



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chair and Members of the Planning Commission

**From:** Damaris Abraham, Assistant Community Development Director

**Date:** December 5, 2023

**Subject:** Planning Application No. 2023-40 (Inland Boat Center) – A Request for a Conditional Use Permit in connection with the establishment of a new boat dealership in an existing 126,661 sq. ft. building with a 29,895 sq. ft. outdoor display area and a 38,736 sq. ft. outdoor storage area located at 31700 Grape Street

**Applicant:** James Mark Dakan, Inland Boat Center, Inc.

### **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. 2023-40 (CONDITIONAL USE PERMIT NO. 2023-15) IN CONNECTION WITH ESTABLISHING AND OPERATING A NEW BOAT DEALERSHIP IN AN EXISTING BUILDING CONTAINING APPROXIMATELY 126,661 SQUARE FOOT AREA WITH A 29,895 SQUARE FOOT OUTDOOR DISPLAY AREA AND A 38,736 SQUARE FOOT OUTDOOR STORAGE AREA LOCATED AT 31700 GRAPE STREET (APNS: 363-530-003 AND 363-530-006).

### **Project Location**

The 12.39-acre project site is located south of Railroad Canyon Road and east of Grape Street, more specifically 31700 Grape Street (APNs: 363-530-003 and 363-530-006).

### **Project Description**

Planning Application No. 2023-40 (Conditional Use Permit No. 2023-15) is proposed in connection with the establishment and operation of a new boat dealership in an approximately 126,661 sq. ft. existing retail building which will be utilized as a showroom, offices, storage, and maintenance/repair drive-through area. The Conditional Use Permit is necessary as related to

certain ancillary uses, including two (2) fenced outdoor display areas totaling approximately 29,895 sq. ft. and three (3) fenced storage areas totaling 38,736 sq. ft. in size.

The facility will be used to buy and sell new and used boat, vehicles, recreational vehicles, trailers, all-terrain vehicles (ATVs), motorcycles, equipment, and all marine related products. The facility will also sell marine related accessories and parts and provides service and maintenance to new and used boats, motors, and trailers.

### **Environmental Setting**

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Commercial Center	Elsinore City Center Specific Plan (ECCSP)	ECCSP – General Commercial
North	Commercial Center	General Commercial (GC)	General Commercial (C-2)
South	Commercial Center	Elsinore City Center Specific Plan (ECCSP)	ECCSP – General Commercial
East	Open Space	Open Space (OS)	Open Space (O-S)
West	I-15 Freeway	I-15 Freeway	I-15 Freeway

### **Discussion**

The project is located within the Elsinore City Center Specific Plan, Amendment No. 1 (ECCSP #1) and has a land use designation of *Elsinore City Center Specific Plan Zone*. This designation provides opportunities for a full range of retail stores, offices, restaurants, personal services, and other similar uses. The project is proposing to establish a new boat dealership within an existing building with an outdoor display area. The proposed project is consistent with the land use goals and policies of the ECCSP#1. The original ECCSP and Amendment No. 1 were subject to a consistency finding with the General Plan prior to adoption. Therefore, the Project is consistent with the General Plan.

Recreational vehicle sales and service, including outdoor display and storage is not specifically listed in ECCSP#1 as a permitted use. Pursuant to Section IV.A.2.zz of the ECCSP#1, on December 5, 2023, the Planning Commission has adopted a resolution finding that recreational vehicle sales and service is a permitted use, noting that outdoor display and storage is subject to a Conditional Use Permit.

The project also complies with the onsite parking standards listed in Lake Elsinore Municipal Code (LEMC) Chapter 17.148 (Parking Requirements). Section 17.148.030.A and E of the LEMC requires one (1) parking space for each 250 square feet gross floor area, plus one space for each 1,000 square feet of outside sales, display or storage area. 606 parking spaces would be required for the proposed project. The project will have sufficient parking as there is an existing shared parking agreement whereas 778 parking spaces are available.

Appropriate Conditions of Approval have been included to ensure compliance with adopted plans, policies, and regulations. Building and Safety and Fire Divisions will conduct occupancy inspections to ensure the space complies with all applicable codes.

### **Environmental Determination**

Staff has determined that the proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to 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 operate a new boat dealership in an approximately 126,661 sq. ft. existing retail building. The site is fully developed, and only minor interior alterations are planned in association with the proposed use.

The 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 project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. 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 Resolution
- Attachment 2 – Conditions of Approval
- Attachment 3 – GIS Exhibits
- Attachment 4 – Project Plans
- Attachment 5 – Project Description
- Attachment 6 – Public Notice Materials

## **RESOLUTION NO. 2023-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2023-40 (CONDITIONAL USE PERMIT NO. 2023-15) IN CONNECTION WITH ESTABLISHING AND OPERATING A NEW BOAT DEALERSHIP IN AN EXISTING BUILDING CONTAINING APPROXIMATELY 126,661 SQUARE FOOT AREA WITH A 29,895 SQUARE FOOT OUTDOOR DISPLAY AREA AND A 38,736 SQUARE FOOT OUTDOOR STORAGE AREA LOCATED AT 31700 GRAPE STREET (APNS: 363-530-003 AND 363-530-006)**

**Whereas**, James Mark Dakan on behalf of Inland Boat Center, Inc. has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2023-40 (Conditional Use Permit No. 2023-15) proposing to establish and operate a new boat dealership in an approximately 126,661 sq. ft. existing retail building which will be utilized as a showroom, offices, storage, and maintenance/repair drive-through area. The project also includes two (2) fenced outdoor display areas totaling approximately 29,895 sq. ft. and three (3) fenced storage areas totaling 38,736 sq. ft. in size. The 12.39-acre project site is located south of Railroad Canyon Road and east of Grape Street, more specifically referred to as 31700 Grape Street (APNs: 363-530-003 and 363-530-006);

**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**, Chapter 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**, 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 December 5, 2023, 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 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 developed with existing commercial uses. The project is proposing to remodel the interior of an existing multi-tenant commercial building. 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 is exempt from MSHCP local development mitigation fees pursuant to LEMC Section 16.85.090.B because the project involves remodeling to an existing development project and will not result in additional usable square footage.

**Section 3:** The Commission hereby finds and determines that the 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). 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 operate a new boat dealership in an approximately 126,661 sq. ft. existing retail building. The site is fully developed, and only minor interior alterations are planned in association with the proposed use.

