



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 April 15, 2025, 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. 2024-04 (Dutch Bros Coffee Shop at Lakeshore): The proposed project is a request by Sabrina Rushing, Barghausen Consulting Engineers, for a Conditional Use Permit (CUP No. 2024-03) and a Commercial Design Review (CDR No. 2024-01) to establish a new 980 square-foot (sq. ft.) two-lane drive-through for Dutch Bros Coffee Shop. The proposed project also includes related site improvements such as new parking spaces and landscaping. The project site is located on an existing 0.71-acre property within the Neighborhood Commercial (C1) District at 16758 Lakeshore Drive (APN: 378-290-015).

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 15303 (Class 3: New Construction or Conversion of Small Structures).

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) 848-0493. 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 Jesse Rodriguez, Assistant Planner in the Planning Division at jrodriguez@lake-elsinore.org or (951) 777-7454.

Damaris Abraham,
Community Development Director

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011727773

FILE NO. 0011727773

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:

04/03/2025

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

Date: April 3, 2025.
At: Riverside, California



Signature



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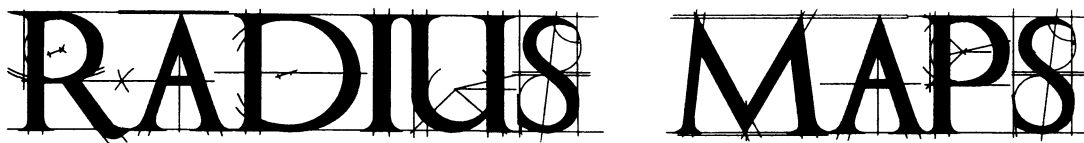
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Damaris Abraham,
Community Development Director
The Press-Enterprise
Published: 4/3/25



Data Management Services for Government and Business

CERTIFIED PROPERTY OWNERS' LIST

AFFIDAVIT

I, Gary Perkins, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed, as they appear on the latest available assessment roll of RIVERSIDE County within the area described and within 300 feet of the exterior boundaries of the property located at:

Dutch Brothers Coffee
16758 Lakeshore Dr.
Lake Elsinore CA 92530

APN 378-290-015

I certify under penalty of perjury that the foregoing is true and correct.

Signed:

A handwritten signature in black ink, appearing to read "Gary Perkins". The signature is written over a horizontal line that serves as a baseline for the signature.

Gary Perkins
March 10, 2025




AFFIDAVIT OF NOTIFICATION LIST

Application No. _____

Applicant Name Dutch Bros. Coffee - John Caglia & Barghausen Engr. - Brianna Uy & Sabrina Rushing

Project Name/Location Dutch Bros. - 16758 Lakeshore Dr., Lake Elsinore, CA

I certify that on 10th day of March, 2025, 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) 16758 Lakeshore Dr., Lake Elsinore, CA - APN: 378-290-015. 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.



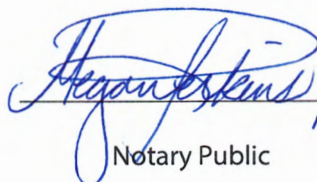
Gary Perkins
Applicant/Representative Signature

3-10-25

Date

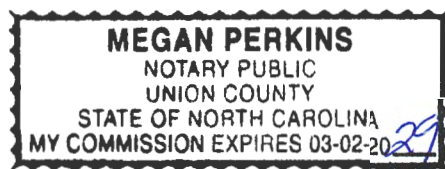
This instrument was acknowledged before me on this 10th day of March, 2025, by

