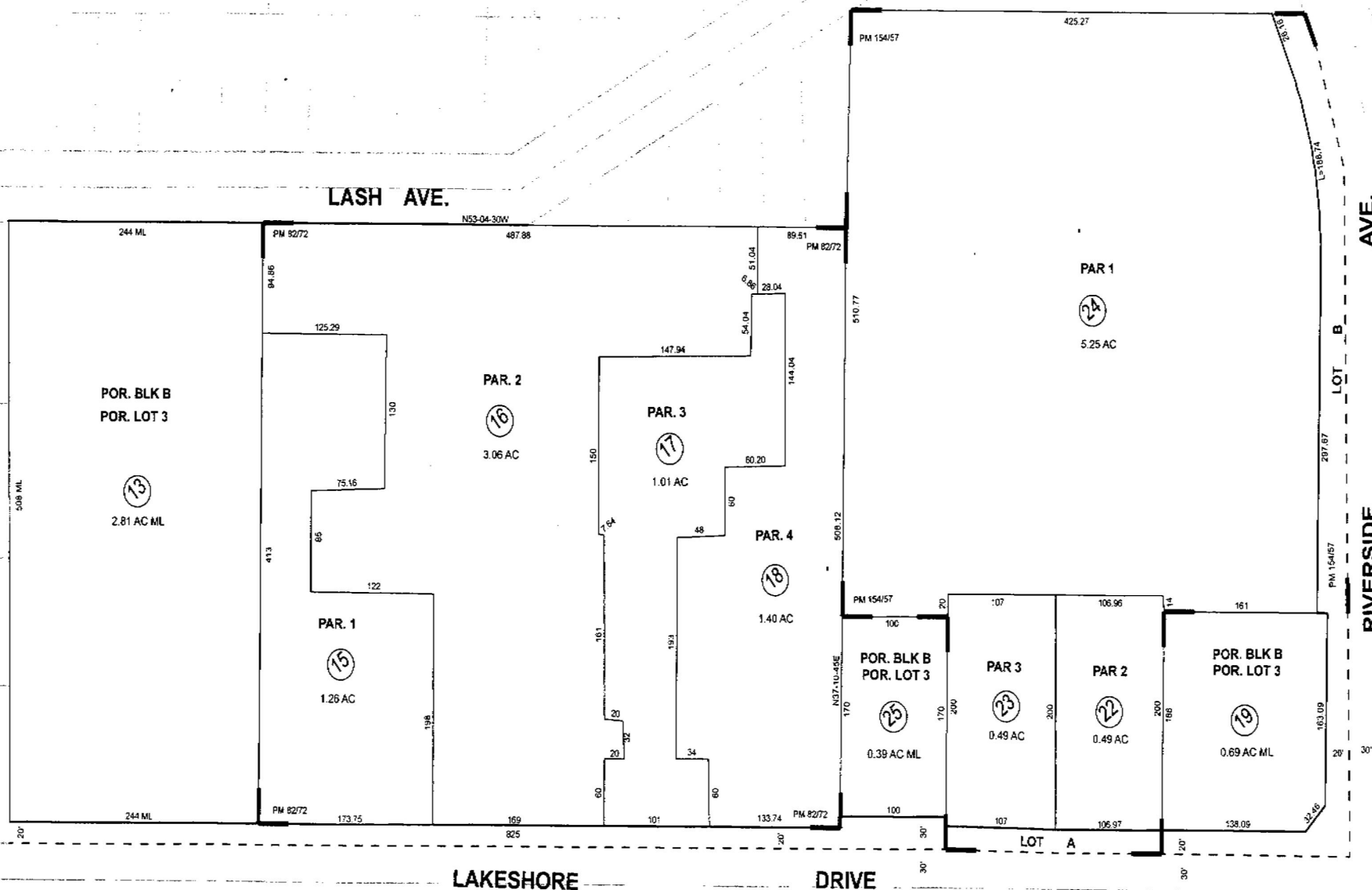
18-32-1

LASH AVE.

AVE.



