



REPORT TO THE PLANNING COMMISSION

To: Honorable Chair and Members of the Planning Commission

From: Damaris Abraham, Assistant Community Development Director

Prepared by: Carlos Serna, Associate Planner

Date: August 1, 2023

Subject: **Planning Application No. 2023-16 (JC Industries) – A Request for a Conditional Use Permit to Establish and Operate a New Cabinet Shop in an approximately 2,000 sq. ft. Unit within an existing Multi-Tenant Building located at 18301 Collier Avenue Unit A**

Applicant: Susana Cabrales, JC Industries

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. 2023-16 (CONDITIONAL USE PERMIT NO. 2023-07) TO ESTABLISH AND OPERATE A NEW 2,000 SQUARE FOOT CABINET SHOP IN AN EXISTING MULTI-TENANT BUILDING LOCATED AT 18301 COLLIER AVENUE UNIT A (APN: 377-120-026).

Project Location

The project is located north of Central Avenue and south of Hunco Way, more specifically 18301 Collier Avenue Unit A (APN: 377-120-026).

Project Description

Planning Application No. 2023-16 (Conditional Use Permit No. 2023-07) proposes to establish a new cabinet shop within an existing approximately 2,000 sq. ft. unit located in an existing multi-tenant building. The cabinet shop specializes in installing pre-fabricated cabinets with an emphasis on residential installation.

The applicant proposes to use the facility as a cabinet shop where they will set up their administrative office, store and assemble the pre-fabricated cabinets, conduct quality assurance tests, and store materials needed for off-site installation of their cabinets. No manufacturing work would take place at the facility. Only minor repairs such as replacing missing parts will occur at the site. The types of materials stored include hardwood, molding, and plywood.

Hours of operation will be Monday through Friday from 7:00 a.m. to 3:30 p.m. The cabinet shop will not be open to the public. The facility will have two (2) employees.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Industrial Center	Limited Industrial (LI)	Commercial Manufacturing (C-M)
North	Industrial	Limited Industrial (LI)	Commercial Manufacturing (C-M)
South	Commercial Center	General Commercial (GC)	General Commercial (C-2)
East	Restaurant	General Commercial (GC)	General Commercial (C-2)
West	Vacant	Limited Industrial (LI)	Limited Manufacturing (M-1)

Analysis

General Plan Consistency

The project has a General Plan Land Use designation of Limited Industrial (LI) and is located in the Business District. The LI designation provides for industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses. The project is proposing to establish a cabinet shop within an existing multi-tenant building located within an existing Industrial Business Park center. The proposed project is compatible with the LI designation and is consistent with all other applicable General Plan goals and policies.

Municipal Code Consistency

The current zoning for the subject property is Commercial Manufacturing (C-M). According to Section 17.132.030.B. of the C-M zone, cabinet shops are permitted 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.B of the LEMC requires one (1) parking space for each 400 square feet of unit area up to 20,000 square feet, plus one (1) space for each 1,000 square feet of unit area over 20,000 square feet, plus one space for each 1,000 square feet of outside sales, display or storage area. Five (5) parking spaces would be required for the proposed project. The project will have sufficient parking as there is an existing shared parking agreement whereas 134 parking spaces are available.

The Design Review Committee, including staff from Planning, Building and Safety, Fire, and Engineering departments and the Elsinore Valley Municipal Water District, has reviewed the proposed project and have added appropriate Conditions of Approval to ensure compliance with adopted plans, policies and regulations.

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 proposed project will be located in an existing multi-tenant building. The site is fully developed, and only minor interior alterations are planned in association with the proposed use.

MSHCP Consistency

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 industrial business park. 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 800 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 Description
- Attachment 5 – Project Plans
- 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. 2023-16 (CONDITIONAL USE PERMIT NO. 2023-07) TO ESTABLISH AND OPERATE A NEW 2,000 SQUARE FOOT CABINET SHOP IN AN EXISTING MULTI-TENANT BUILDING LOCATED AT 18301 COLLIER AVENUE UNIT A (APN: 377-120-026)

Whereas, Susana Cabrales, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2023-16 (Conditional Use Permit No. 2023-07) to establish and operate a new approximately 2,000 sq. ft. cabinet shop in an existing multi-tenant building located at 18301 Collier Avenue, Unit A (APN: 377-120-026);

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 August 1, 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 industrial uses. The project is proposing to remodel the interior of an existing multi-tenant industrial 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), because the project is confined to an existing industrial building and only minor interior 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. 2023-07:

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 site is located in the Limited Industrial (LI) General Plan Land use designation and the Commercial Manufacturing (C-M) Zoning designation, which is consistent with the applicable General Plan Land Use Designation. The proposed cabinet shop is a permitted use subject to the approval of a Conditional Use Permit within the C-M Zoning designation.

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 will be located within an existing building. 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 August 1, 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, the above findings, and the Conditions of Approval imposed upon the project, the Commission hereby approves Planning Application No. 2023-16 (Conditional Use Permit No. 2023-07).

Section 6: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 1st day of August, 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 August 1, 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 2023-16/CUP 2023-07
PROJECT NAME: JC Industries – Cabinet Shop CUP
PROJECT LOCATION: 18301 Collier Avenue, Unit A (APN: 377-120-026)
APPROVAL DATE: TBD, 2023
EFFECTIVE DATE: TBD, 2023
EXPIRATION DATE: TBD, 2025

GENERAL

1. Planning Application No. 2023-16 (Conditional Use Permit No. 2023-07) proposes to establish and operate a new approximately 2,000 sq. ft. cabinet shop located in an existing multi-tenant building. The project is located north of Central Avenue and south of Hunco way, more specifically 18301 Collier Avenue, Unit A (APN: 377-120-026).
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 2023-07, 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 2023-07 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. 2023-07 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 at all times comply with Section 17.176 (Noise Ordinance) of the Lake Elsinore Municipal Code (LEMC).
6. The applicant shall meet all applicable City Codes and Ordinances.
7. A business license shall be obtained prior to a certificate of occupancy of the proposed establishment.
8. Business hours shall be Monday through Friday from 7:00 AM to 3:30 PM. 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.
9. Any outdoor activities 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. There shall be no loitering in or around the establishment.

17. Graffiti shall be removed within 24 hours.
18. 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.
19. There shall be no outdoor storage or activities of any kind.
20. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute whatever security and operational measures are necessary to comply with this requirement.
21. 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

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

CITY OF LAKE ELSINORE FIRE MARSHAL

24. 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.