**Section 4:** That in accordance with California Planning and Zoning Law and the LEMC Section 17.415.070.C (Findings), the Commission makes the following findings regarding Conditional Use Permit No. 2023-15:

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 is located within the Elsinore City Center Specific Plan, Amendment No. 1 (ECCSP #1) and has a land use designation of Elsinore City Center Specific Plan Zone. This designation provides opportunities for a full range of retail stores, offices, restaurants, personal services, and other similar uses. The project is proposing to establish a new boat dealership within an existing building with an outdoor storage and display area. The proposed project is consistent with the land use goals and policies of the ECCSP#1. The original ECCSP and Amendment No. 1 were subject to a consistency finding with the General Plan prior to adoption. Therefore, the Project is consistent with the General Plan. Recreational vehicle sales and service is not specifically listed in ECCSP#1 as a use*

*subject to a Conditional Use Permit. Pursuant to Section IV.A.2.zz of the ECCSP#1, on December 5, 2023 the Planning Commission has adopted a resolution finding that recreational vehicle sales and service is a permitted use, noting that outdoor display and storage would be subject to approval of a Conditional Use Permit as provided herein.*

2. The proposed conditional 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 does not propose either directly or indirectly any detrimental effects to the existing surrounding community. The project has been conditioned as such to avoid any possible negative impacts associated with the conversion and operation of the proposed facility.*

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

*The proposed use has been reviewed for compliance with applicable sections of the LEMC, and the proposed use will complement the existing uses, based on the submitted plans and attached conditions of approval.*

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 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 Section 17.415.070.B of the LEMC, 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 Commission at a duly noticed Public Hearing on December 5, 2023, appropriate and applicable conditions of approval have been included to protect and promote 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 recommends that the Council find 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 Planning Application No. 2023-40 (Conditional Use Permit No. 2023-15).

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

**Passed and Adopted** on this 5<sup>th</sup> day of December 2023.

\_\_\_\_\_  
Michael Carroll, Chairman

**Attest:**

\_\_\_\_\_  
Damaris Abraham,  
Assistant Community Development Director

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

I, Damaris Abraham, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2023-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held December 5, 2023 and that the same was adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Damaris Abraham,  
Assistant Community Development Director

## CONDITIONS OF APPROVAL

PROJECT: PA 2023-40/CUP 2023-15  
PROJECT NAME: Inland Boat Center  
PROJECT LOCATION: APNs: 363-530-003 and 363-530-006  
APPROVAL DATE:  
EFFECTIVE DATE:  
EXPIRATION DATE:

### **GENERAL**

1. Planning Application No. 2023-40 (Conditional Use Permit No. 2023-15) proposes to establish and operate a new boat dealership in an approximately 126,661 sq. ft. existing retail building which will be utilized as a showroom, offices, storage, and maintenance/repair drive-through area. The project also includes two (2) fenced outdoor display areas totaling approximately 29,895 sq. ft. and three (3) fenced storage areas totaling 38,736 sq. ft. in size. The facility will be used to buy and sell new and used boats, vehicles, recreational vehicles, trailers, all-terrain vehicles (ATVs), motorcycles, equipment, and all marine related products. The facility will also sell marine related accessories and parts and provides service and maintenance to new and used boats, motors, and trailers. The 12.39-acre project site is located south of Railroad Canyon Road and east of Grape Street, more specifically referred to as 31700 Grape Street (APNs: 363-530-003 and 363-530-006).
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 2023-15, 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 2023-15 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. 2023-15 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. Operational activities shall be conducted entirely within the leased area and in accordance with the site plan and floor plan approved by the Planning Commission.
6. 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.
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 a Certificate of Occupancy and release of utilities.
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 the approved plans are subject to review and approval 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.
12. Provisions of the City's Noise Ordinance (LEMC Chapter 17.176) at all times.
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.
14. There shall be no loitering in or around the establishment.
15. Graffiti shall be removed within 24 hours.

16. 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.
17. 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.

#### **BUILDING DIVISION**

18. The applicant shall meet all applicable building codes in effect at the time, including requirements for the occupancy.
19. A building permit shall be obtained prior to construction of building alterations.

#### **CITY OF LAKE ELSINORE FIRE MARSHAL**

20. The applicant/operator shall comply with all requirements of the Riverside County Fire Department Lake Elsinore Office of the Fire Marshal.
-

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

Date:

\_\_\_\_\_

Applicant's Signature:

\_\_\_\_\_

Print Name:

\_\_\_\_\_

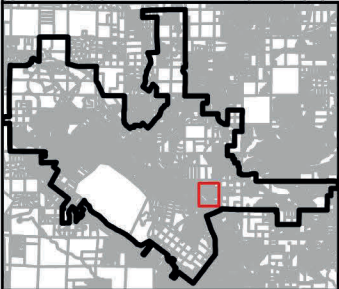
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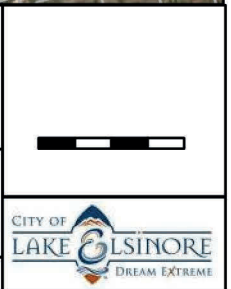
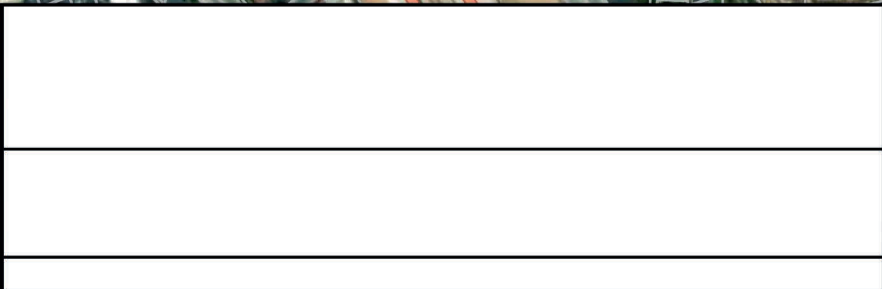
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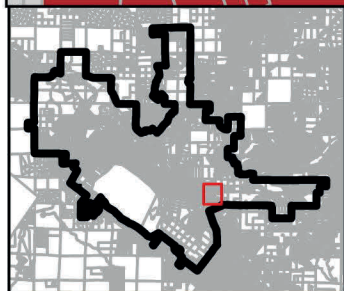
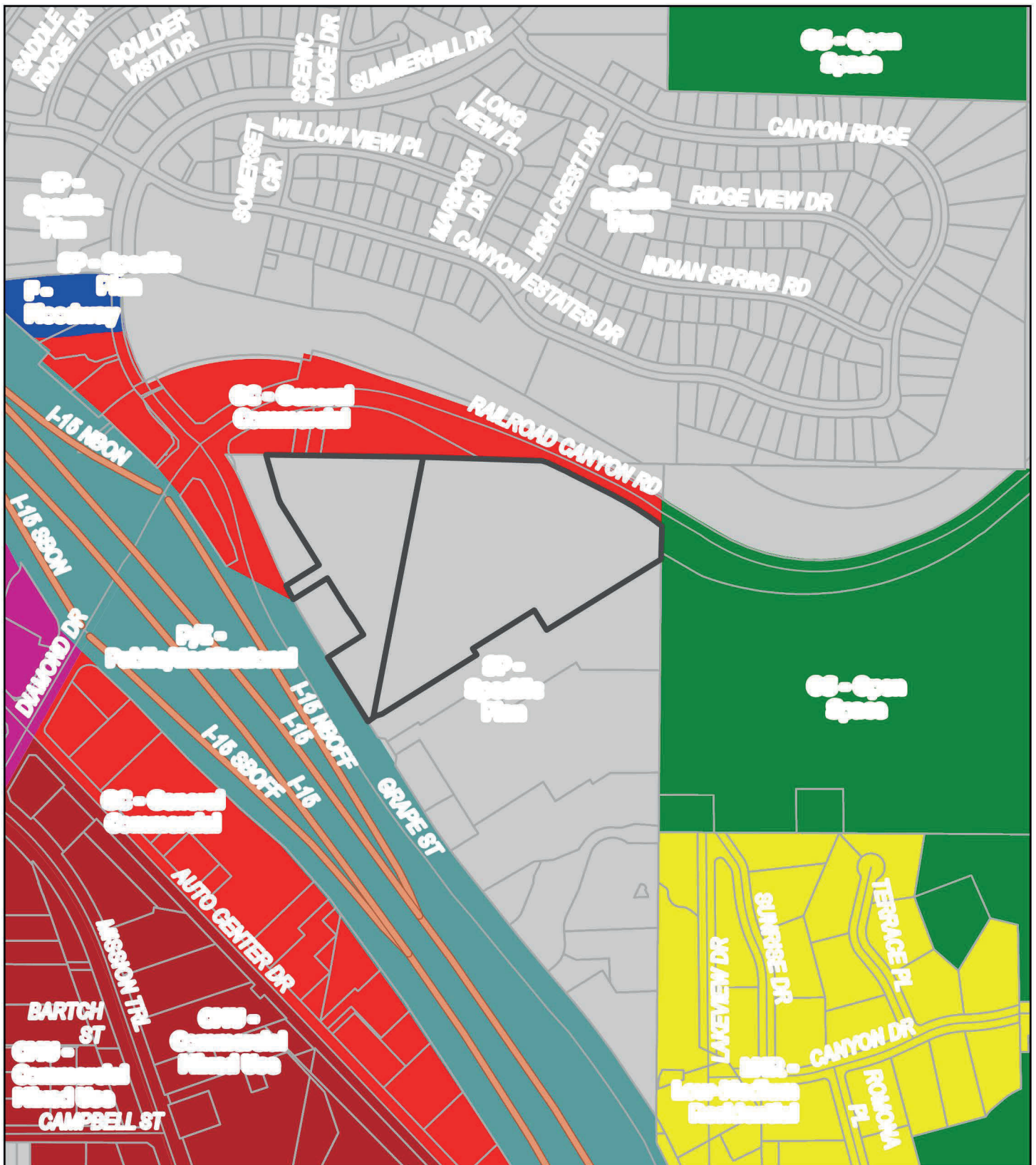
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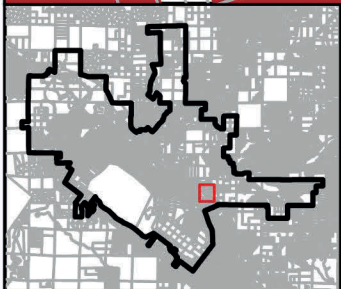
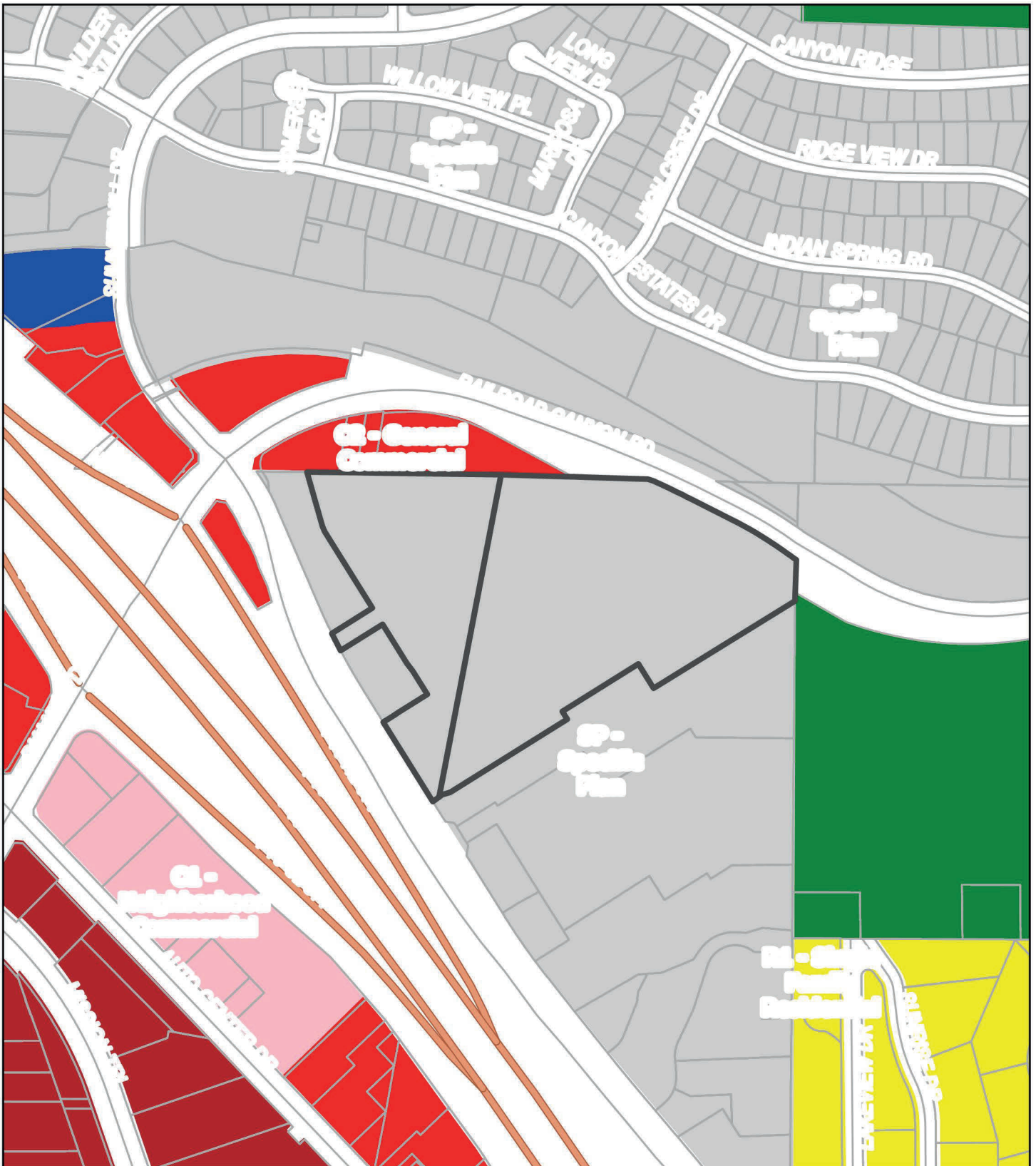
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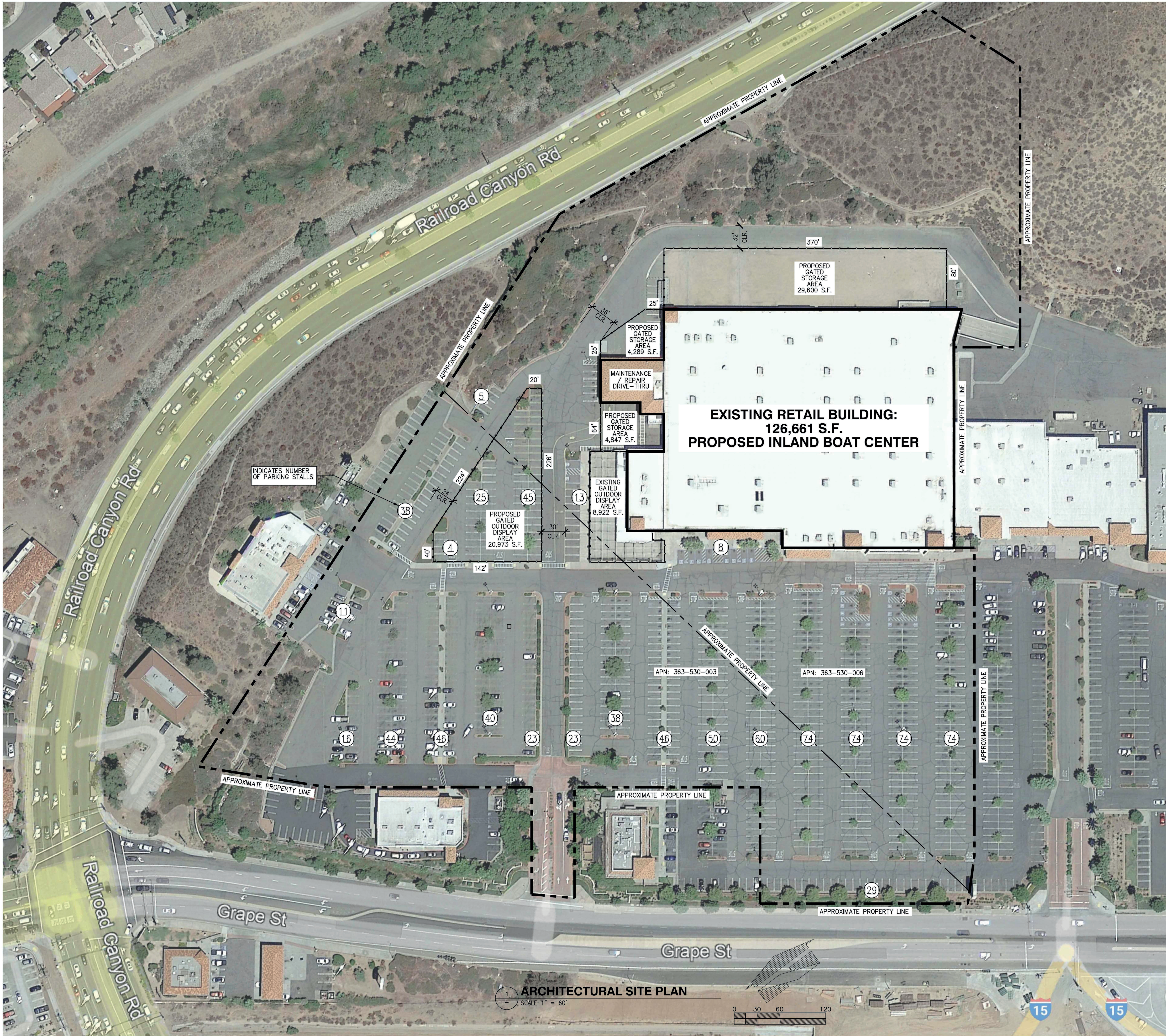
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**SITE DATA**