- Legend**
- Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W.
 - Other Easements
 - Lease Area
 - Subdivision Tie Mark



LAKE SHORE

DRIVE



ASSESSOR'S MAP BK 378 PG. 29
Riverside County, Calif.

jmorgan

Data	
RS 8/1, RS 66/42-43	
RS 108/44	

Bk 378 Pg 24	Bk 378 Pg 26	Bk 375 Pg 04
Bk 378 Pg 30	Bk 378 Pg 28	Bk 378 Pg 28
Bk 379 Pg 48	Bk 379 Pg 47	Bk 379 Pg 22
Bk 379 Pg 21		

Map Reference	
MB 8/377 SD LOW ROLLING HILLS	
PM 82/72 - 73 PARCEL MAP NO. 15591	
PM 154/57 - 58 PARCEL MAP NO. 22613	

Sep 2013

Date	Old Number	New Number
7/1/1979	2	8
10/1/1979	13	9-12
2/1/1980	3-11	13
2/1/1980	10-12	14
10/1/1980	14	15-18
5/1/1986	7	19-21
12/1/1988	14, 8	20
1/2/1988	28	21-23
8/1/1999	21	24-27
9/3/2013	5	25-27

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POR. PROTRACTED SEC. 35 T. 5S., R. 5W
CITY OF LAKE ELSINORE

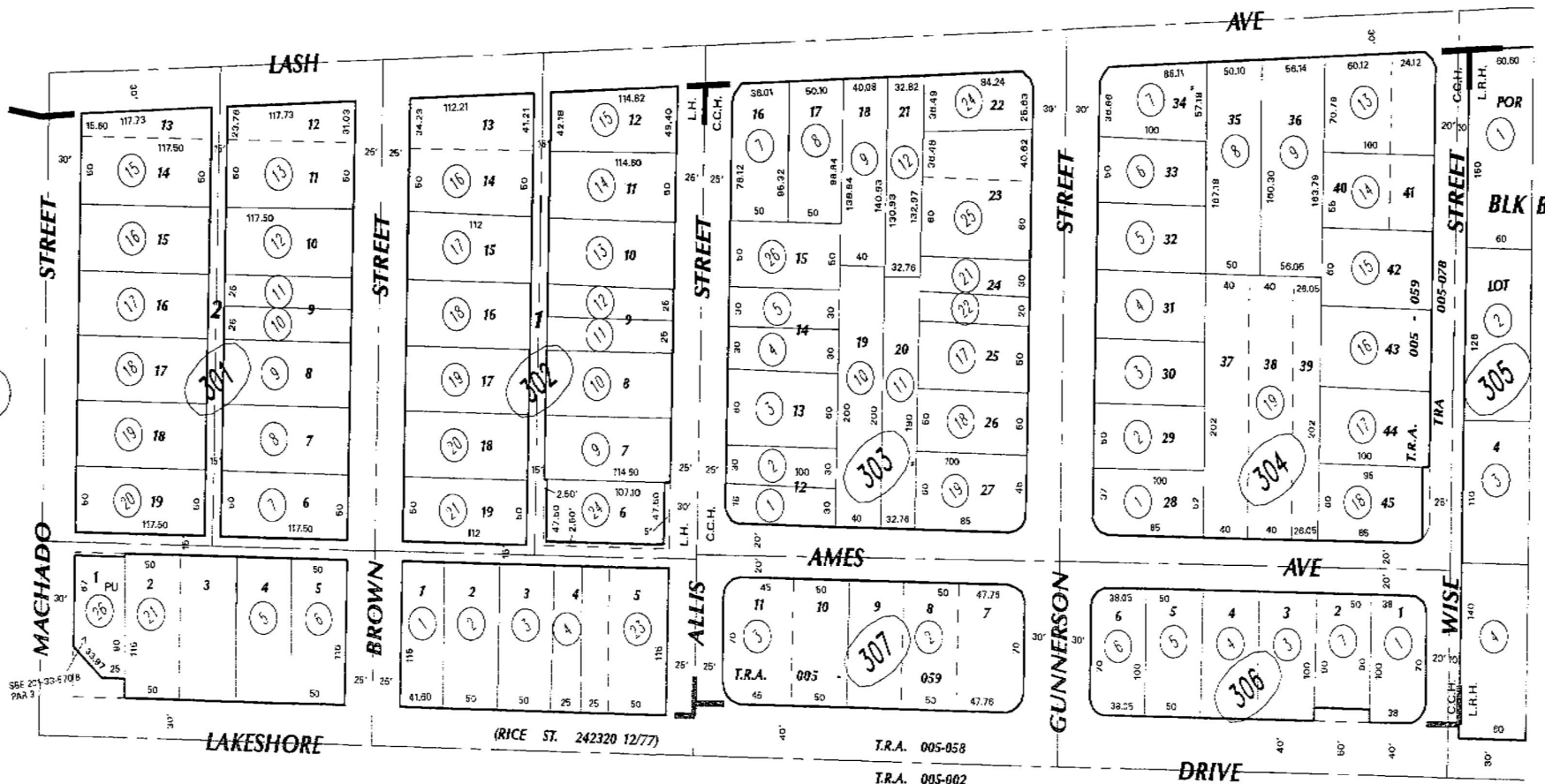
T.R.A. 005-058
005-059
005-078

378-30

18-32-1
33

FEB 19 2008

1" = 100'



379
24

379
23

379
48

DATA: MER 536

ASSESSOR'S MAP B4378 PG. 30
Riverside County, Calif.

MB 8/377 SD LOW ROLLING HILLS
MB 11/28 LAKEVIEW HEIGHTS
MB 17/95 COUNTRY CLUB HEIGHTS UNIT F

Feb 2008

DATE	OLD NUMBER	NEW NUMBER
8/24	305-28	27, 22
4/25	307-1	3, 4
2/27	301-3, 4	21
2/78	304-150	11
DATE	OLD NUMBER	NEW NUMBER
4/80	303-15-15	21
1/80	305-2	7
1/82	302-6, 7	22
1/86	302-5, 22	15
8/87	301-25	24, 25
8/89	303-6, 20	26
8/89	301-1, 2	22, 23, 51
8/89	321-22, 23	24, 25, 51
8/89	24, 25	24, 25
8/89	302-8	24, 51