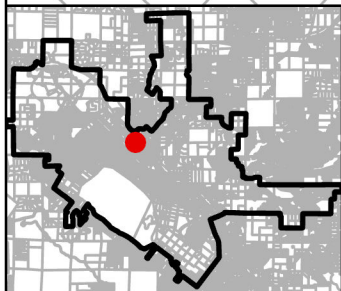
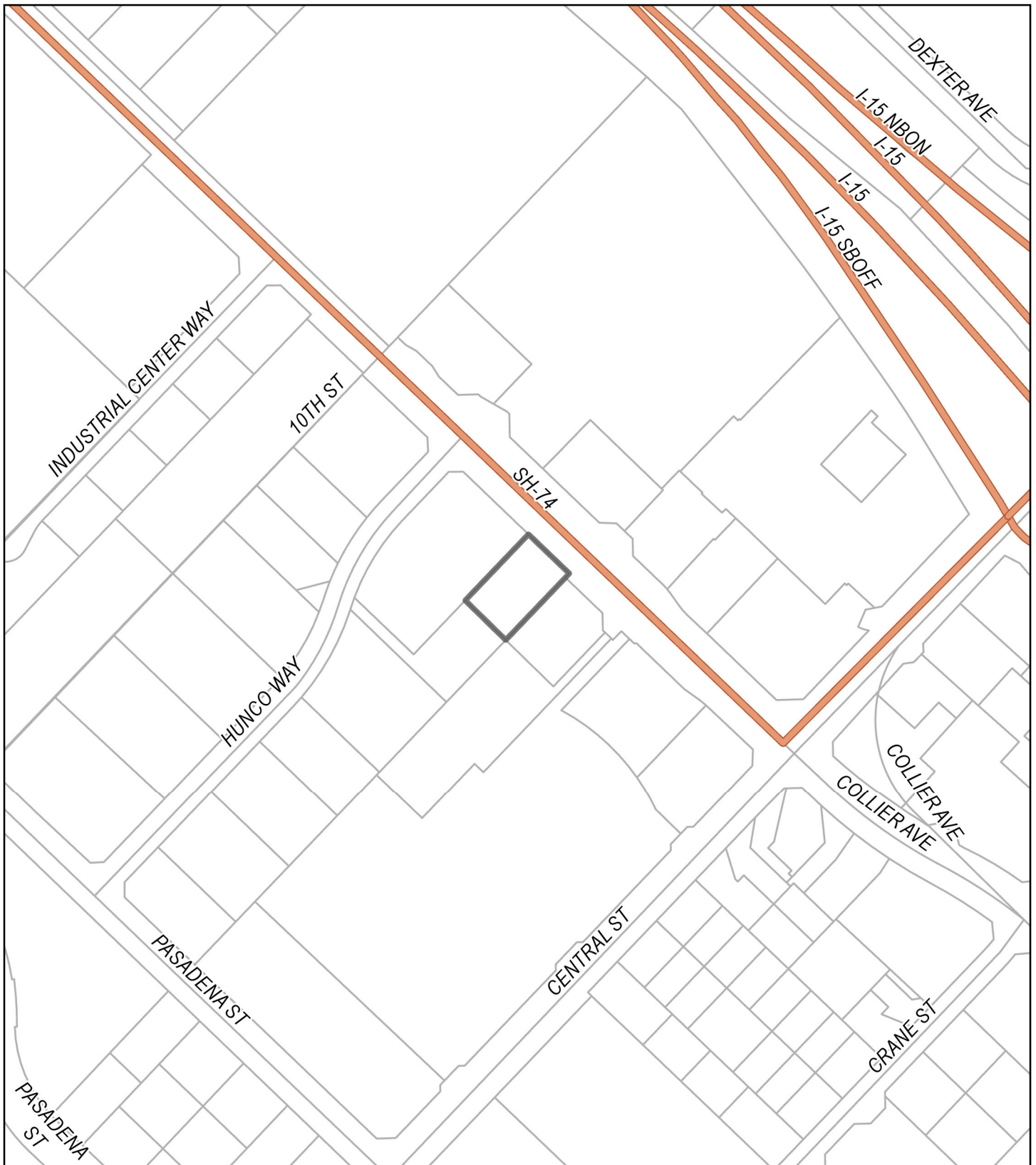
Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

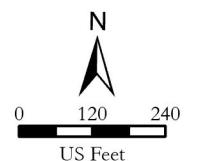
Phone Number: _____

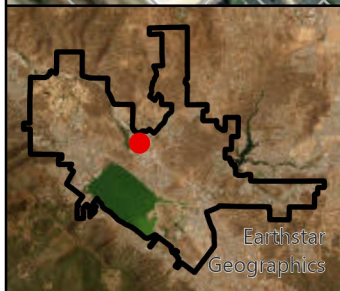
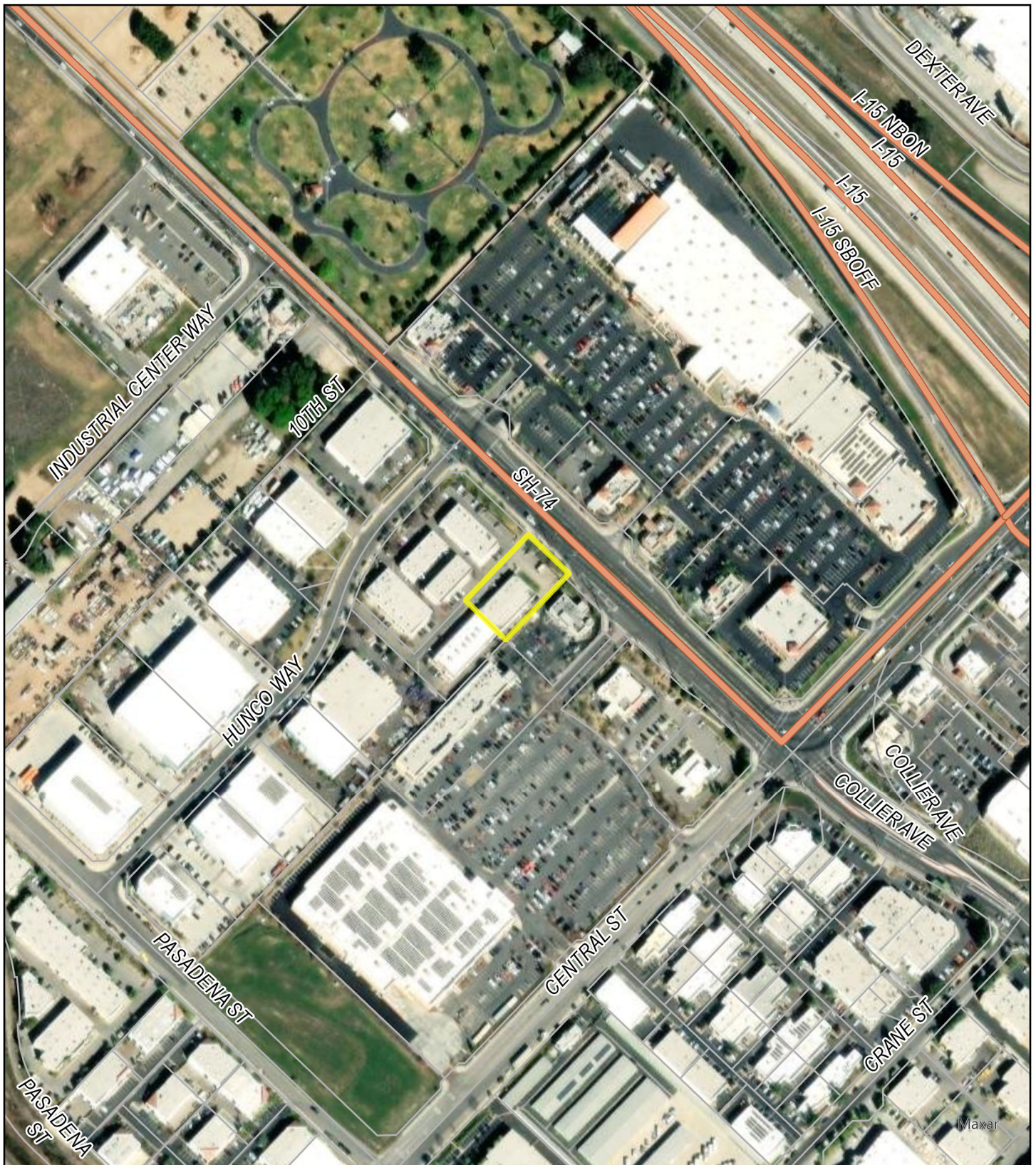