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

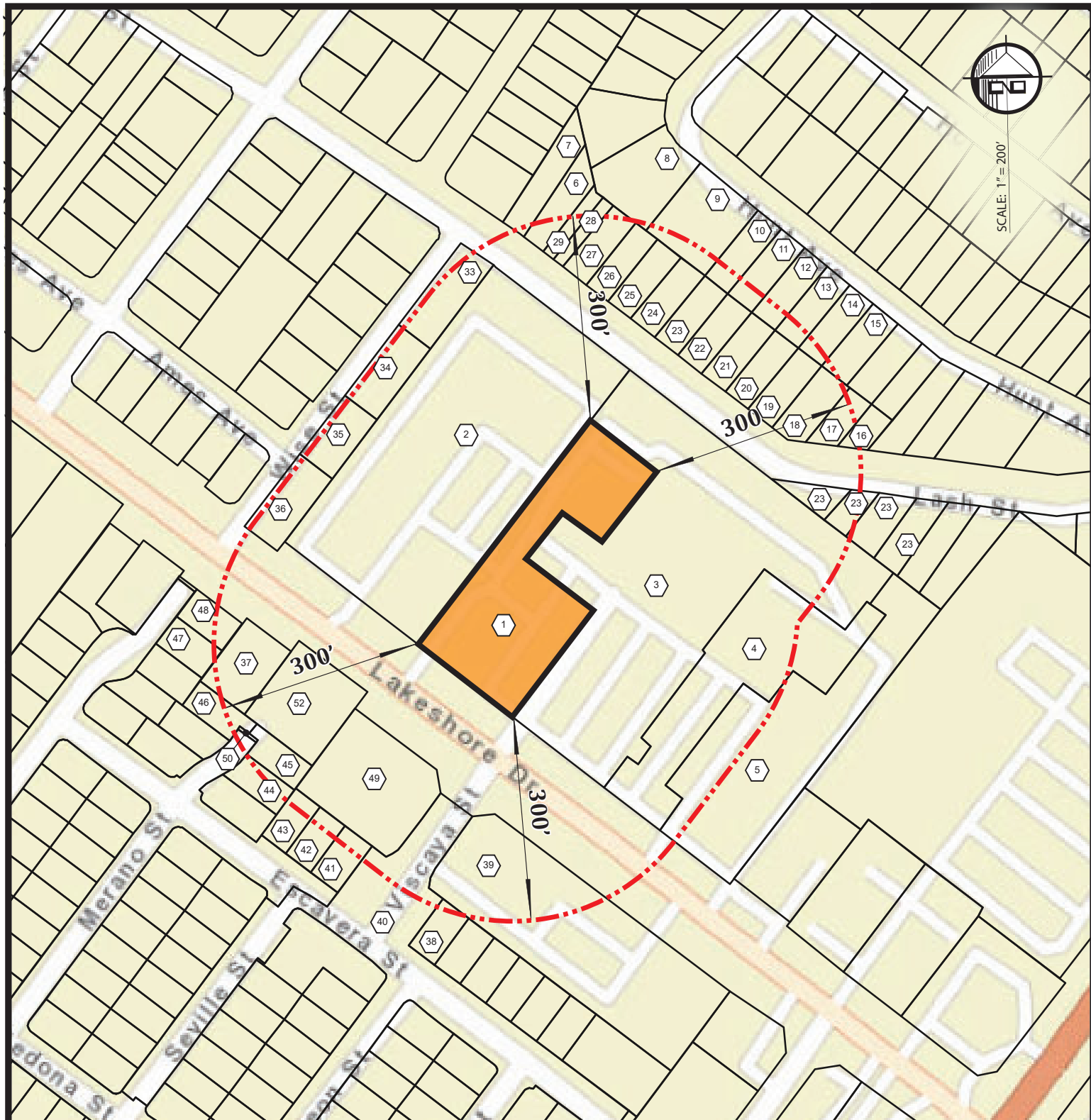


Megan Perkins
Notary Public

My Commission expires on: 03-02-2029



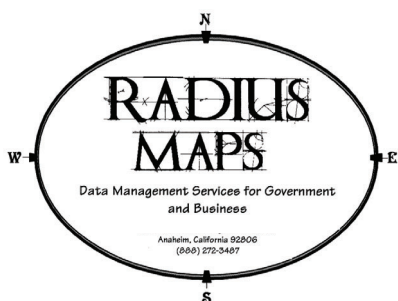
Pursuant to Government Code Sections 65090-65096 notification lists shall be from the most recent Assessor Tax rolls. In order for the application to be deemed complete please return the completed, notarized affidavit to the assigned case planner at your earliest convenience.