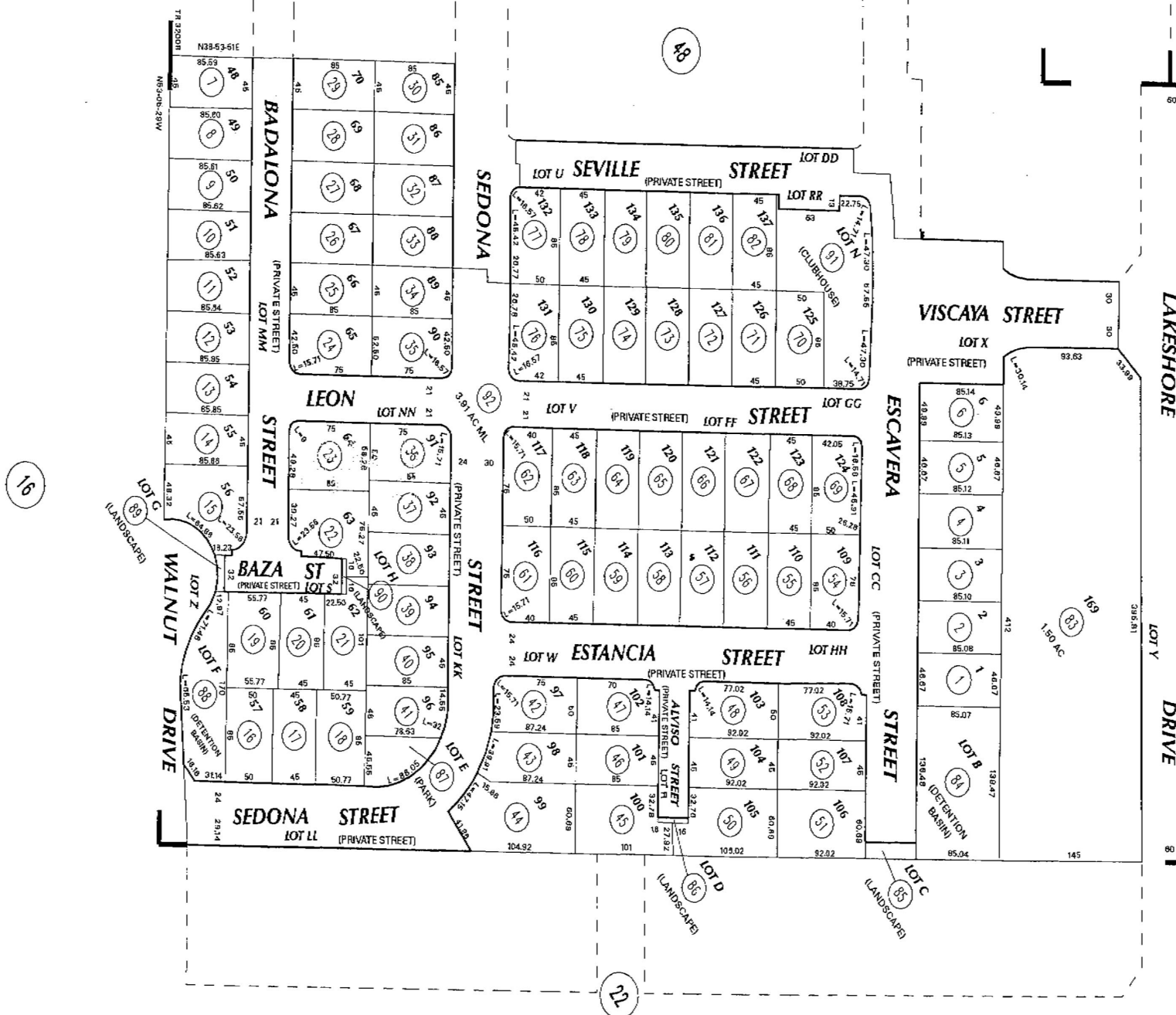
FEB 23 2006

POR. PROTRACTED SEC. 35 T. 5S., R. 5W
 POR. PROTRACTED SEC. 2 T. 6S., R. 5W
 CITY OF LAKE ELSINORE

T.R.A. 005-028

379-47

379-23



ASSESSOR'S MAP BK379 PG.47