Vicinity Map

Planning Application No. 2023-16
APN: 377-120-026

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

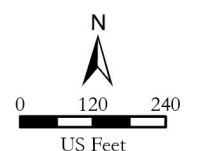


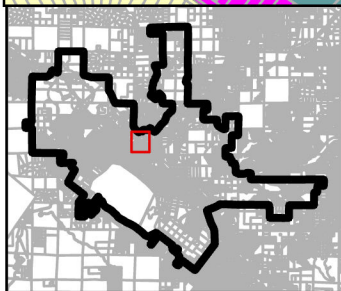
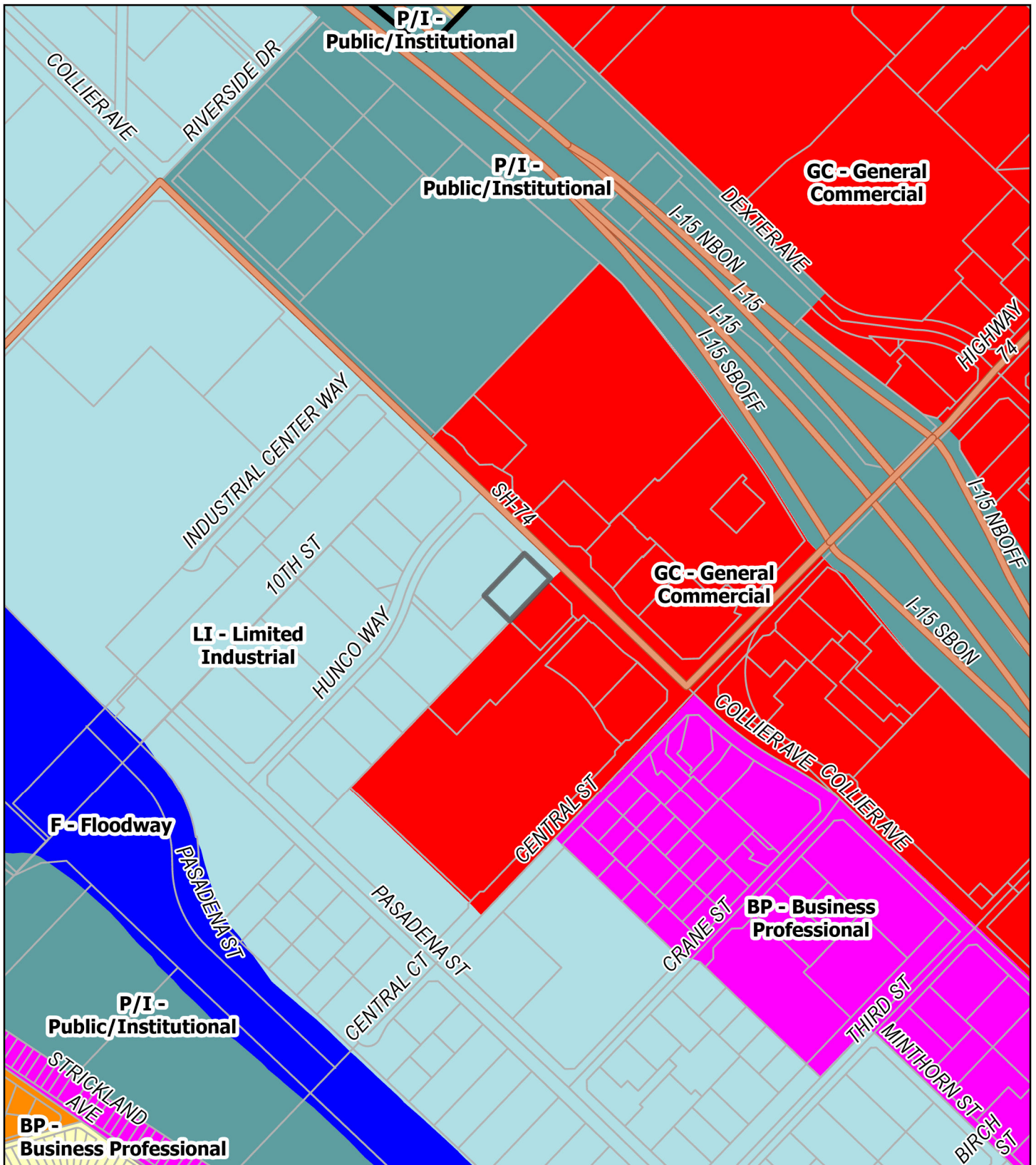


Aerial Map

Planning Application No. 2023-16
APN: 377-120-026

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

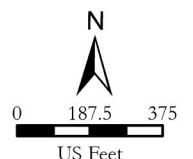


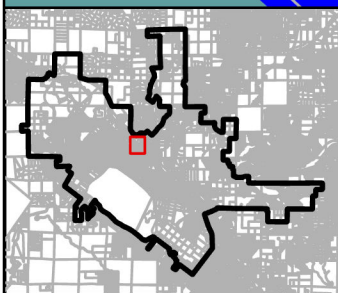
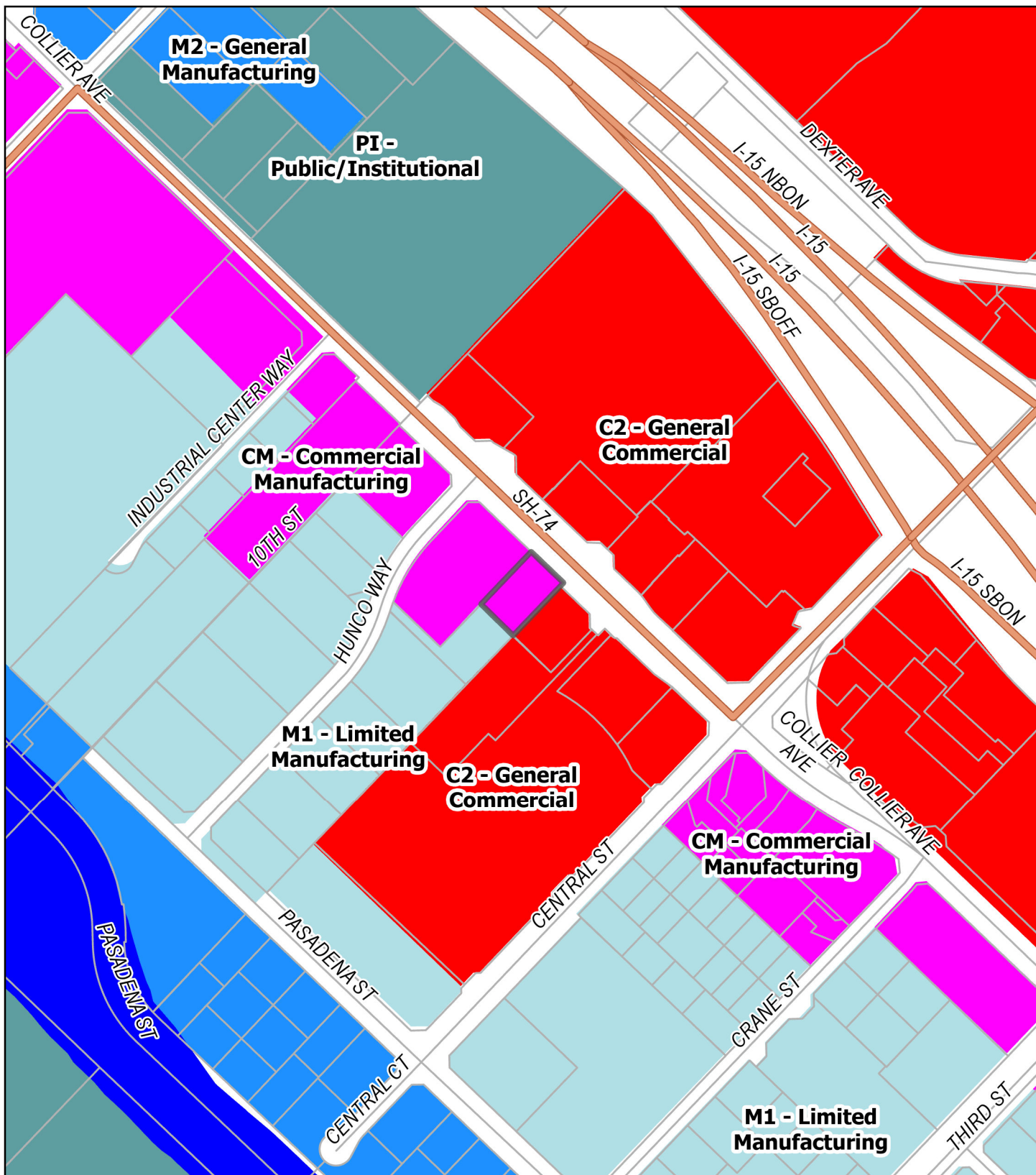


