



## 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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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 \_\_\_\_\_

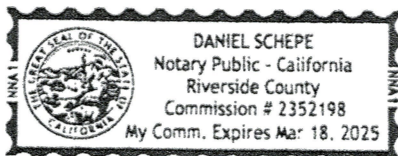
\_\_\_\_\_  
 Signature of Document Signer No. 1

\_\_\_\_\_  
 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**

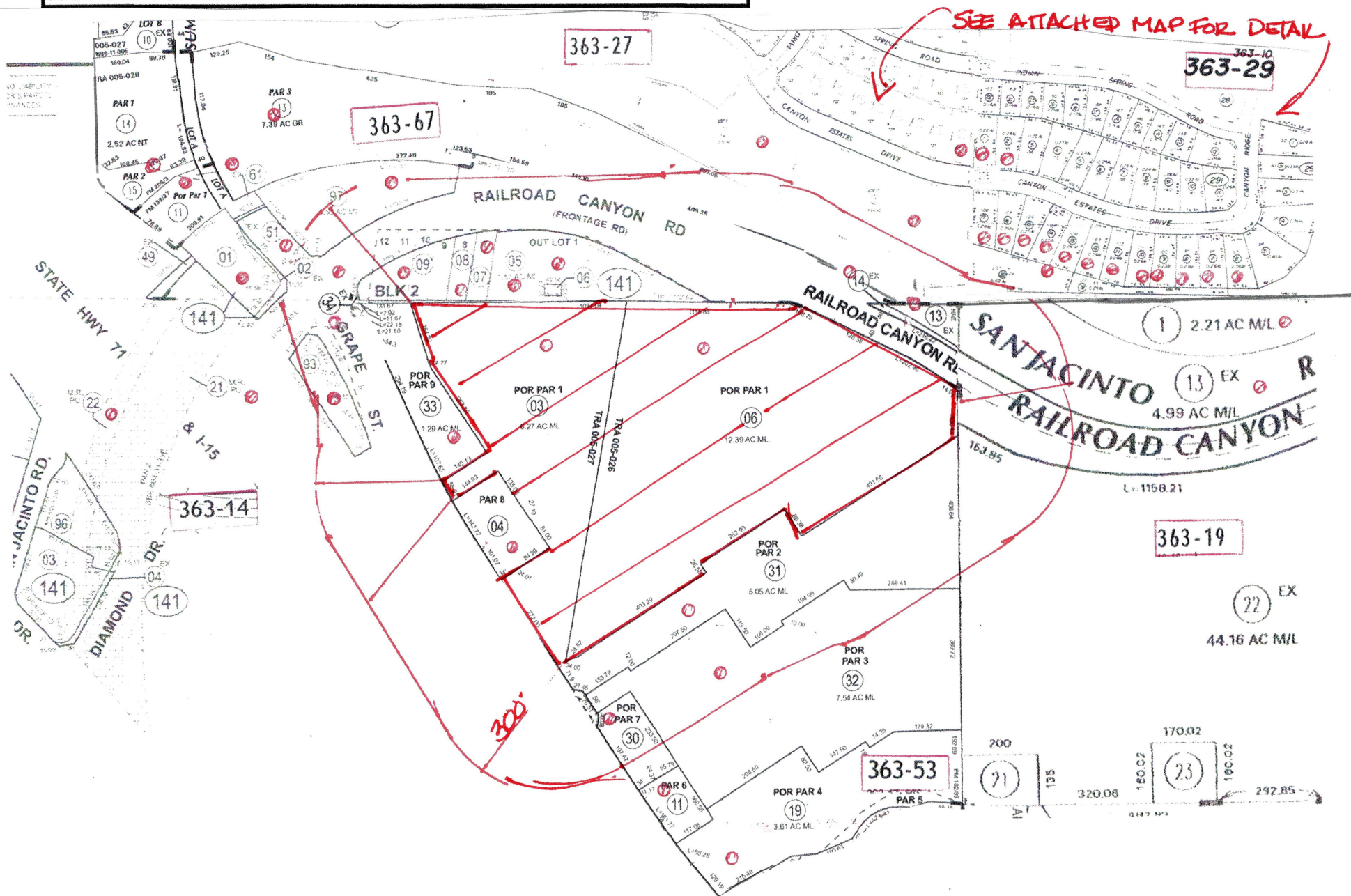
Title or Type of Document: \_\_\_\_\_

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

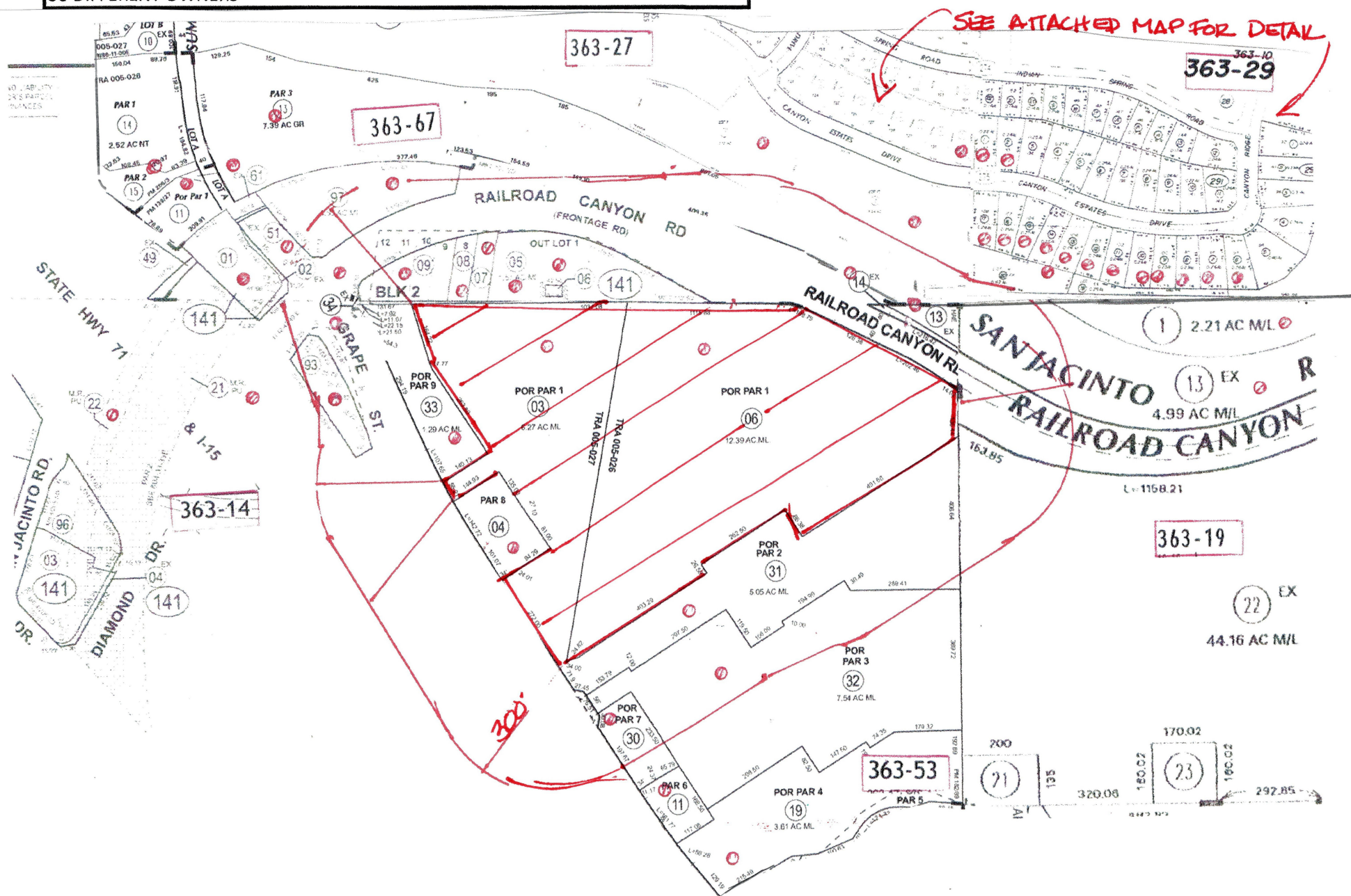
Signer(s) Other Than Named Above: \_\_\_\_\_