ADDRESS: 31700 GRAPE STREET  
LAKE ELSINORE, CA 92532

PERMIT NUMBER: TBH

APN: 363-530-006, 363-530-003

COUNTY: RIVERSIDE

LOT SIZE: 363-530-006: 12.39 ACRES (539,708 S.F.)  
363-530-003: 6.27 ACRES (273,121 S.F.)  
TOTAL: 18.66 ACRES (812,829 S.F.)

LEGAL: 363-530-006: 12.39 ACRES M/L IN POR PAR 1 PM  
182/089 PM 27659  
363-530-003: 6.27 ACRES M/L IN POR PAR 1 PM  
182/089 PM 27659

BUILDING AREAS: RETAIL BUILDING: 126,661 S.F.  
GATED OUTDOOR DISPLAY AREAS: 29,895 S.F.  
GATED STORAGE AREAS: 38,736 S.F.

BUILDING HEIGHT: MAX HEIGHT: 45'-0"

CONSTRUCTION TYPE: V-B/SPRINKLERED

OCCUPANCYS: B

FIRE HAZARD: LOCAL RESPONSIBILITY AREA (LRA)

SPECIFIC PLAN: LAKE ELSINORE HILLS

LAND USE: EXISTING: COMMERCIAL / RETAIL  
PROPOSED: COMMERCIAL / RETAIL

ZONE: SPECIFIC PLAN

SURROUNDING LAND USE AND ZONING: NORTH: C2 (GENERAL COMMERCIAL)  
SOUTH: SPECIFIC PLAN (LAKE ELSINORE HILLS)  
EAST: OS (OPEN SPACE)  
WEST: SPECIFIC PLAN (LAKE ELSINORE HILLS)

FAR COVERAGE: 126,661 S.F. (16%)

LOT COVERAGE: BUILDING: 126,661 S.F. (16%)  
LANDSCAPING: 168,715 S.F. (21%)  
IMPERVIOUS: 517,453 S.F. (63%)  
TOTAL: 812,829 S.F. (100%)

PARKING: EXISTING PARKING: 852 SPACES (INCLUDING ADA)  
PROPOSED PARKING: 778 SPACES (INCLUDING ADA)  
COMMERCIAL: 126,661 S.F. / 250 = 507  
OUTDOOR DISPLAY: 29,895 S.F. / 1,000 = 30  
STORAGE: 20,000 S.F. / 400 (UNDER 20K S.F.) = 50  
STORAGE: 18,736 S.F. / 1,000 (OVER 20K S.F.) = 19

**OWNER**

WALMART PROP TAX DEPT MS 0555 / WALMART  
STORES INC / WAL-MART REALTY CO  
PO BOX 8050  
BENTONVILLE, AR 72712

**TENANT / APPLICANT**

MARK DAKAN  
INLAND BOAT SERVICES  
681 E. SAN JACINTO AVE.  
PERRIS, CA 92571  
E-MAIL: jdakan@aol.com  
PHONE: 951-928-4180

**ARCHITECT / EXHIBIT PREPARER**

EMPIRE DESIGN GROUP, INC.  
511 N MAIN STREET  
LAKE ELSINORE, CA 92530  
PHONE: (951) 696-1490  
CELL PHONE: (951) 809-7601  
E-MAIL: ghonn@empiregr.biz  
CONTACT: GREGORY HANN, ARCHITECT

**PROJECT DESCRIPTION:**

- THE PROJECT INVOLVES (2) PARCELS.
- EXISTING VACANT RETAIL SPACE, PREVIOUSLY WALMART, TO BE UTILIZED AS A BOAT DEALERSHIP WHICH INCLUDES: A SHOWROOM, OFFICES, AND A MAINTENANCE / REPAIR DRIVE-THRU AREA.
- PROPOSED OUTDOOR DISPLAY AREA, TO BE LOCATED IN THE EXISTING PARKING LOT AND THE PREVIOUSLY NAMED GARDEN CENTER AREA.