General Plan Exhibit

Planning Application No. 2023-16
APN: 377-120-026

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

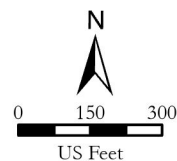




Zoning Exhibit

Planning Application No. 2023-16
APN: 377-120-026

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet



JC Industries Cabinet Chop Description

In JC Industries, we are a small company that has been in business for 14 years. My husband and I, run our business and we are the only workers. Our duties are to receive the doors and cabinets in a closed box. We opened them and inspected them to ensure everything was in perfect condition. In some cases, there are parts that we need to take and return them. If something is very small that needs to be fixed we can do it. We have everything ready to install we call the customer and deliver and install into their homes. For the assembly process, we install all the necessary hardware and secure it into walls for cabinet work. We use a portable table saw, drill cordless, hammer drill, jigsaw, router, nail guns, portable air compressor, and reciprocating saw. We use different kinds and sizes of screws and bolts. Our work hours are from 7:00 am to 3:30 pm.

Services rendered are done by contract and we do an invoice with the customers and sign a contract for the agreed amount for the specification of the job we complete for them. We receive our payments either in person by checks or through Zelle.

The way we gain our business is that we buy advertisements and make flyers to gain more customers to grow our business or our customers recommend us to others. The parking space is only for me and my husband. No customers come to our unit. We have two extra parking spaces for visitors or rental moving trucks. There is no dust collection during the created in the assembly process. The types of materials stored are hardwood, molding, and plywood. Along with our stored items are sinks and other faucets intended to install. We do not make these sinks we just install them to the added work we do.

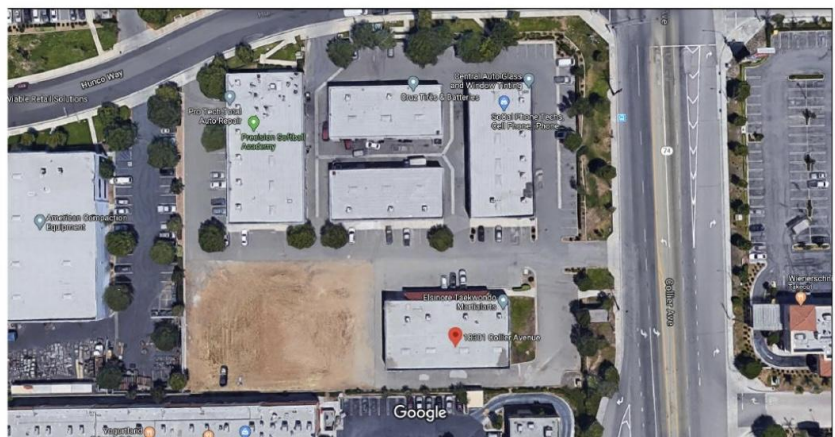
Parking Calculation Table

Parking Space one	Width: 9ft	Length: 18ft
Parking Space two	Width: 9ft	Length: 18ft
Parking Space three	Width: 9ft	Length: 18ft
Parking Space four	Width: 9ft	Length: 18ft

Photos of building



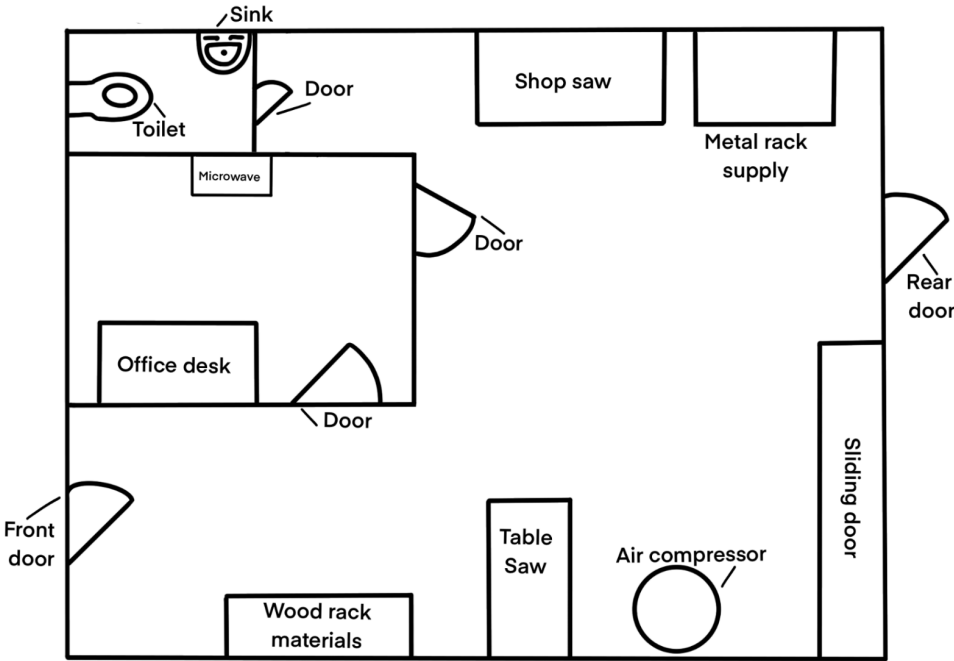
Google Maps 18301 Collier Ave



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

Site Plan

Floor plans



Measurements

Office: 180 sqr ft
Bathroom: 64 sqr ft
Warehouse: 1756 sqr ft
Total building: 2000 sqr ft

Will Serve Application



SERVICES REQUESTED

Building/Suite #	SEWER No. of Units	WATER				Backflow Required? Yes / No / Not applicable	
		Meter Type Domestic / Irrigation	Meter Size 3/4" 1" 1-1/2" 2" 3" 4"				
Suit# A	1	Domestic	4"				NO

If you require more information please contact Engineering at (951) 674-3146 Ext. 8427

ENGINEERING FEES (EVMWD Administrative Code, Section 2600)

SERVICE AVAILABILITY LETTERS

Tract & Commercial Development	\$340.00
--------------------------------	----------

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

FOR EVMWD USE ONLY	Fees Due: _____		Reviewed by: _____	
	Reimbursements: <input type="checkbox"/> Yes <input type="checkbox"/> No		Reimbursement #(s) _____	
	Date Payment Received: _____		Receipt No.: _____ CK: _____	
	Date Received by Engineering: _____		Division: _____	
	Will Serve #: _____		WO#: _____ <input type="checkbox"/> GIS <input type="checkbox"/> Log <input type="checkbox"/> CIPAcc	
	Previous Account#: _____		Meter Size: _____ Pressure Zone: _____	

Mail application form with appropriate fee to: EVMWD, P.O. Box 3000, Lake Elsinore, CA 92531-3000.