Riverside County, Calif.

MB 386/21-27 TRACT MAP NO. 32008

Feb 2006

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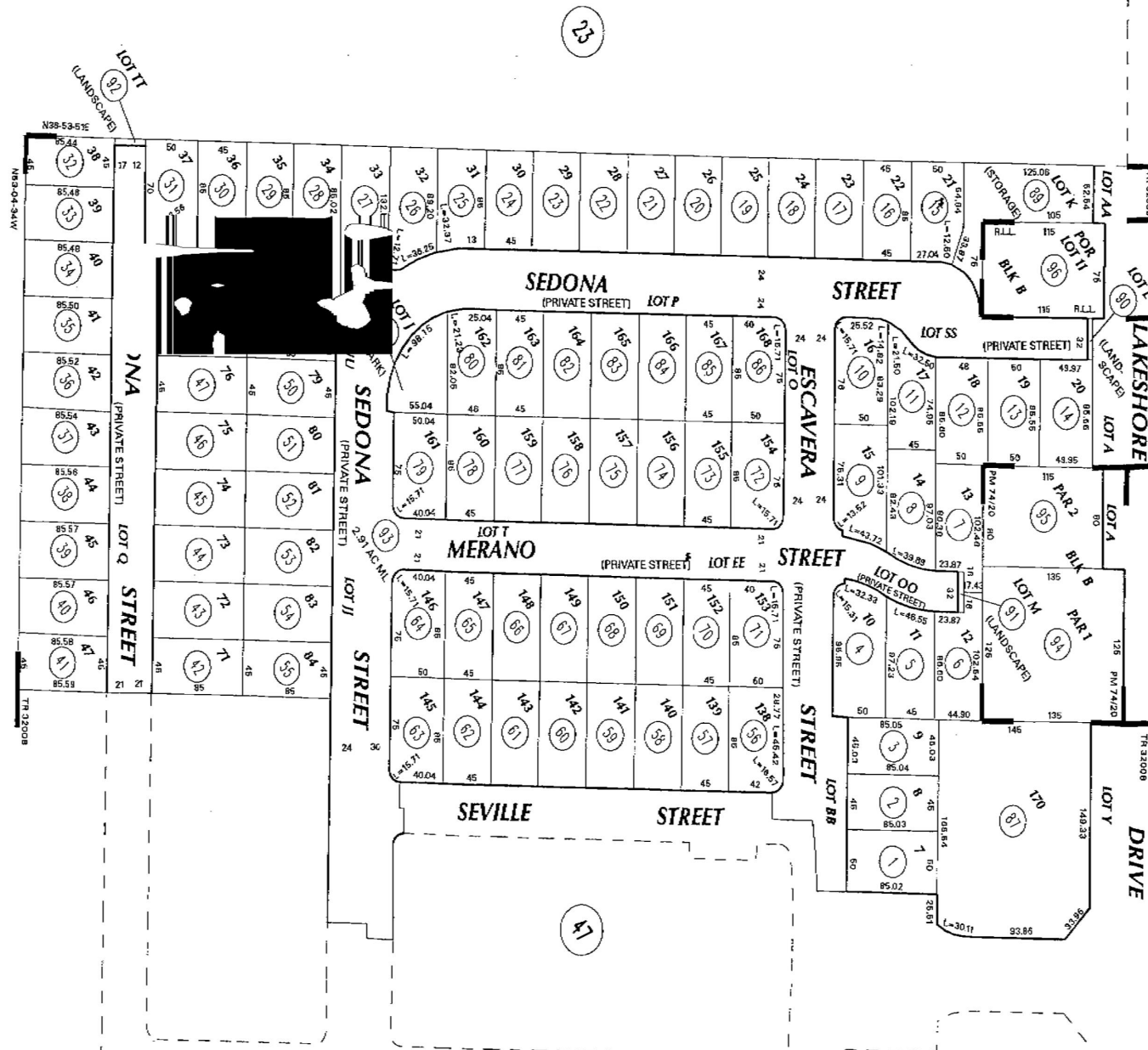
POR. PROTRACTED SEC. 35 T. 5S., R. 5W
CITY OF LAKE ELSINORE