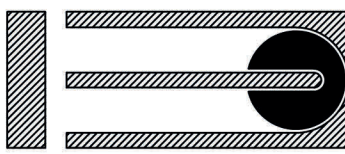
**SHEET INDEX:**

AS 1.0 ARCHITECTURAL SITE PLAN  
A 1.0 EXISTING FLOOR PLAN  
A 2.0 EXISTING EXTERIOR PHOTOGRAPHIC VIEWS  
A 2.1 EXISTING EXTERIOR PHOTOGRAPHIC VIEWS

**VICINITY MAP**



**EMPIRE  
DESIGN  
GROUP** Inc.



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

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.  
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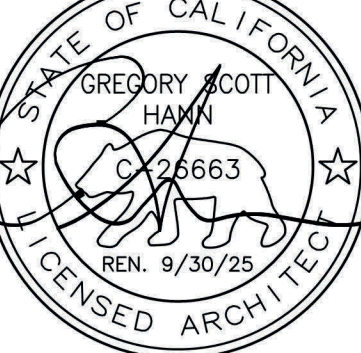
CLIENT:

**INLAND  
BOAT  
CENTER,  
INC.**

**INLAND BOAT CENTER - CUP**  
**31700 GRAPE STREET**  
**LAKE ELSINORE, CA 92532**

Architect of Record:  
GREGORY S. HANN, AIA  
511 N. MAIN STREET  
LAKE ELSINORE, CA 92530  
TEL: 951-696-1490  
CEL: 951-809-7601  
E-MAIL: ghonn@empiregr.biz

SEAL:



Date: NOVEMBER 9, 2023

Project Number: EDG#04954

NO. DATE REVISION DESCRIPTION


DESIGNED BY: GH

CHECKED BY: GH

DRAWN BY: AH

DRAWING TITLE:

**SITE PLAN/  
TITLE PAGE**

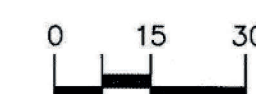
SHEET NO:

**AS 1.0**

1. ALL DIMENSIONS TO BE VERIFIED, PRIOR TO ANY CONSTRUCTION.

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## A 1.0

NO:



⑨ SIDE ELEVATION  
SCALE: N.T.S.



⑩ SIDE ELEVATION  
SCALE: N.T.S.



1 PHOTOGRAPHY PLAN  
SCALE: N.T.S.



⑤ FRONT ELEVATION  
SCALE: N.T.S.



⑥ FRONT ELEVATION  
SCALE: N.T.S.



⑦ FRONT ELEVATION  
SCALE: N.T.S.



⑧ SIDE ELEVATION  
SCALE: N.T.S.



① FRONT ELEVATION  
SCALE: N.T.S.



② FRONT ELEVATION  
SCALE: N.T.S.

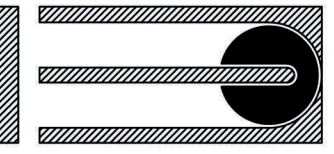


③ FRONT ELEVATION  
SCALE: N.T.S.



④ FRONT ELEVATION  
SCALE: N.T.S.

EMPIRE  
DESIGN  
GROUP Inc.



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

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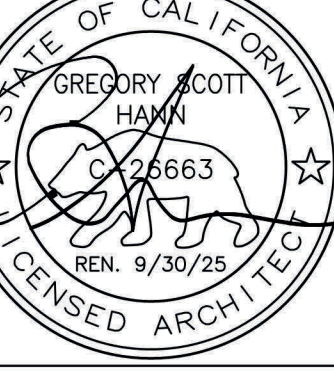
CLIENT:

INLAND  
BOAT  
CENTER,  
INC.

INLAND BOAT CENTER - CUP  
31700 GRAPE STREET  
LAKE ELSINORE, CA 92532

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

SEAL:



Date: NOVEMBER 9, 2023

Project Number: EDG#04954

NO.	DATE	REVISION DESCRIPTION

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

DRAWING TITLE:

EXISTING EXTERIOR  
PHOTOGRAPHIC VIEWS

SHEET NO:

A 2.0

11/17/2023 11:36:46 AM



19 SIDE ELEVATION  
SCALE: N.T.S.



15 REAR ELEVATION  
SCALE: N.T.S.



11 SIDE ELEVATION  
SCALE: N.T.S.



16 REAR ELEVATION  
SCALE: N.T.S.



12 SIDE ELEVATION  
SCALE: N.T.S.



1 PHOTOGRAPHY PLAN  
SCALE: N.T.S.



17 REAR ELEVATION  
SCALE: N.T.S.



18 REAR ELEVATION  
SCALE: N.T.S.

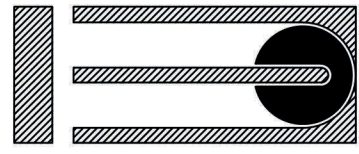


13 SIDE ELEVATION  
SCALE: N.T.S.



14 REAR ELEVATION  
SCALE: N.T.S.

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DESIGN  
GROUP Inc.



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

DRAWING TITLE:

EXISTING EXTERIOR  
PHOTOGRAPHIC VIEWS

SHEET NO:

A 2.1

11/17/2023 11:38:02 AM



11/2/23

#### Inland Boat Center Business Plan Overview

Inland Boat Center Inc. is a company that: buys and sells new boats, used boats, vehicles, RV's, trailers, ATV's, motorcycles, equipment, all marine related products and all like products.

Inland boat Center Inc. sells: all marine related accessories, parts and service items, new and used motors.

Inland Boat Center Inc. provides service and maintenance to new and used boats, motors and trailers.

-----

Inland Boat Center  
681 E San Jacinto Ave  
Perris CA 92571  
(951)928-4180



Inland Boat and RV  
681 E San Jacinto Ave  
Perris, CA 92571

PHONE	(951) 928-4180
FAX	(951) 928-8686
E-MAIL	Inlandboats@aol.com
WEB SITE	<a href="http://www.inlandboatcenter.com">http://www.inlandboatcenter.com</a>



## 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 5, 2023, 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. 2023-40 (Inland Boat Center):** A request by Mark Dakan, Inland Boat Services requesting approval of Conditional Use Permit No. 2023-15 to establish and operate a new boat dealership in an approximately 126,661 sq. ft. retail building which will be utilized as a showroom, offices, storage, and maintenance/repair drive-through area (Project). The Project also includes an approximately 20,973 sq. ft. outdoor display area. The Project is located south of Railroad Canyon Road and east of Grape Street, more specifically 31700 Grape Street (APNs: 363-530-003 and 363-530-006).