For questions, please contact Engineering at (951) 674-3146 Ext. 8427 or email Development@evmwd.net.

Please allow up to 20 working days for processing once the completed application has been accepted by the District.

PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # A

Square Footage 2,000

OPERATION(S) (Check all that apply.)

- | | | |
|---|--|--|
| <input type="checkbox"/> Animal Kennel | <input type="checkbox"/> Financial Institutions | <input type="checkbox"/> Restaurant, # Fixtures _____ |
| <input type="checkbox"/> Auditorium/Amusement | <input type="checkbox"/> Golf Course/Camp/Park | <input type="checkbox"/> Retail Sales/Store/Unknown |
| <input type="checkbox"/> Auto Detail/Wash, Type _____ | <input type="checkbox"/> Health Spa | <input type="checkbox"/> RV Camp With Sewer Hookups,
Sites _____ |
| <input checked="" type="checkbox"/> Auto Sales/Repair | <input type="checkbox"/> Hospital | <input type="checkbox"/> School |
| <input checked="" type="checkbox"/> Auto Service/Repair | <input type="checkbox"/> With Showers, # Rooms _____ | <input type="checkbox"/> With Cafeteria and Showers,
Students _____ |
| <input type="checkbox"/> Bar, # Seats _____ | <input type="checkbox"/> Without Showers, # Rooms _____ | <input type="checkbox"/> Cafeteria without Showers,
Students _____ |
| <input type="checkbox"/> Beauty/Barber Shop, # Seats _____ | <input type="checkbox"/> Hotel/Motel/Rooming House,
Rooms _____ | <input type="checkbox"/> No Cafeteria, No Showers,
Students _____ |
| <input type="checkbox"/> Bowling/Skating | <input type="checkbox"/> Indoor Theater | <input checked="" type="checkbox"/> Service Shop |
| <input type="checkbox"/> Campsite (Developed) # Sites _____ | <input type="checkbox"/> Laundromat, # Machines _____ | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Car Wash-Tunnel Type | <input type="checkbox"/> Lumber Yard | <input type="checkbox"/> Shopping Center |
| <input type="checkbox"/> Car Wash-Wand Type | <input type="checkbox"/> Mobile Home Park, # Spaces _____ | <input type="checkbox"/> Special Events Center,
Attendance _____ |
| <input type="checkbox"/> Church | <input type="checkbox"/> Mortuary/Cemetery | <input type="checkbox"/> Supermarket |
| <input type="checkbox"/> Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterinarian |
| <input type="checkbox"/> Dentist Office | <input type="checkbox"/> Nurseries/Greeneries | <input checked="" type="checkbox"/> Warehousing |
| <input type="checkbox"/> Doctor Office | <input type="checkbox"/> Nursing Home, # Beds _____ | <input type="checkbox"/> Wholesale Outlet |
| <input type="checkbox"/> Drive-In Theater | <input type="checkbox"/> Office Building | |
| <input type="checkbox"/> Dry Cleaning | <input type="checkbox"/> Open Storage | |
| <input type="checkbox"/> Office Only, # Employees _____ | <input type="checkbox"/> Pre-School, # Students _____ | |
| <input type="checkbox"/> Plant, # Employees _____ | <input type="checkbox"/> Professional Building | |
| <input type="checkbox"/> Dry Manufacturing | | |
| <input type="checkbox"/> Other _____ | | |

Provide a detailed description of the type of manufacturing, business processes, production, or service activities proposed for this site. This information will be used to determine whether the proposed project will require pre-treatment of wastewater. If the project requires a Pre-Treatment Program, you will be required to contact Industrial Waste at (951) 674-3146 Ext. 8326, before a Will Serve will be issued.



**COMMERCIAL/INDUSTRIAL
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WILL SERVE & CONNECTION FEE APPLICATION**

GENERAL INFORMATION

Date of Application: 06-15-23
Agency Requesting Letter: _____
Preferred Delivery Method of Completed Will Serve (Check One): ☒ Pickup at District Offices
☐ Email to (Circle one) ☐ Owner/Developer ☐ Representative
EVMWD WO# _____

CONTACT INFORMATION

Owner/Developer
Contact Name: Susana Cabrales
Business Name: JC Industries
Mailing Address: 18301 Collier Av City: Lake Elsinore State: CA Zip: 92530
Email: susana0739@sbcglobal.net Telephone: (951) 510-7309 Ext. _____

Representative for Owner/Developer (or) Engineering Firm, if applicable

Contact Name: _____
Business Name: JC Industries Business Type: _____
Mailing Address: 18301 Collier Av. City: Lake Elsinore State: CA Zip: 92530
Email: _____ Telephone: (951) 710-7309 Ext. _____

PROJECT INFORMATION

Property Address: 18301 Collier Av City: Lake Elsinore State: CA Zip: 92532
Assessor's Parcel Number(s): _____
Total Acres: 1 Acres
Nearest Cross Streets: Hunco way

Type of Construction: ☐ New Construction** ☐ Tenant Improvement ☒ New Tenant ☐ Change in Ownership

Will Serve Request for: ☒ Water & Sewer ☐ Water Only ☐ Sewer Only ☐ Irrigation Meters

**** REQUIRED FOR COMMERCIAL/INDUSTRIAL BUILDINGS:**

*Attach a Site Map (8.5" x 11") identifying building/suite numbers, associated square footage(s), and intended uses (i.e. office, warehouse, retail, restaurant, etc.).

*Provide Engineer's domestic & irrigation water demand calculations.

*Provide copy of Landscape Plans

**A copy of the City building permit is required for
all new development**

Wastewater industrial permit



Elsinore Valley Municipal Water District

Industrial Pretreatment
Division
P.O. Box 3000
31315 Chaney Street
Lake Elsinore, CA 92531-
3000

(951) 674-3146
Fax: (951) 245-5946

To: All Potential Commercial/Industrial Wastewater Dischargers

Re: Requirements for Sewer Use

The National Pretreatment Program is a cooperative effort of Federal, State and local (i.e. Elsinore Valley Municipal Water District) regulatory environmental agencies established to protect water quality. The program is designed to reduce the level of pollutants discharged by specific industries and other non-domestic wastewater sources (i.e. restaurants, photo-processing labs, machine shops, car washes, vehicle repair shops, printers, breweries, hair salons, medical facilities, etc.) into municipal sewer systems. As part of these mandatory requirements EVMWD's Pretreatment Program must continuously track and update its list of industrial/commercial users and sewer user permittee's located within the District's service area. Specific types of businesses may be subject to further oversight (e.g. plan check reviews, inspections, issuance of wastewater discharge permits, etc.).