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



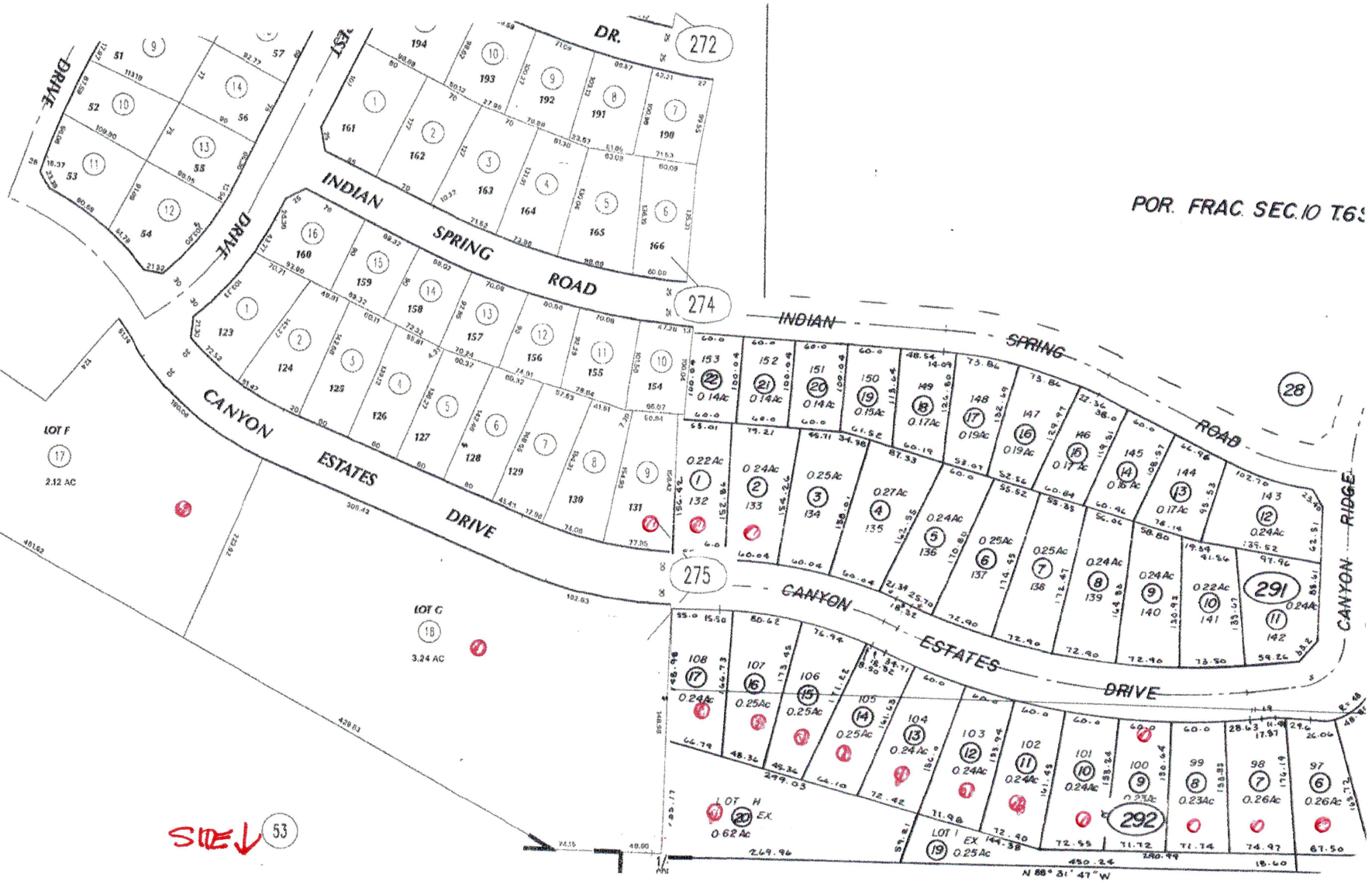


DETAIL MAP

ANGLE = 90°

SIDE ↓ 53

POR. FRAC. SEC. 10 T. 6 S.



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



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