T.R.A. 005-028

379-48

379-23

EB 2 3 2006



ASSESSOR'S MAP BK379 PG. 48
Riverside County, Calif.

LCM

MB 8/377 SD RANCHO LA LAGUNA
PM 74/20 PARCEL MAP NO. 13024
MB 386/21-27 TRACT MAP NO. 32008

Feb 2006

OWNER	APN	OWNERNAME	MAIL_ADDRESS	MAIL_CITY
0		SKEDIO STUDIO	7100 HAYVENHURST AVE UNIT 112	VANNUYS, CA91406
0		TAHER AMERI	16750 LAKESHORE DR	LAKE ELSINORE, CA92530
1	378-290-016	MASUE LLC	185 NW SPANISH RIVER #100	BOCARATON, FL33431
2	378-290-015	CHUH YUN	1333 DOROTHEARD	LAHABRA, CA90631
3	378-290-013	LAKESIDE CENTER	7303 WHITEGATE AVE	RIVERSIDE, CA92506
4	378-305-001	PEDRO VILLAREAL	29700 WISE ST	LAKE ELSINORE, CA92530
5	378-305-002	AEK GLOBAL INVESTMENTS	4603 HURFORD TER	ENCINO, CA91436
6	378-305-003	PROP HT	31902 AVENIDA EVITA	SAN JUAN CAPO, CA92675
7	379-480-094	GONZALES FAMILY TRUST	26819 MOUNTAIN GLEN DR	MENIFEE, CA92584
8	379-480-087	SAFAI FAMILY TRUST	68 CANYON CREEK	IRVINE, CA92603
9	379-480-002	ROCIO ALCALA	16616 ESCAVERAST	LAKE ELSINORE, CA92530
10	379-480-001	LAURA V SANDOVAL	16618 ESCAVERAST	LAKE ELSINORE, CA92530
11	379-470-092	VISCAYA HOMEOWNERS ASSN	32823 TEMECULA PKWY	TEMECULA, CA92592
12	379-470-006	RODNEY MONDINO	27871 RURAL LN	LAGUNA NIGUEL, CA92677
13	379-470-005	NICKOLAS YOUNG	16626 ESCAVERAST	LAKE ELSINORE, CA92530
14	379-470-004	MARK L JORGENSEN	16628 ESCAVERAST	LAKE ELSINORE, CA92530
15	379-470-003	ALEJANDRO REYES	16630 ESCAVERAST	LAKE ELSINORE, CA92530
16	379-470-002	CBPIC CA OWNER I LLC	27452 CALLE ARROYO	SAN JUAN CAPISTRA, CA92675
17	379-470-083	LAKESHORE VISCAYA	177 HOLSTON DR	LANCASTER, CA93535
18	378-290-025	AHMAD MASHAYEKAN	9850 GENESEE AVE #160	LA JOLLA, CA92037
19	378-290-023	DELTA INV SM	2118 WILSHIRE BLVD #601	SANTAMONICA, CA90403
20	378-290-024	CAO ABS	P O BOX 990	MINNEAPOLIS, MN55440
21	378-264-008	GERALD NOE HALBERG	2544 E STANDISH	ANAHEIM, CA92806
22	378-264-022	EVMWD	31315 CHANEY ST	LAKE ELSINORE, CA92530
23	378-263-016	FRANCES POOLE	17866 LASH AVE	LAKE ELSINORE, CA92530