In response to State and Federal mandates, the District has developed the enclosed commercial/industrial information form. Please review the form and instructions carefully before completing. Upon completion, return the form as soon as possible using one of three methods described on the form. Upon receipt and review the District will make contact with the businesses contact person listed on the form within 3 to 5 business days to inform them if further oversight maybe required.

Please be advised that the submission of this attached form is a condition of sewer use prior to opening for business.

Lastly, this procedure is not an EVMWD "Will Serve & Application Connection Fee Form" if this type of letter is needed by an establishment; please contact Christina Bachinski at (951) 674-3146 ext. 8427 or e-mail at deveopment@evmwd.net.

If you have any questions or need assistance concerning this form or obtaining sewer use approval, please contact the Industrial Pretreatment Division at (951) 674-3146 ext. 8326 or email Pretreatment@evmwd.net

Sincerely,
EVMWD
Pretreatment Program Coordinator

Warning: Violation of the District's Regulations for Waste and Sewer Use Ordinance No. 160 is prohibited. Failure to comply can result in additional fees and/or termination of water and or wastewater services (Ord. No. 160, pg. 3, Article 1, Section 1.800 (item A)).



COMMERCIAL/INDUSTRIAL INFORMATION FORM

Please be aware, that the submission of this form is mandatory requirement of sewer use from the EVMWD Industrial Pretreatment Program, which is mandated by the Federal EPA. Failure to comply can result in fines and/or penalties along with the refusal to provide or continue water and/or sewer service.

Business Name:	JC Industries	
Facility Address:	18301 Collier Ave Lake Elsinore	
Mailing Address:	18301 Collier Ave Lake Elsinore	
Contact Name:	Susana Cabrales	
Title:	Carpenter and Installer	
E-Mail Address:	Susana@JCSinc.com global.net	
Telephone:	(951) 710-7809	Fax:

Nature of Business:	(1) Briefly describe type of business, and (2) any and all activities that produce wastewater.
A cabinet shop assembly and installation pre-made	

Please answer each of the following questions:

1.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Is business or facility connected to EVMWD's sewer system? (Are there toilets, sinks, or drains in the facility connected to EVMWD's sewer system?)
2.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Does this business or facility discharge ANYTHING OTHER THAN domestic - toilet and hand sink - wastewater to EVMWD's sewer system?
3.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Does this business have shop or facility floor drains, other than in restrooms?
4.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Does this business or facility store chemicals (other than household types) and/or petroleum/solvent products onsite? If answer is yes, provide information below on materials stored. (attach and use extra page if needed)

Chemical or Active Ingredients	Brand Name	Purpose for chemical	Container size, gallons	Estimated amount on-site: Avg. gallons Max. gallons	
NO	NO	NO	NO	NO	NO

Please submit this form ASAP to the EVMWD Industrial Pretreatment Program using one of the following methods:

Fax: (951) 245-5946 ATTN: Dave Oates
E-mail: doates@evmwd.net
Mail: PO Box 3000 Lake Elsinore, CA 92531-3000

If you have questions or need help completing this form, please contact the EVMWD Industrial Pretreatment Program at (951) 674-3146 ext. 8326 or 8327.

I have personally examined and am familiar with the information submitted in this document and attachments. Based upon my inquiry of those individuals immediately responsible for obtaining the information reported herein, I believe that the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information:

Name: Susana Cabrales (Please Print) Title: Carpenter and Installer

Engineering Division



ENGINEERING DIVISION

130 South Main Street, Lake Elsinore, CA 92530, P 951.674.3124, F 951.674.8761
www.lake-elsinore.org

PRELIMINARY WATER QUALITY MANAGEMENT PLAN (WQMP) PLAN CHECK SUBMITTAL APPLICATION

Instructions

1. Complete Checklist on reverse side. If any question is answered "YES", a project-specific WQMP is required.
2. Complete form below and submit with land use application. If WQMP is required, submit, below-listed documents & fees

NOTE: THE PROJECT APPLICATION CANNOT BE DEEMED COMPLETE UNTIL SUCH TIME THAT THE PRELIMINARY WQMP IS APPROVED

PROJECT LOCATION	APN (S):	DECIMAL DEGREES: (ex, 33.0000/-117.0000)
	PARCEL/TRACT NO:	WATERSHED: N ^o
	PROJECT STREET ADDRESS: 18301 Collier Av Lake Elsinore CA 92530	
	CROSS STREETS: Farmer Boy	PROJECT AREA (to 0.1 acre): 1 Acre
	LIST PROPOSED BMPS:	
CONTACT INFORMATION	SUBMITTED BY: Susana Cabrales	COMPANY: JC industries
	STREET ADDRESS CITY/STATE/ZIP: 18301 Collier Av Lake Elsinore CA 92530	
	PHONE: (951) 710-7309	EMAIL: Susana0739@sbcglobal.net
	ENGINEER:	COMPANY:
	STREET ADDRESS CITY/STATE/ZIP:	
	PHONE:	EMAIL:
	OWNER/APPLICANT: Susana Cabrales	COMPANY: JC Industries
	STREET ADDRESS CITY/STATE/ZIP: 18301 Collier Av Lake Elsinore CA 92530	
	PHONE: (951) 710-7309	EMAIL: Susana0739@sbcglobal.net
	SUBMIT THE FOLLOWING ITEMS WITH THIS APPLICATION	
SUBMITTAL CHECKLIST	1 Copy Preliminary WQMP in approved format. - FORMAT: Use WQMP Guidance Document and Template for Santa Ana Region 8, Riverside County	
	1 Copy of Proposed Tentative Map and/or Site Plan	
	\$1,850.00 Application Fee (\$1,750.00 Plan Check Fee + \$100 Administrative Fee)	
	NOTES:	
	<p>Plan Check Fee covers 3 reviews/plan checks. If more plan checks are required, then additional charges based on time and material will be assessed and due</p> <p>City Plan Check Turnaround Standard: 3 weeks 1st submittal / 2 weeks each subsequent submittal. Expedited plan check of 2 weeks/1 week available at additional charge of 50% of original plan check fee (\$875.00)</p>	



**Checklist for Identifying Projects Requiring a
Project-Specific WQMP within the Santa Ana Region**

Project File No.:	
Project Name:	
Project Location:	18381 Collier Av Lake Elsinore CA 92530
Project Description:	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivisions requiring a Final Map (i.e., detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops [Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, and 7539].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where the natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESAs. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary parking or storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Condition of Approval requires preparation of a WQMP.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹ Land area is based on acreage disturbed.