MAP LEGEND



Indicates Map Key Number



Public Notification Study

For
16758 Lakeshore Dr.
Lake Elsinore CA 92530
APN 378-290-015

March 10, 2025
 JN 25069

Ownership Listing



*Data Management for Government
and Business*

300'R PROPERTY OWNERS MAILING LIST
16758 LAKESHORE DR., LAKE ELSINORE CA 92530
MARCH 10, 2025

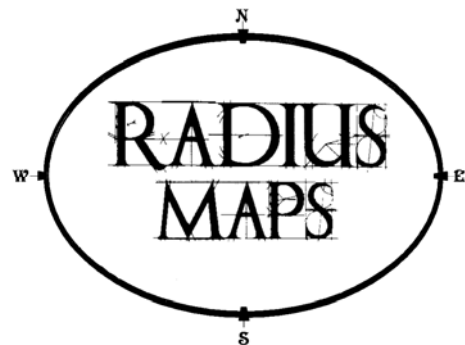
KEY NO.	APN	OWNERS	ADDRESS	CITY	STATE	ZIP
1	378-290-015	CHU H YUN	1333 DOROTHEA RD	LA HABRA	CA	90631
2	378-290-013	LAKESIDE CENTER	7303 WHITEGATE AVE	RIVERSIDE	CA	92506
3	378-290-016	SANFORD SANDELMAN	185 NW SPANISH RIVER #100	BOCA RATON	FL	33431
4	378-290-017	BVN COMPANY	1859 RED FOX RD	SANTA ANA	CA	92704
6	378-245-012	M & R IRREVOCABLE TRUST	10141 ANTIGUA ST	ANAHEIM	CA	92804
8	378-263-001	DEREK SCOTT JOHNSON	450 DULIN RD #173	FALLBROOK	CA	92028
9	378-263-002	DAVID C BERTOLDO	16769 HUNT AVE	LAKE ELSINORE	CA	92530
10	378-263-003	MARIA DE JESUS VICTORIO	16777 HUNT AVE	LAKE ELSINORE	CA	92530
11	378-263-004	ANTONIO LLAMAS	10905 ANGELL ST	NORWALK	CA	90650
12	378-263-005	CECELIA W FAIRFAX	5512 INNER CIRCLE DR	RIVERSIDE	CA	92506
13	378-263-006	CHRISTIAN LINDGREN JENSEN	MARVEJ 23	990 SKAGEN		
14	378-263-007	CHRISTIAN LINDGREN JENSEN	23 MARKVEJ			
15	378-263-008	JOHN CARREON	16819 HUNT AVE	LAKE ELSINORE	CA	92530
16	378-263-017	JUANCARLO FREEMAN	120 W ELLIS AVE	INGLEWOOD	CA	90302
17	378-263-018	MICHELLE EVANTHE PAWLAK	16792 LASH ST	LAKE ELSINORE	CA	92530
19	378-263-020	MICHELLE PAWLAK	16792 LASH AVE	LAKE ELSINORE	CA	92530
20	378-263-021	MICHELLE E PAWLAK	16792 LASH ST	LAKE ELSINORE	CA	92530
21	378-263-022	LUCIANE CAIXETA	31757 BIAGIO	WINCHESTER	CA	92596
22	378-263-023	PHAN THI THANH THUY	9452 LUDERS AVE	GARDEN GROVE	CA	92844
23	378-263-024	EMILY TOY	7851 ORANGEWOOD AVE	STANTON	CA	90680
24	378-263-025	JOHN JEFFERSON CARTER	23905 CLINTON KEITH #114289	WILDOMAR	CA	92595
25	378-263-026	JOVIAN MENDOZA	309 N BASQUE AVE	FULLERTON	CA	92833
26	378-263-027	SUSET ALI ARELLANO	1029 PEARL AVE	LAS VEGAS	NV	89104
27	378-263-028	EMILIO SOLIS	2745 VISTA SERENO CT	LEMON GROVE	CA	91945
28	378-263-029	EMILIO SOLIS	22711 TRANQUILITY CIR	WILDOMAR	CA	92595
30	378-264-001	LOREN M MCCLURG	935 S LOS ROBLES AVE	PASADENA	CA	91106
31	378-264-002	ROSE MOSERO	429 CAMINO MANZANAS	THOUSAND OAKS	CA	91360
32	378-264-003	CHARLES W RASMUSSEN	2275 HUNTINGTON DR #852	SAN MARINO	CA	91108
33	378-305-001	PEDRO VILLAREAL JR	29700 WISE ST	LAKE ELSINORE	CA	92530
34	378-305-002	AEK GLOBAL INVESTMENTS	4603 HURFORD TER	ENCINO	CA	91436
35	378-305-003	HT PROP	31902 AVENIDA EVITA	SAN JUAN CAPO	CA	92675
36	378-305-004	ALVIN J ADAMS	16636 LAKESHORE DR	LAKE ELSINORE	CA	92530
37	379-224-021	FOUR CORNERS PLAZA	20651 PALOMAR ST	LAKE ELSINORE	CA	92595
38	379-470-006	RODNEY MONDINO	27871 RURAL LN	LAGUNA NIGUEL	CA	92677
39	379-470-083	LAKESHORE VISCAYA	177 HOLSTON DR	LANCASTER	CA	93535
40	379-470-092	VISCAYA HOMEOWNERS ASSN	32823 TEMECULA PKWY	TEMECULA	CA	92592
41	379-480-001	LAURA V SANDOVAL	16618 ESCAVERA ST	LAKE ELSINORE	CA	92530
42	379-480-002	ROCIO ALCALA	16616 ESCAVERA ST	LAKE ELSINORE	CA	92530
43	379-480-003	FANTA VONGAMATH	16614 ESCAVERA ST	LAKE ELSINORE	CA	92530
44	379-480-005	ROSALYN LEE	32022 MERANO ST	LAKE ELSINORE	CA	92530
45	379-480-006	KATELYN ANN QUESADA	32024 MERANO ST	LAKE ELSINORE	CA	92530
46	379-480-007	JILL THEA CATALIG MIRASOL	32025 MERANO ST	LAKE ELSINORE	CA	92530
47	379-480-013	DEV ARAIN	13512 PLUMMER CREEK CT	CORONA	CA	92880
48	379-480-014	BRETTANY GONZALEZ	2602 STAR CREST LN	CORONA	CA	92881
49	379-480-087	SAFAI FAMILY TRUST	68 CANYON CREEK	IRVINE	CA	92603
50	379-480-091	VISCAYA HOMEOWNERS ASSN	110 E AVENIDA PALIZADA #202	SAN CLEMENTE	CA	92672
52	379-480-094	GONZALES FAMILY TRUST	26819 MOUNTAIN GLEN DR	MENIFEE	CA	92584
	OWNER	COLE VALLEY PARTNERS/BRADEN BERNARDS	2188 PARK PLACE #100	PORTLAND	OR	97205
	APPLICANT	DUTCH BROS COFFEE/JOHN CAGLIA	PO BOX 1929	GRANTS PASS	OR	97528
	APPLICANT	BARGHAUSEN ENGR/SABRINA RUSHING	18215 72ND AVE S	KENT	WA	98032
	APPLICANT	BARGHAUSEN ENGR/BRIANNA UY	18215 72ND AVE S	KENT	WA	98032

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378-245-013 SAME AS KEY #6 10141 ANTIGUA ST ANAHEIM CA 92804	7	378-263-001 DEREK SCOTT JOHNSON 450 DULIN RD #173 FALLBROOK CA 92028	8	378-263-002 DAVID C BERTOLDO 16769 HUNT AVE LAKE ELSINORE CA 92530	9
378-263-003 MARIA DE JESUS VICTORIO 16777 HUNT AVE LAKE ELSINORE CA 92530	10	378-263-004 ANTONIO LLAMAS 10905 ANGELL ST NORWALK CA 90650	11	378-263-005 CECELIA W FAIRFAX 5512 INNER CIRCLE DR RIVERSIDE CA 92506	12
378-263-006 CHRISTIAN LINDGREN JENSEN MARVEJ 23 990 SKAGEN	13	378-263-007 CHRISTIAN LINDGREN JENSEN 23 MARKVEJ	14	378-263-008 JOHN CARREON 16819 HUNT AVE LAKE ELSINORE CA 92530	15
378-263-017 JUANCARLO FREEMAN 120 W ELLIS AVE INGLEWOOD CA 90302	16	378-263-018 MICHELLE EVANTHE PAWLAK 16792 LASH ST LAKE ELSINORE CA 92530	17	378-263-019 SAME AS KEY #17 16792 LASH ST LAKE ELSINORE CA 92530	18
378-263-020 MICHELLE PAWLAK 16792 LASH AVE LAKE ELSINORE CA 92530	19	378-263-021 MICHELLE E PAWLAK 16792 LASH ST LAKE ELSINORE CA 92530	20	378-263-022 LUCIANE CAIXETA 31757 BIAGIO WINCHESTER CA 92596	21
378-263-023 PHAN THI THANH THUY 9452 LUDERS AVE GARDEN GROVE CA 92844	22	378-263-024 EMILY TOY 7851 ORANGEWOOD AVE STANTON CA 90680	23	378-263-025 JOHN JEFFERSON CARTER 23905 CLINTON KEITH #114289 WILDOMAR CA 92595	24
378-263-026 JOVIAN MENDOZA 309 N BASQUE AVE FULLERTON CA 92833	25	378-263-027 SUSET ALI ARELLANO 1029 PEARL AVE LAS VEGAS NV 89104	26	378-263-028 EMILIO SOLIS 2745 VISTA SERENO CT LEMON GROVE CA 91945	27
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300' Radius Property Owners Study – 16758 Lakeshore Dr., Lake Elsinore CA 92530 March 10, 2025