24	378-263-032	GILBERTO CERVANTES	17862 LASH ST	LAKE ELSINORE, CA92530
25	378-263-012	JEFFERSON D NANCE	3551 CORONA AVE	NORCO, CA92860
26	378-263-011	LINDA C POE	1345 BONAIR RD	VISTA, CA92084
27	378-263-010	JUAN CARLO FREEMAN	120 WELLS AVE	INGLEWOOD, CA90302
28	378-263-009	JOHN CARREON	16819 HUNT AVE	LAKE ELSINORE, CA92530
29	378-263-006	CHRISTIAN LINDGREN JENSEN	22 MARK VEJ	990 SKAGEN,
30	378-263-005	CECELIA W FAIRFAX	5512 INNER CIRCLE DR	RIVERSIDE, CA92506
31	378-263-004	ANTONIO LLAMAS	10905 ANGELL ST	NORWALK, CA90650
32	378-263-003	MARIA DE JESUS VICTORIO	16777 HUNT AVE	LAKE ELSINORE, CA92530
33	378-263-002	DAVID C BERTOLDO	16769 HUNT AVE	LAKE ELSINORE, CA92530
34	378-263-001	DEREK SCOTT JOHNSON	450 DULIN RD #173	FALLBROOK, CA92028
35	378-245-014	ROSE L MORENO	19098 STATE ST	CORONA, CA92881
36	378-245-012	M & R IRREVOCABLE TRUST	10141 ANTIGUA ST	ANAHEIM, CA92804
37	378-263-029	EMILIO SOLIS	22711 TRANQUILITY CIR	WILDOMAR, CA92595
38	378-263-027	SUSET ALIARELLANO	1029 PEARL AVE	LAS VEGAS, NV89104
39	378-263-026	JOVIAN MENDOZA	309 N BASQUE AVE	FULLERTON, CA92833
40	378-263-025	JOHN JEFFERSON CARTER	23905 CLINTON KEITH #114289	WILDOMAR, CA92595
41	378-263-024	EMILY TOY	7851 ORANGEWOOD AVE	STANTON, CA90680
42	378-263-023	PHAN THI THANH THUY	9452 LUDERS AVE	GARDEN GROVE, CA92844

OWNER	APN	OWNERNAME	MAIL_ADDRESS	MAIL_CITY
43	378-263-022	LUCIANE CAIXETA	31757 BIAGIO	WINCHESTER, CA92596
44	378-263-018	MICHELLE EVANTHE PAWLAK	16792 LASHAVE	LAKE ELSINORE, CA92530
45	378-264-005	CARLPUI LAMCHOI	P O BOX503176	SANDIEGO, CA92150
46	378-264-004	MAITRANPHAN	6461 BEACHVIEWDR	HUNTINGTONBEACH, CA92648
47	378-264-003	CHARLES W RASMUSSEN	2275 HUNTINGTONDR #852	SANMARINO, CA91108
48	378-264-002	ROSE MOSERO	429 CAMINO MANZANAS	THOUSANDOAKS, CA91360
49	378-264-001	LORENMMCCLURG	935 S LOS ROBLES AVE	PASADENA, CA91106
50	378-290-017	BVNCOMPANY	1859 REDFOXRD	SANTAANA, CA92704
999		LEONMAPPING &GIS SERVICES	15031 CHATSWORTHST # 17	MISSIONHILLS, CA91345

