



## 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.**



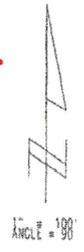




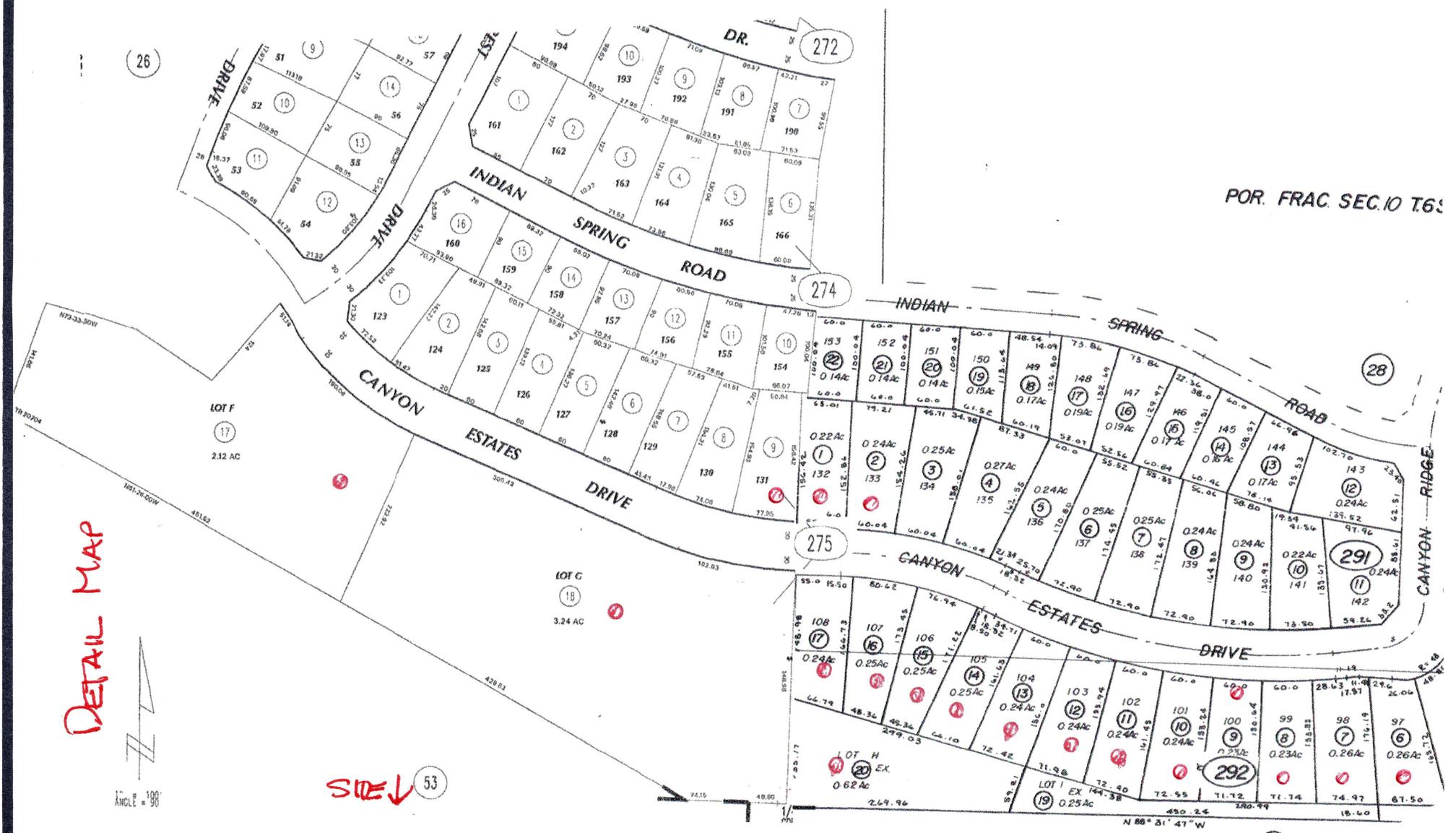


POR. FRAC. SEC. 10 T. 6 S.

DETAIL MAP



STEW 53



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