378-264-002 ROSE MOSERO 429 CAMINO MANZANAS THOUSAND OAKS CA 91360	31	378-264-003 CHARLES W RASMUSSEN 2275 HUNTINGTON DR #852 SAN MARINO CA 91108	32	378-305-001 PEDRO VILLAREAL JR 29700 WISE ST LAKE ELSINORE CA 92530	33
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379-480-094 GONZALES FAMILY TRUST 26819 MOUNTAIN GLEN DR MENIFEE CA 92584	52	379-480-095 SAME AS KEY #52 26819 MOUNTAIN GLEN DR MENIFEE CA 92584	53	OWNER: COLE VALLEY PARTNERS BRADEN BERNARDS 2188 PARK PLACE #100 PORTLAND OR 97205	
APPLICANT: DUTCH BROS COFFEE JOHN CAGLIA PO BOX 1929 GRANTS PASS OR 97528		APPLICANT: BARGHAUSEN ENGR SABRINA RUSHING 18215 72ND AVE S KENT WA 98032		APPLICANT: BARGHAUSEN ENGR BRIANNA UY 18215 72ND AVE S KENT WA 98032	

Assessor's Maps



*Data Management for Government
and Business*

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.

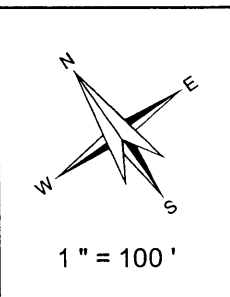
SEC 35 T5SR5W
POR. RANCHO LA LAGUNA

TRA 005-005

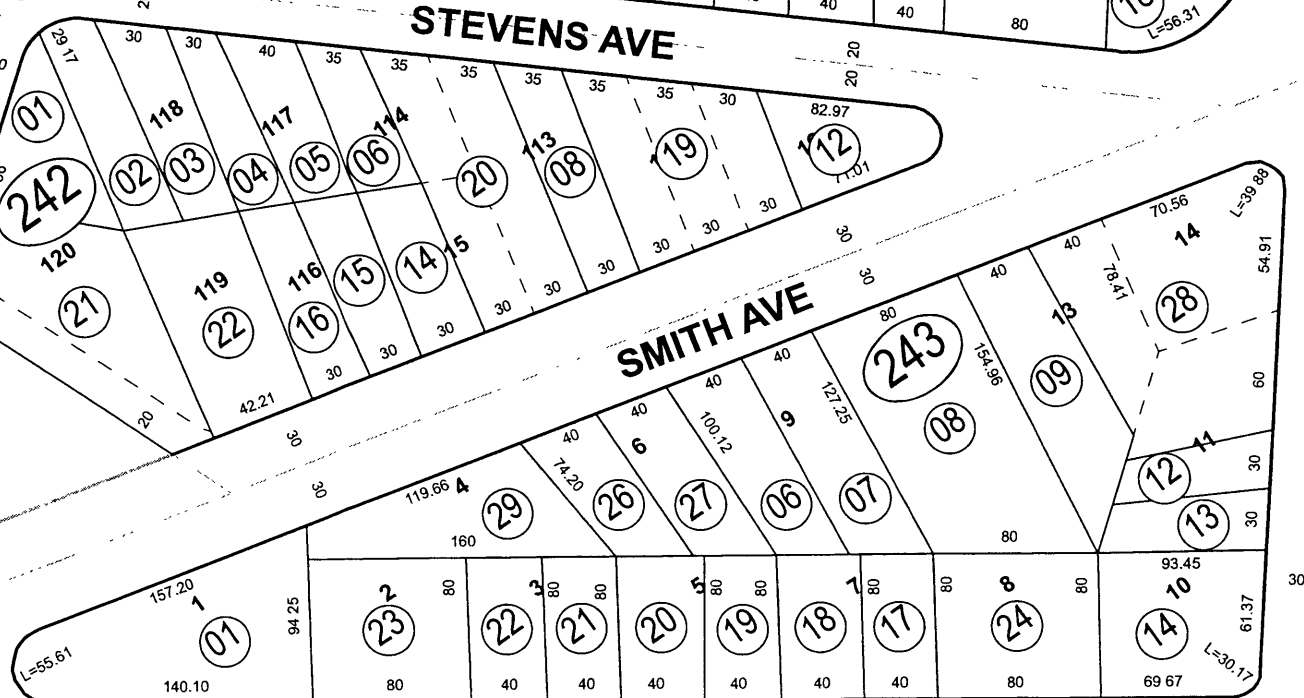
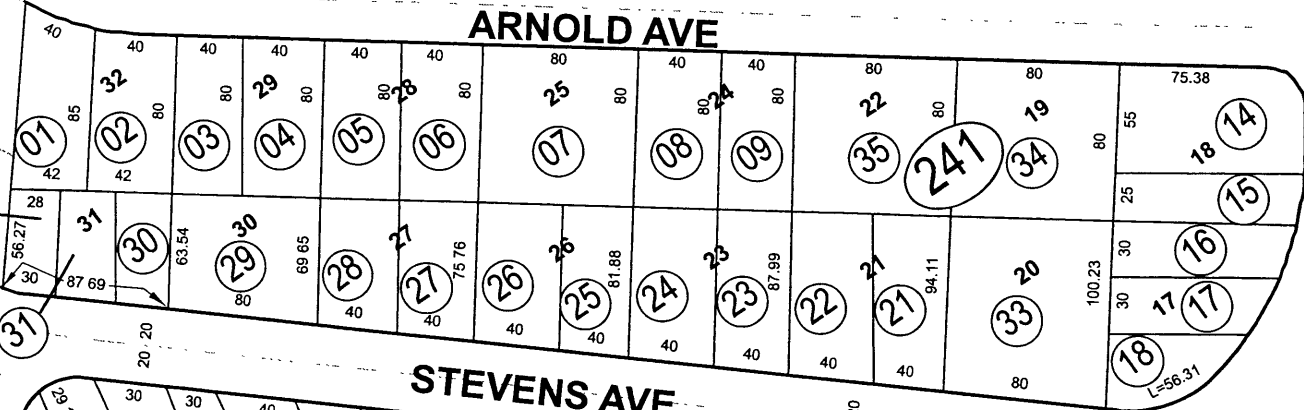
378-24