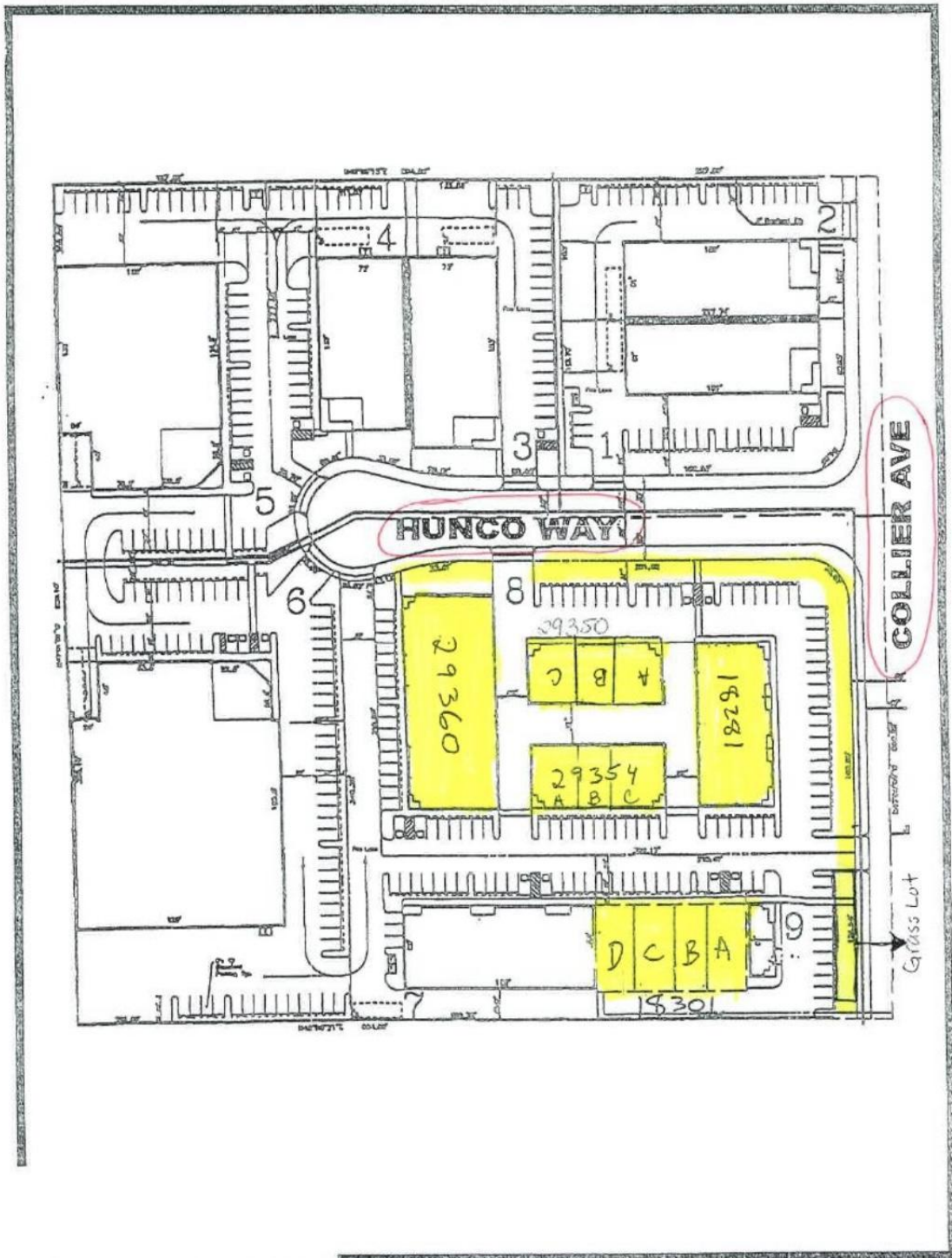
² Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

DETERMINATION: Circle appropriate determination

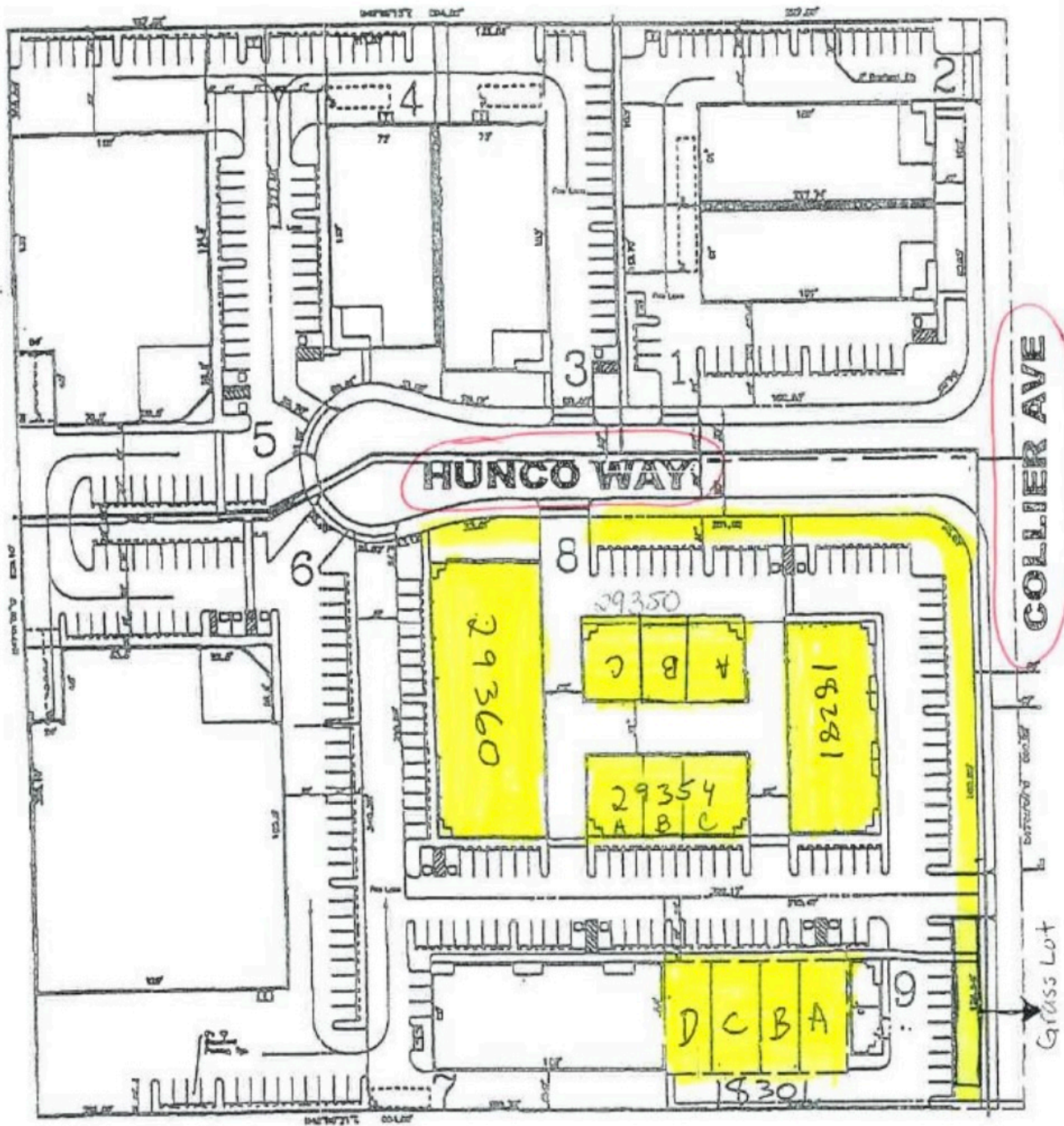
Any question answered "YES" Project requires a project-specific WQMP.

All questions are answered "NO" Project requires incorporation of Site Design BMPs and Source Control BMPs imposed through Conditions of Approval or permit conditions.