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 Existing Facilities.

**ALL INTERESTED PERSONS** are invited to submit written information, express opinions or otherwise submit written evidence by email to [dlongoria@Lake-Elsinore.org](mailto:dlongoria@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](http://www.lake-elsinore.org) the Friday before the Public Hearing.

**FURTHER INFORMATION** on this item may be obtained by contacting Damaris Abraham, Assistant Community Development Director in the Planning Division at [dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org) or (951) 674-3124, ext. 913.

Damaris Abraham  
Assistant Community Development Director

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Riverside, California 92501  
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Damaris Abraham  
Assistant Community Development Director  
**The Press-Enterprise**  
Published: 11/24/23

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011634747

**FILE NO. 0011634747**

**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:

**11/24/2023**

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

Date: November 24, 2023.

At: Riverside, California

Signature



## AFFIDAVIT OF NOTIFICATION LIST

Application No.

CUP - 2023-0015

Applicant Name

MARK DAKAN

Project Name/Location

BOAT RETAIL MARK DAKAN WALMART @ 31700 GRAPE

I certify that on 16<sup>th</sup> day of NOVEMBER, 2023, 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) 31700 GRAPE ST \*. 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.

\* APNS 363-530-003 & 006

Cathy McDermott

Applicant/Representative Signature

11-16-2023

Date

This instrument was acknowledged before me on this 16<sup>th</sup> day of November, 2023, by

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

see attached Jurat

Notary Public

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 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)

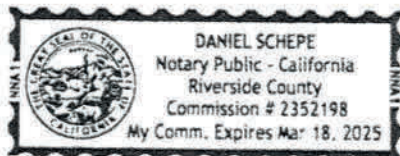
~~1. \_\_\_\_\_~~  
~~2. \_\_\_\_\_~~  
~~3. \_\_\_\_\_~~  
~~4. \_\_\_\_\_~~  
~~5. \_\_\_\_\_~~  
~~6. \_\_\_\_\_~~

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

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me

on this 16<sup>th</sup> day of November, 2023,  
by \_\_\_\_\_ Date \_\_\_\_\_ Month \_\_\_\_\_ Year \_\_\_\_\_(1) Cathy McDermott(and (2) NO other signers),  
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence to  
be the person(s) who appeared before me.Signature Daniel Schepe  
Signature of Notary Public**OPTIONAL**

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

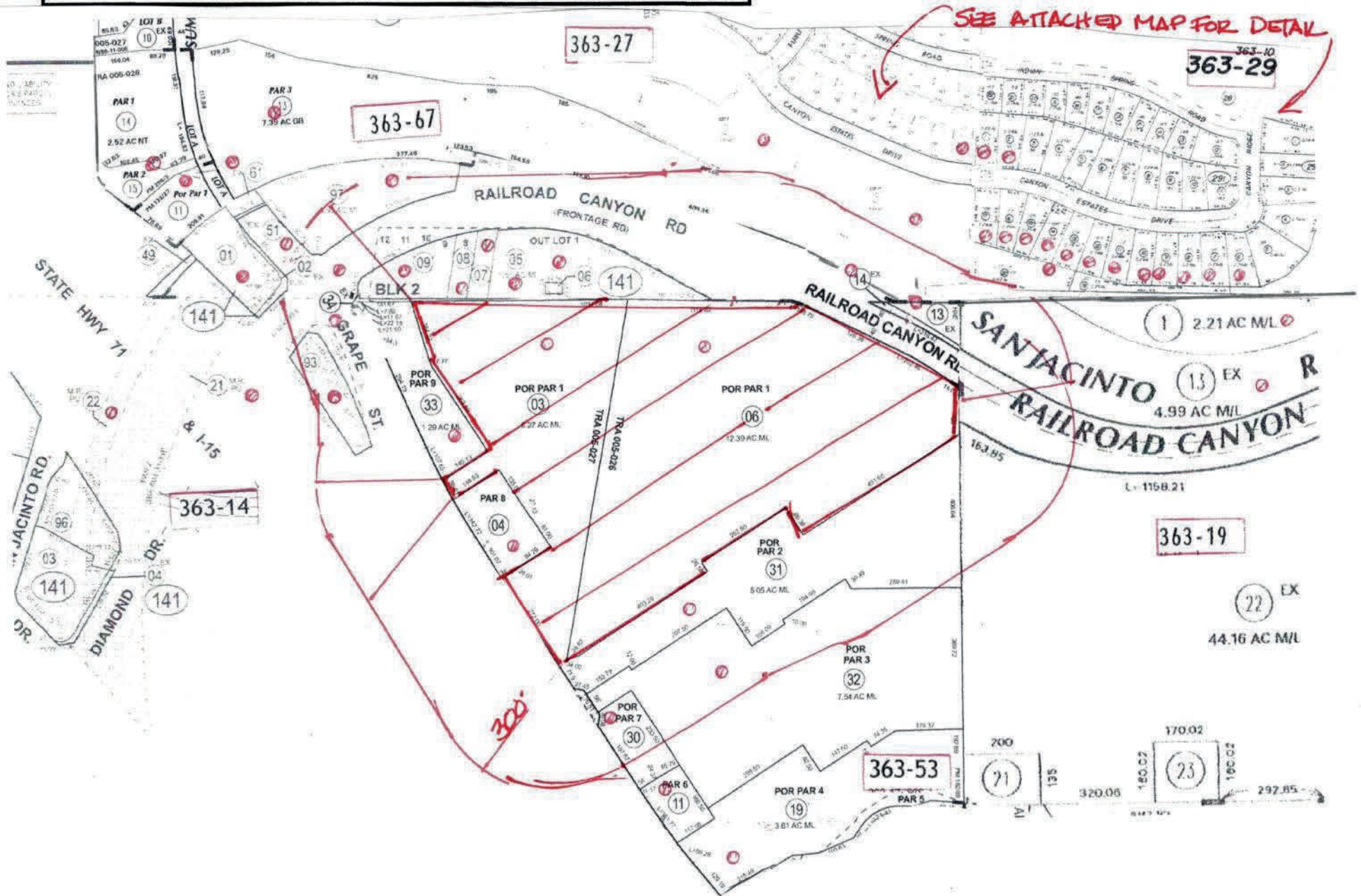
**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