18-29-7
29-6

MAR 11 2009



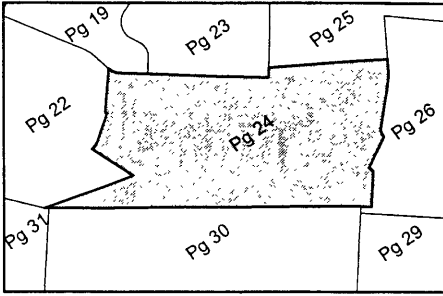
1" = 100'



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

M. HILLIG

Data
R.S. 80/67
R.S. 83/50
MERG. 03-01



MB 16 / 59 - 61 COUNTRY CLUB HEIGHTS UNIT A

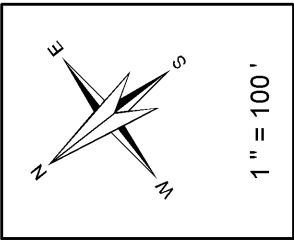
Date	Old Number	New Number
8/1/1978	242 (9-11)	19
5/1/1981	244-12,13	19
4/1/1985	242-7,13	20
6/1/1985	241-19,20	33
2/1/1987	243-15,16	24
5/1/1987	243-4,5	25
5/1/1991	245-1,2	26
11/1/1994	243-25	26, 27
2/1/1995	242-18	21
2/1/1995	242-17	22
3/1/1995	10, 11	243-28
11/1/2004	9,10	244-20
7/1/2006	2,3	243-29
7/1/2006	12,13	241-34
7/1/2006	10,11	241-35
11/4/2008	244-1	21, ST
11/4/2008	244-18	22, ST

November 2008

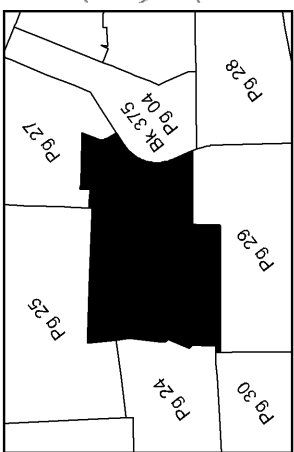
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POR. RANCHO LA LAGUNA
T.5S., R.5W.

378-26
18-29-7

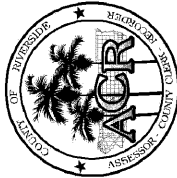


- Legend**
- Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W
 - Other Easements
 - Lease Area
 - Subdivision Tie Mark



Date	Old Number	New Number
3/1/1974	263-14,15	31
10/14/1975	262-20,21	262-61
2/1/1976	261-2,3	261-38
4/1/1978	261-32	39,40
4/1/1978	261-31,40	41
4/1/1978	261-33,39	42
2/1/1979	264-807	22
2/1/1980	261-28	43,44
2/1/1980	261-27,44	45
4/1/1980	261-29,43	46
12/1/1980	264-16	23,24
10/1/1981	262-61	62,63
12/1/1981	264-17,23	25
12/1/1983	261-14,17	47
4/1/1984	262-23,24	64
5/1/1986	262-57,58	65
9/1/1986	29-35	262-66
6/1/1989	17,18	262-67
1/1/1990	262-67	68 ST
3/1/1990	13,15,24,25	264-26
10/1/1990	18,20,21,26	264-27
10/1/1990	264-27	28,29
4/1/1992	1,37	261-48
5/1/1992	48	49,50
10/1/1996	13,31	263-32
8/1/1997	262-6	69 ST
3/1/2006	261-4,35	51
5/2/2015	264-28	30 ST

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



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

ASSESSOR'S MAP BK378 PG.26
Riverside County, Calif.