16750 LAKESHORE DR
OWNERS LIST 300' RADIUS

OWNER	APN	OWNERNAME	MAIL_ADDRESS	MAIL_CITY
1	378-290-016	MASUE LLC	185 NW SPANISH RIVER #100	BOCA RATON, FL 33431
2	378-290-015	CHU H YUN	1333 DOROTHEA RD	LA HABRA, CA 90631
2	378-290-018	CHU H YUN	1333 DOROTHEA RD	LA HABRA HGTS, CA 90631
3	378-290-013	LAKESIDE CENTER	7303 WHITEGATE AVE	RIVERSIDE, CA 92506
4	378-305-001	PEDRO VILLAREAL	29700 WISE ST	LAKE ELSINORE, CA 92530
5	378-305-002	AEK GLOBAL INVESTMENTS	4603 HURFORD TER	ENCINO, CA 91436
6	378-305-003	PROP HT	31902 AVENIDA EVITA	SAN JUAN CAPO, CA 92675
7	379-480-094	GONZALES FAMILY TRUST	26819 MOUNTAIN GLEN DR	MENIFEE, CA 92584
8	379-480-087	SAFAI FAMILY TRUST	68 CANYON CREEK	IRVINE, CA 92603
9	379-480-002	ROCIO ALCALA	16616 ESCAVERA ST	LAKE ELSINORE, CA 92530
10	379-480-001	LAURA V SANDOVAL	16618 ESCAVERA ST	LAKE ELSINORE, CA 92530
11	379-470-092	VISCAYA HOMEOWNERS ASSN	32823 TEMECULA PKWY	TEMECULA, CA 92592
12	379-470-006	RODNEY MONDINO	27871 RURAL LN	LAGUNA NIGUEL, CA 92677
13	379-470-005	NICKOLAS YOUNG	16626 ESCAVERA ST	LAKE ELSINORE, CA 92530
14	379-470-004	MARK L JORGENSEN	16628 ESCAVERA ST	LAKE ELSINORE, CA 92530
15	379-470-003	ALEJANDRO REYES	16630 ESCAVERA ST	LAKE ELSINORE, CA 92530
16	379-470-002	CBPIC CA OWNER I LLC	27452 CALLE ARROYO	SAN JUAN CAPISTRA, CA 92675
17	379-470-083	LAKESHORE VISCAYA	177 HOLSTON DR	LANCASTER, CA 93535
18	378-290-025	AHMAD MASHAYEKAN	9850 GENESEE AVE #160	LA JOLLA, CA 92037
19	378-290-023	DELTA INV SM	2118 WILSHIRE BLVD #601	SANTA MONICA, CA 90403
20	378-290-024	CA O ABS	P O BOX 990	MINNEAPOLIS, MN 55440
21	378-264-008	GERALD NOE HALBERG	2544 E STANDISH	ANAHEIM, CA 92806
22	378-264-022	EVMWD	31315 CHANEY ST	LAKE ELSINORE, CA 92530
23	378-263-016	FRANCES POOLE	17866 LASH AVE	LAKE ELSINORE, CA 92530
24	378-263-032	GILBERTO CERVANTES	17862 LASH ST	LAKE ELSINORE, CA 92530
25	378-263-012	JEFFERSON D NANCE	3551 CORONA AVE	NORCO, CA 92860
26	378-263-011	LINDA C POE	1345 BONAIR RD	VISTA, CA 92084
27	378-263-010	JUANCARLO FREEMAN	120 W ELLIS AVE	INGLEWOOD, CA 90302
27	378-263-017	JUANCARLO FREEMAN	120 W ELLIS AVE	INGLEWOOD, CA 90302
28	378-263-008	JOHN CARREON	16819 HUNT AVE	LAKE ELSINORE, CA 92530
28	378-263-009	JOHN CARREON	16819 HUNT AVE	LAKE ELSINORE, CA 92530
29	378-263-006	CHRISTIAN LINDGREN JENSEN	22 MARKVEJ	990 SKAGEN,
29	378-263-007	CHRISTIAN LINDGREN JENSEN	23 MARKVEJ	990 SKAGEN
30	378-263-005	CECELIA W FAIRFAX	5512 INNER CIRCLE DR	RIVERSIDE, CA 92506
31	378-263-004	ANTONIO LLAMAS	10905 ANGELL ST	NORWALK, CA 90650
32	378-263-003	MARIA DE JESUS VICTORIO	16777 HUNT AVE	LAKE ELSINORE, CA 92530
33	378-263-002	DAVID C BERTOLDO	16769 HUNT AVE	LAKE ELSINORE, CA 92530
34	378-263-001	DEREK SCOTT JOHNSON	450 DULIN RD #173	FALLBROOK, CA 92028
35	378-245-014	ROSE L MORENO	19098 STATE ST	CORONA, CA 92881