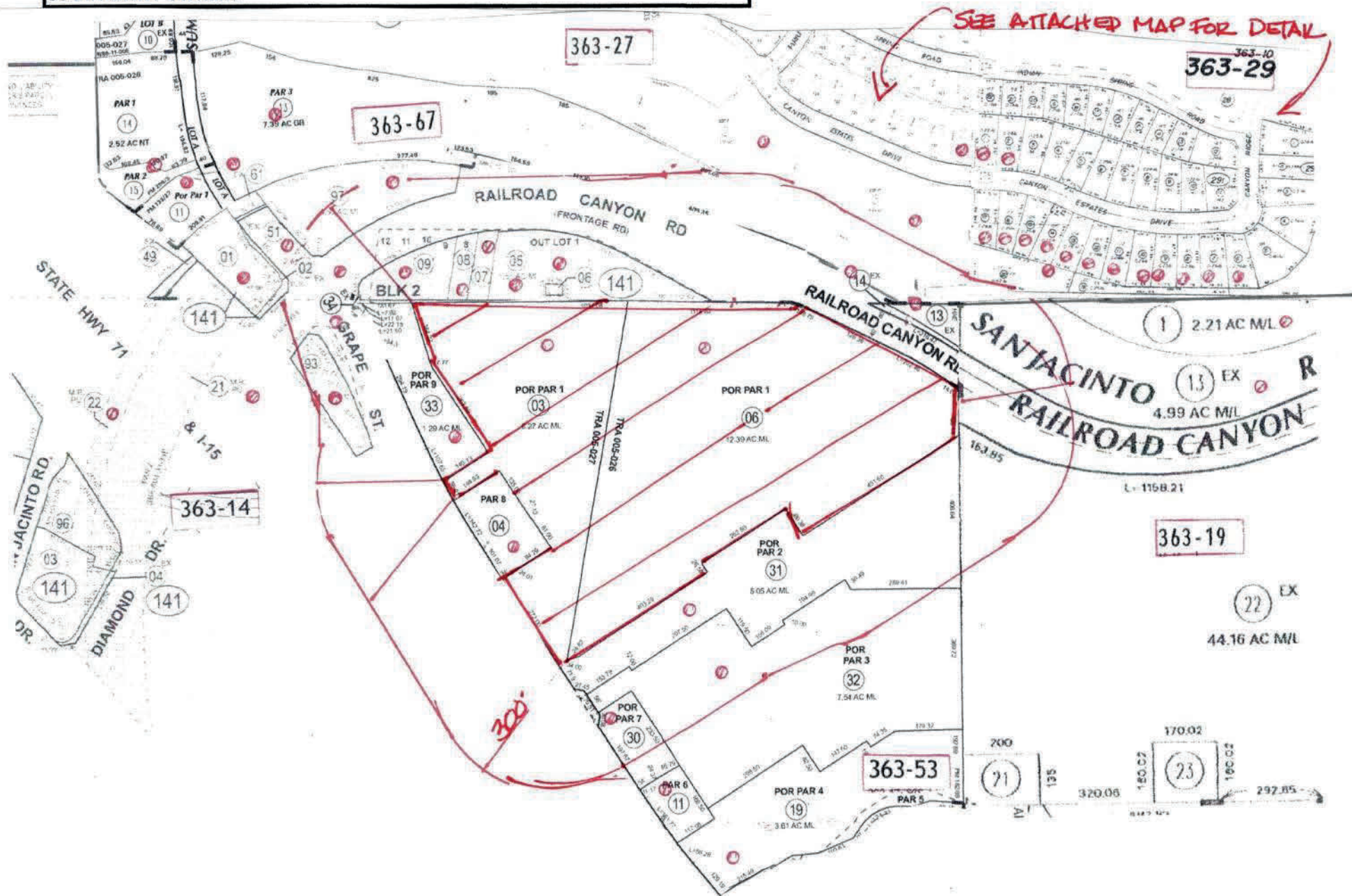
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