JHernandez

May 2015

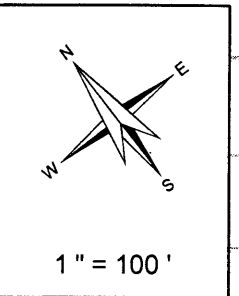
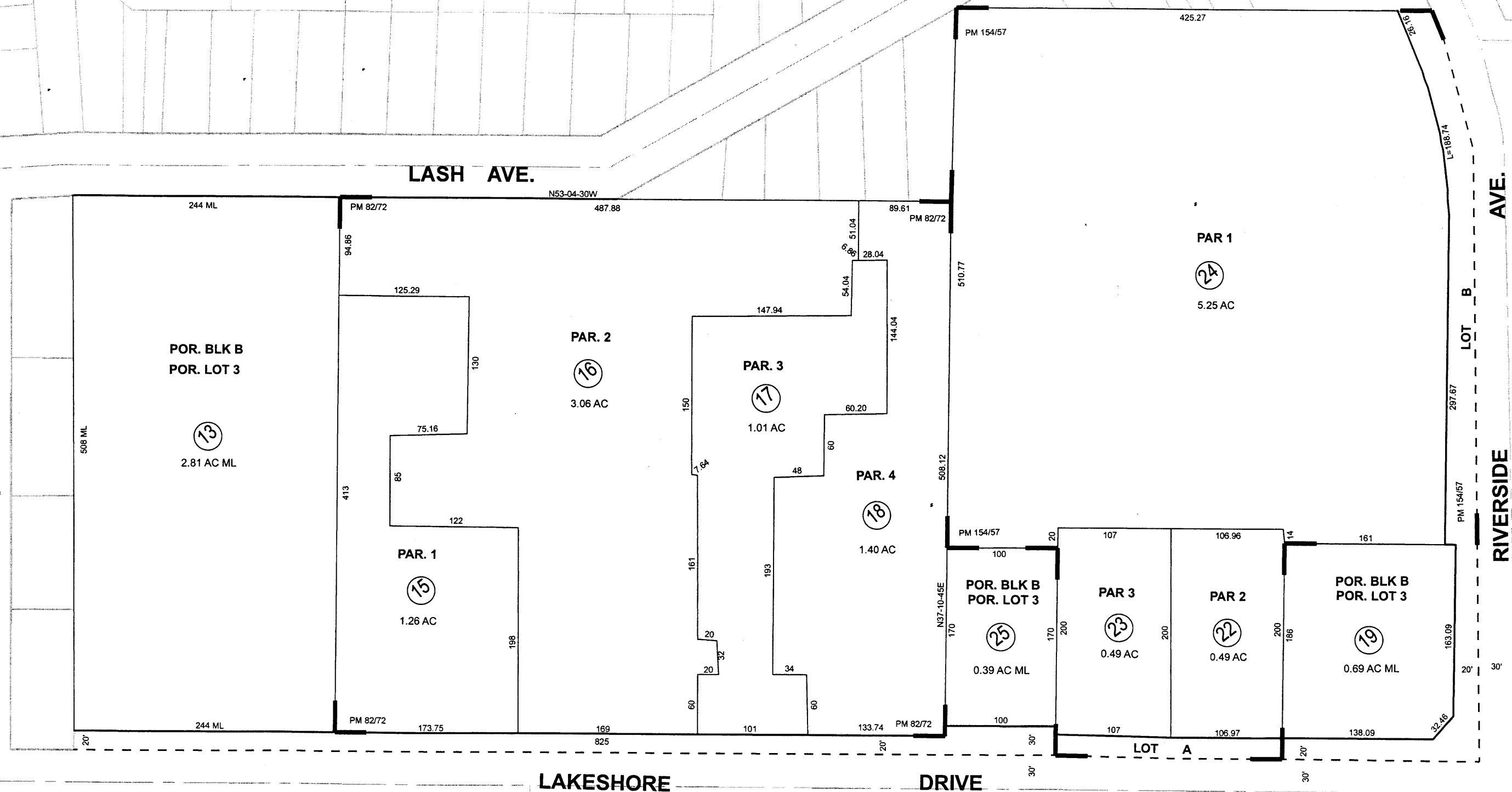
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SEP 10 2013

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

TRA 005-029

378-29
18-32-1



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



ASSESSOR'S MAP BK378 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 29	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	1,8	9-12
2/1/1980	9,11	13
2/1/1980	10,12	14
10/1/1980	14	15-18
9/1/1986	7	19,ST
1/2/1989	3,4,6	20
1/2/1989	20	21-23
6/1/1999	21	24,ST
9/3/2013	5	25,ST