OWNER	APN	OWNERNAME	MAIL_ADDRESS	MAIL_CITY
36	378-245-012	M & R IRREVOCABLE TRUST	10141 ANTIGUA ST	ANAHEIM, CA 92804
36	378-245-013	M & R IRREVOCABLE TRUST	10141 ANTIGUA ST	ANAHEIM, CA 92804
36	378-263-030	M & R IRREVOCABLE TRUST	10141 ANTIGUA ST	ANAHEIM, CA 92804
37	378-263-028	EMILIO SOLIS	2745 VISTA SERENO CT	LEMON GROVE, CA 91945
37	378-263-029	EMILIO SOLIS	22711 TRANQUILITY CIR	WILDOMAR, CA 92595
38	378-263-027	SUSET ALI ARELLANO	1029 PEARL AVE	LAS VEGAS, NV 89104
39	378-263-026	JOVIAN MENDOZA	309 N BASQUE AVE	FULLERTON, CA 92833
40	378-263-025	JOHN JEFFERSON CARTER	23905 CLINTON KEITH #114289	WILDOMAR, CA 92595
41	378-263-024	EMILY TOY	7851 ORANGEWOOD AVE	STANTON, CA 90680
42	378-263-023	PHAN THI THANH THUY	9452 LUDERS AVE	GARDEN GROVE, CA 92844
43	378-263-022	LUCIANE CAIXETA	31757 BIAGIO	WINCHESTER, CA 92596
44	378-263-018	MICHELLE EVANTHE PAWLAK	16792 LASH AVE	LAKE ELSINORE, CA 92530
44	378-263-019	MICHELLE EVANTHE PAWLAK	16792 LASH AVE	LAKE ELSINORE, CA 92530
44	378-263-020	MICHELLE EVANTHE PAWLAK	16792 LASH AVE	LAKE ELSINORE, CA 92530
44	378-263-021	MICHELLE EVANTHE PAWLAK	16792 LASH AVE	LAKE ELSINORE, CA 92530
45	378-264-005	CARL PUI LAM CHOI	P O BOX 503176	SAN DIEGO, CA 92150
45	378-264-006	CARL PUI LAM CHOI	P O BOX 503176	SAN DIEGO, CA 92150
46	378-264-004	MAI TRAN PHAN	6461 BEACHVIEW DR	HUNTINGTON BEACH, CA 92648
47	378-264-003	CHARLES W RASMUSSEN	2275 HUNTINGTON DR #852	SAN MARINO, CA 91108
48	378-264-002	ROSE MOSERO	429 CAMINO MANZANAS	THOUSAND OAKS, CA 91360
49	378-264-001	LOREN M MCCLURG	935 S LOS ROBLES AVE	PASADENA, CA 91106
50	378-290-017	BVN COMPANY	1859 RED FOX RD	SANTA ANA, CA 92704
		LEON MAPPING & GIS SERVICES	15031 CHATSWORTH ST # 17	MISSION HILLS, CA 91345
		SKEDIO STUDIO	7100 HAYVENHURST AVE UNIT 112	VAN NUYS, CA 91406
		TAHER AMERI	16750 LAKESHORE DR	LAKE ELSINORE, CA 92530