300' RADIUS EXPANDED TO SITE: 31700 GRAPE ST APNS 363-530-003,006  
30 DIFFERENT OWNERS



300' RADIUS EXPANDED TO SITE: 31700 GRAPE ST APNS 363-530-003,006  
30 DIFFERENT OWNERS

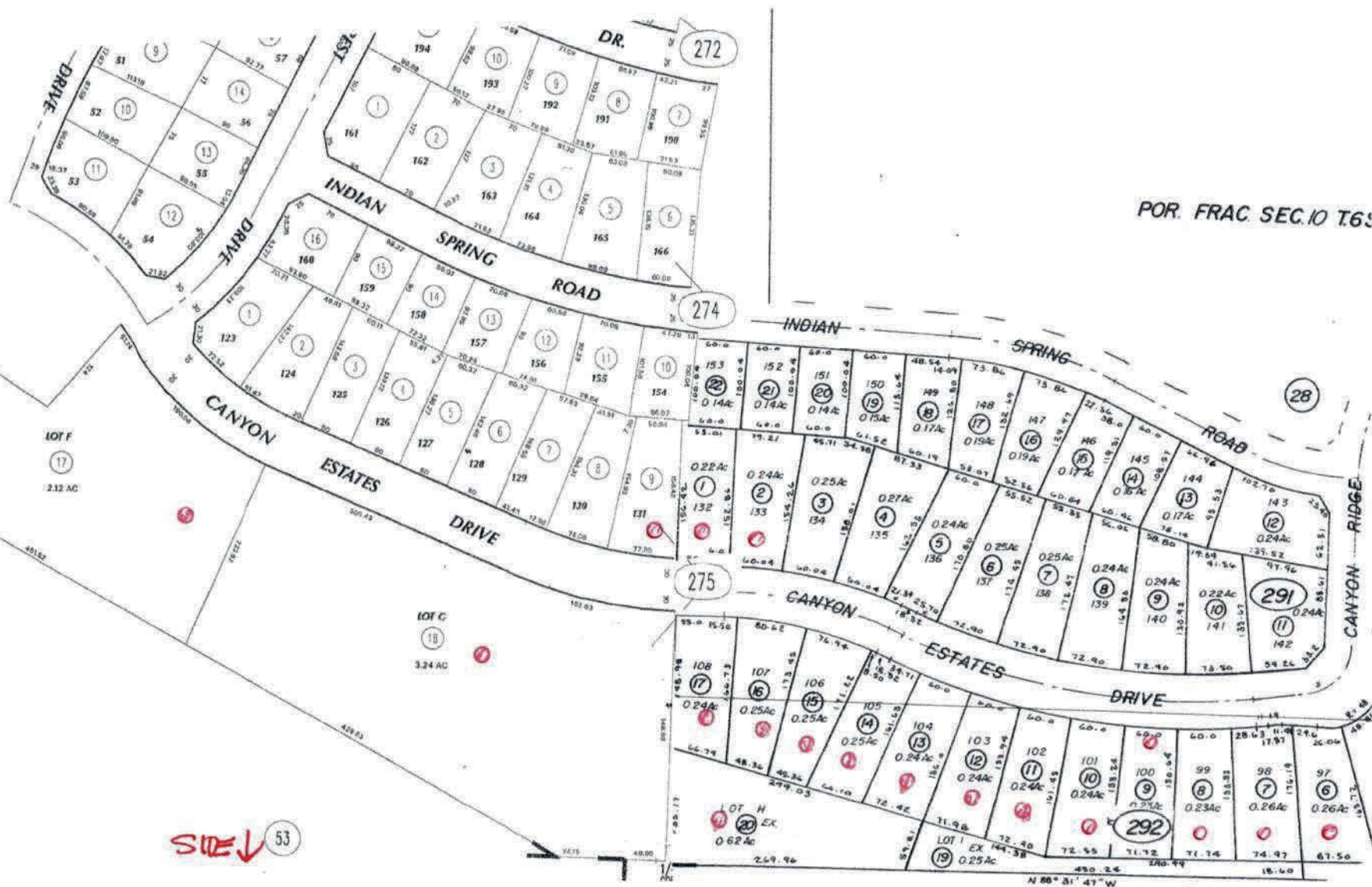


POR. FRAC. SEC. 10 T6S

DETAIL MAP



SIDE ↓



19

APN	OWNER	MAIL ADDRESS	MAIL CITY STATE ZIP
300' RADIUS EXPANDED TO 30 DIFFERENT OWNERS PREPARED ON: 11/16/2023 OWNER: APPLICANT: MARK DAKAN REPRESENTATIVE:	SITE: 31700 GRAPE ST  BY:OWNERSHIP LISTING SERVICE WALMART STORES INC INLAND BOAT SERVICES EMPIRE DESIGN GROUP	APN 363-530-003,006  951 699 8064  681 E SAN JACINTO AVE 511 N MAIN ST P O BOX 711	DATA: ASSESSOR ROLE 10/2023    PERRIS CA 92571 LAKE ELSINORE CA 92530 DALLAS TX 75221
363-140-093	7 ELEVEN INC	29826 HAUN RD #305	MENIFEE CA 92586
363-140-097	HUB ENTERPRISES	331 RAILROAD CANYON RD	LAKE ELSINORE CA 92530
363-141-001	BURGERS IN-N-OUT	32301 CORTE PALACIO	TEMECULA CA 92591
363-141-005	CURRENT OWNER	12410 EAST MIRABEAU PKWY #100	SPOKANE WA 99216
363-141-006	CURRENT OWNER	146 AVENIDA SERRA	SAN CLEMENTE CA 92672
363-141-007	MURDOCK DOROTHY BONNE	146 AVENIDA SERRA	SAN CLEMENTE CA 92672
363-141-008	MURDOCK DOROTHY BONNE	146 AVENIDA SERRA	SAN CLEMENTE CA 92672
363-141-009	MURDOCK DOROTHY BONNE	130 S MAIN ST	LAKE ELSINORE CA 92530
363-190-001	CITY OF LAKE ELSINORE	P O BOX 3000	LAKE ELSINORE CA 92531
363-190-013	EVMWD	3133 MISSION INN AVE	RIVERSIDE CA 92507
363-190-022	WESTERN RIVERSIDE CO REG CONSERV AUTHORITY	31732 CANYON ESTATES DR	LAKE ELSINORE CA 92532
363-275-009	LUIS MIGUEL ROJAS	130 S MAIN ST	LAKE ELSINORE CA 92530
363-275-017	CITY OF LAKE ELSINORE	130 S MAIN ST	LAKE ELSINORE CA 92530
363-275-018	CITY OF LAKE ELSINORE	31736 CANYON ESTATES DR	LAKE ELSINORE CA 92532
363-291-001	RUBEN G PRADO	31740 CANYON ESTATES DR	LAKE ELSINORE CA 92532
363-291-002	JUAN M HERNANDEZ	31781 CANYON ESTATES DR	LAKE ELSINORE CA 92532
363-292-006	MIRANDA FAMILY TRUST DTD 05/22/23	31777 CANYON ESTATES DR	LAKE ELSINORE CA 92532
363-292-007	MARIONEL G RONQUILLO	31773 CANYON ESTATES DR	LAKE ELSINORE CA 92532
363-292-008	LANA LYNN BORDENKECHER	31769 CANYON ESTATES DR	LAKE ELSINORE CA 92532
363-292-009	MARIBEL ALEJANDRE GARCIA	31765 CANYON ESTATES DR	LAKE ELSINORE CA 92532
363-292-010	ROBERT JOHN KLOPP	31761 CANYON ESTATES DR	LAKE ELSINORE CA 92532
363-292-011	ARIEL MADLAMBAYAN	34234 COUNTRYSIDE CIR	WILDOMAR CA 92595
363-292-012	MOSES M GARCIA	1717 MAIN ST #2000	DALLAS TX 75201
363-292-013	2018-3 IH BORROWER LP	31749 CANYON ESTATES DR	LAKE ELSINORE CA 92532
363-292-014	GILBERT VARGAS MAGANA	17 SANTA ARLETTA	RANCHO SANTA MARG CA 92688
363-292-015	BABUR TRUST	31741 CANYON ESTATES DR	LAKE ELSINORE CA 92532
363-292-016	LUCY R MARTINEZ		

363-292-017	DON GRAHAM	31737 CANYON ESTATES DR	LAKE ELSINORE CA 92532
363-292-020	CITY OF LAKE ELSINORE	130 S MAIN ST	LAKE ELSINORE CA 92530
363-530-003	WALMART STORES INC	PO BOX 8050	BENTONVILLE AR 72716
363-530-004	VETO ELSINORE	6355 TOPANGA CANYON #335	WOODLAND HILLS CA 91367
363-530-006	WALMART STORES INC	P O BOX 8050	BENTONVILLE AR 72712
363-530-011	VETO ELSINORE	6355 TOPANGA CYN BLVD #335	WOODLAND HILLS CA 91367
363-530-013	EVMWD	P O BOX 3000	LAKE ELSINORE CA 92531
363-530-014	STATE OF CALIF HWY DIV	464 W FOURTH ST	SAN BERNARDINO CA 92401
363-530-019	VETO ELSINORE	6355 TOPANGA CANYON #335	WOODLAND HILLS CA 91367
363-530-030	WORLD SVGS & LOAN ASSN	6355 TOPANGA CANYON #335	WOODLAND HILLS CA 91367
363-530-031	VETO ELSINORE	6355 TOPANGA CANYON #335	WOODLAND HILLS CA 91367
363-530-032	VETO ELSINORE	250 E PARKCENTER BLVD	BOISE ID 83706
363-530-033	VETO ELSINORE	6355 TOPANGA CYN #335	WOODLAND HILLS CA 91367
363-530-034	RIVERSIDE COUNTY TRANSPORTATION COMMISSION	PO BOX 12208	RIVERSIDE CA 92502
363-670-011	ROGER P MAY	321 SUMMERHILL DR	LAKE ELSINORE CA 92532
363-670-013	CITY OF LAKE ELSINORE	130 S MAIN ST	LAKE ELSINORE CA 92530
363-670-015	NAJJAR LUBE CENTERS INC	7230 HUNNINTON DR	SANGER TX 76266