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FEB 19 2008

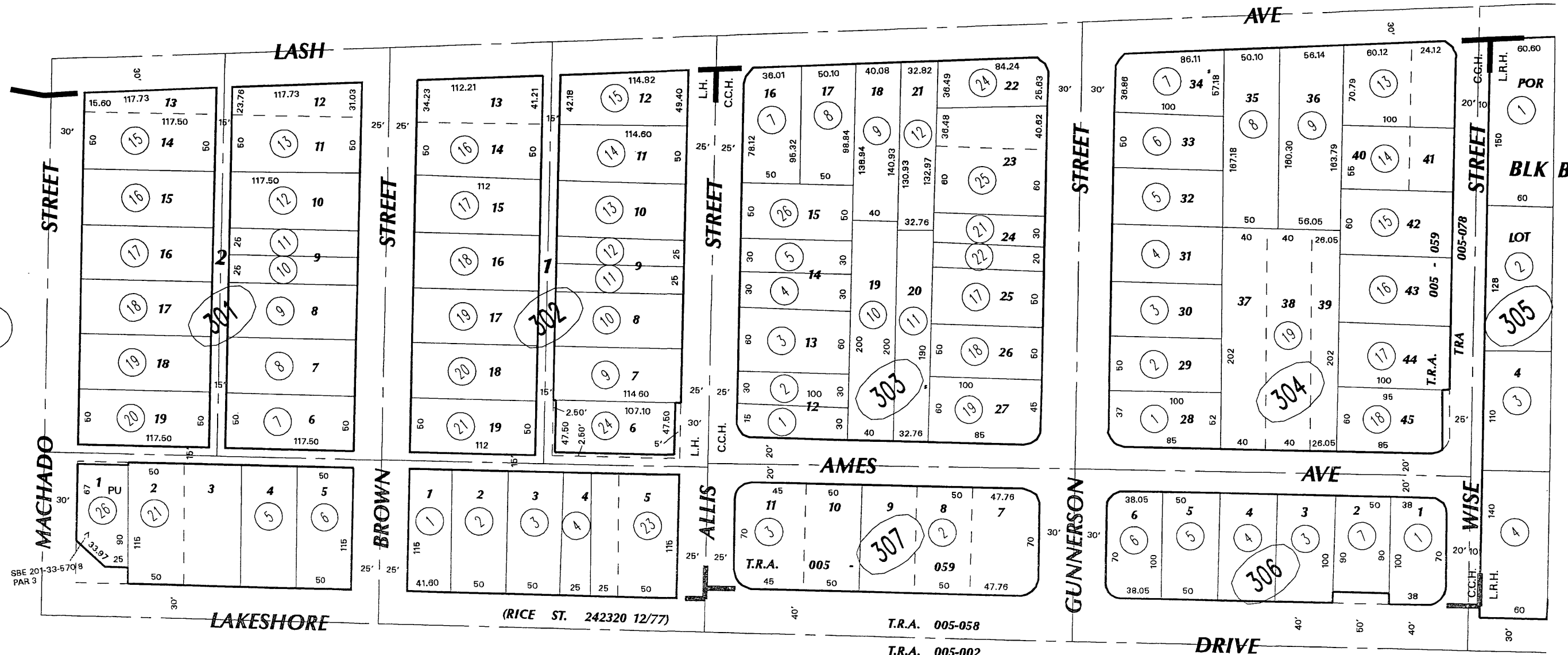
POR.PROTRACTED SEC. 35 T.5S.,R.5W
CITY OF LAKE ELSINORE

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

378-30

18-32-1
33

1" = 100'



379
24

DATA: MER 539

379
23

379
48

ASSESSOR'S MAP BK378 PG.30
Riverside County, Calif.

JPH

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

Feb 2008

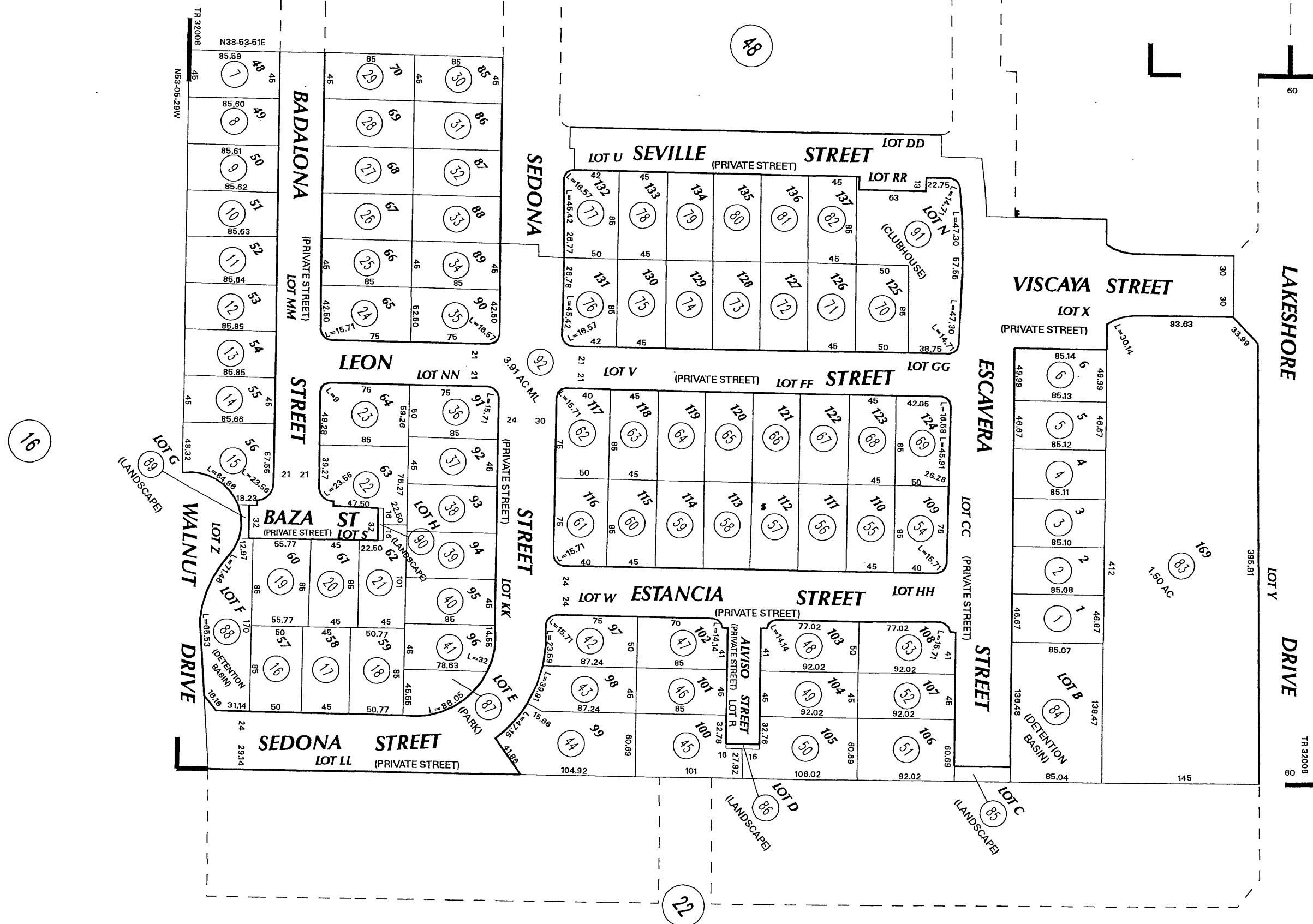
DATE	OLD NUMBER	NEW NUMBER
11/74	303-16	21,22
12/75	307-1	3,4
09/77	301-3,4	21
02/79	304-810	19
DATE	OLD NUMBER	NEW NUMBER
04/80	303-13-15	23
07/80	306-2	7
03/82	302-6,7	22
01/86	302-5,22	23
03/87	303-23	24,25
01/89	303-6,20	26
02/89	301-1,2	22,23,ST
03/89	301-22,23	24,25,ST
03/89	24,25	301-26
02/08	302-8	24,ST

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

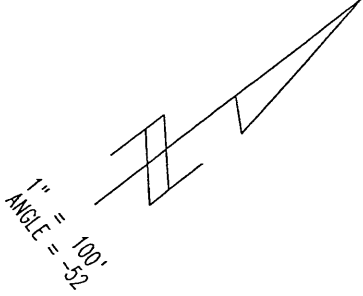
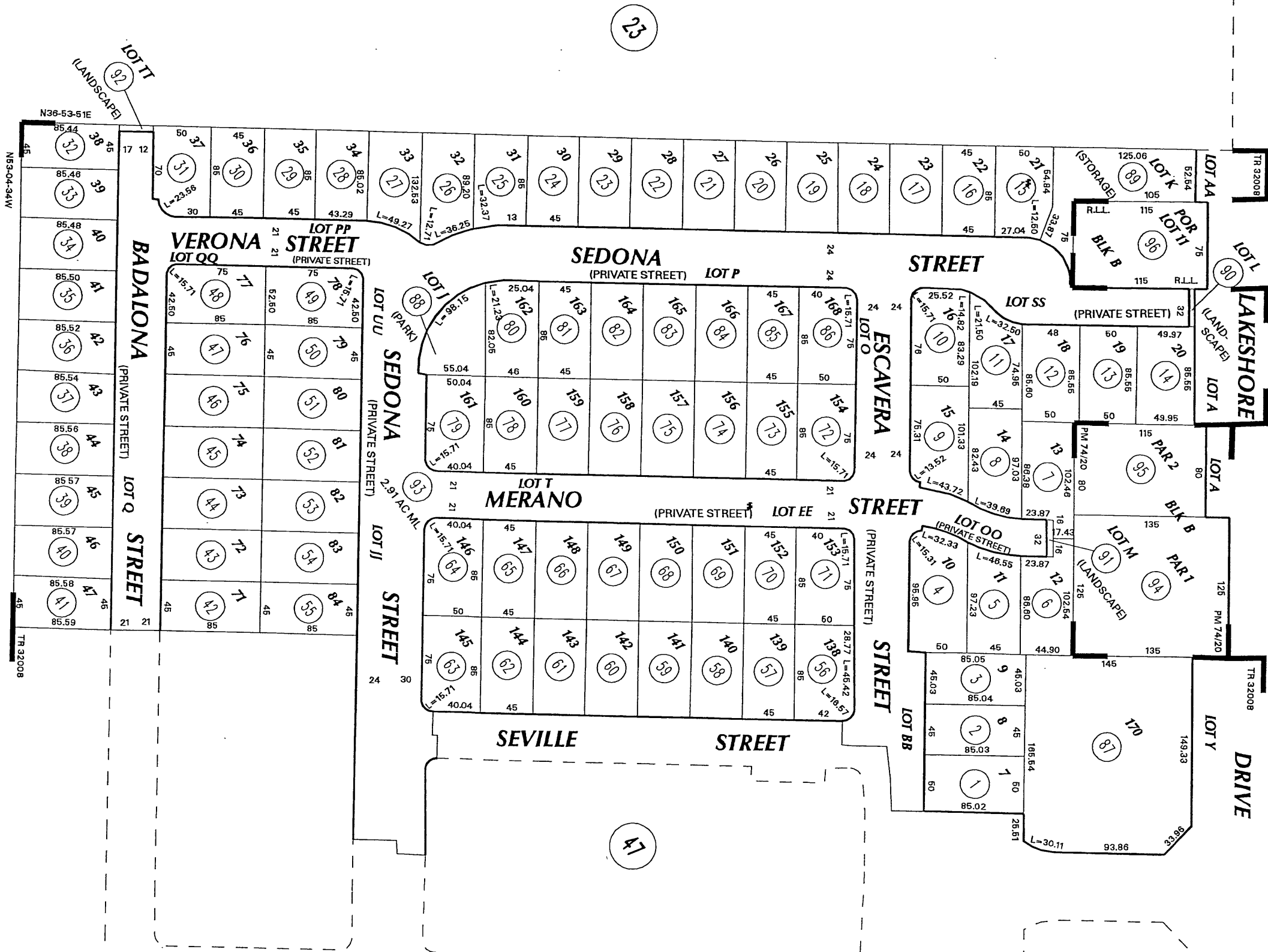
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POR. PROTRACTED SEC. 35 T. 5S., R. 5W
CITY OF LAKE ELSINORE

T.R.A. 005-028

379-48
379-23

EB 2 3 2006



SCN