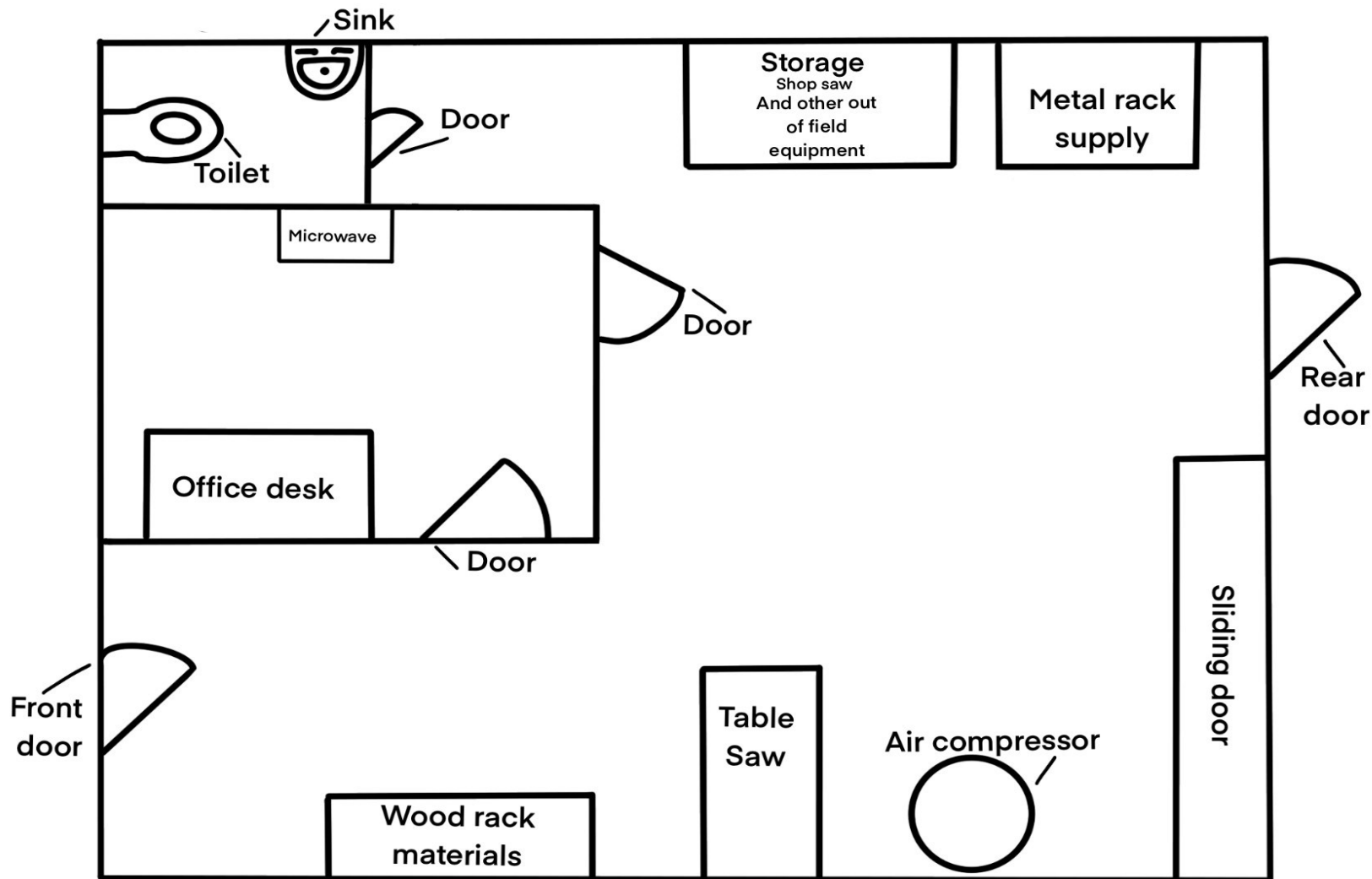
Contact the City NPDES Coordinator for more information or visit the City's Stormwater/NPDES webpage at www.lake-elsinore.org.



The information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



Floor plans



Measurements

Office: 180 sqr ft

Bathroom: 64 sqr ft

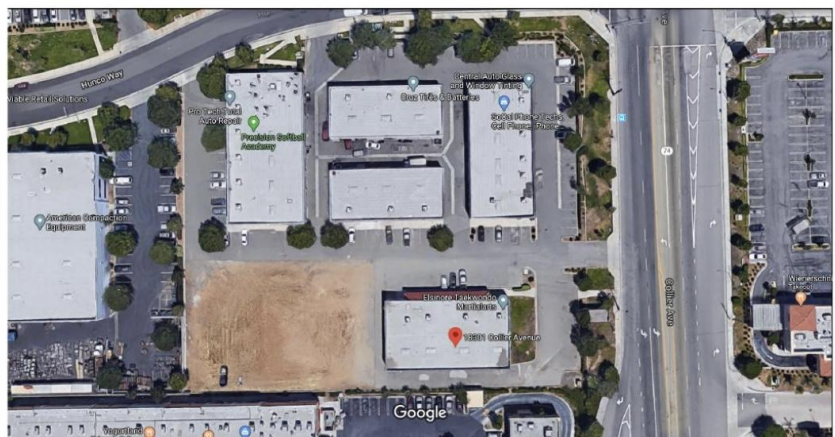
Warehouse: 1756 sqr ft

Total building: 2000 sqr ft

Photos of building



Google Maps 18301 Collier Ave



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft



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 August 1, 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. 2023-16 (JC Industries): A request by Susana Cabrales requesting approval of Conditional Use Permit No. 2023-07 to establish and operate a new Cabinet Shop in an approximately 2,000 square foot unit located in an existing multi-tenant building (Project). The Project is located north of Central Avenue and south of Hunco Way, more specifically 18301 Collier Avenue Unit A (APN: 377-120-026).

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. The Project proposes only minor interior alterations to the existing facility and is requesting a conditional use permit for the operation of a cabinet shop.

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to 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 the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Carlos Serna, Assistant Planner in the Planning Division at cserna@lake-elsinore.org or (951) 674-3124, ext. 916.

Damaris Abraham
Assistant 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: 0011614458
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 07/21/2023
Total Amount: \$320.15
Payment Amount: \$0.00
Amount Due: \$320.15
Notice ID: 64fXdJFth0FOsRNznltK
Invoice Text: NOTICE OF PUBLIC HEARING[<https://firebasestorage.googleapis.com/v0/b/enotice-production.appspot.com/o/documentcloud%2Fnotices%2F1689703142015%2Fcitylakeelsinore.jpeg?alt=media&token=391e9a9c-2701-4aae-a4ca-5880d1231ae9>] NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on August 1, 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. 2023-16 (JC Industries): A request by Susana Cabrales requesting approval of Conditional Use Permit No. 2023-07 to establish and operate a new Cabinet Shop in an approximately 2,000 square foot unit located in an existing multi-tenant building (Project). The Project is located north of Central Avenue and south of Hunco Way, more specifically 18301 Collier Avenue Unit A (APN: 377-120-026). 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. The Project proposes only minor interior alterations to the existing facility and is requesting a conditional use permit for the operation of a cabinet shop. ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to 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...



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 August 1, 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. 2023-16 (JC Industries): A request by Susana Cabrales requesting approval of Conditional Use Permit No. 2023-07 to establish and operate a new Cabinet Shop in an approximately 2,000 square foot unit located in an existing multi-tenant building (Project). The Project is located north of Central Avenue and south of Hunco Way, more specifically 18301 Collier Avenue Unit A (APN: 377-120-026).

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. The Project proposes only minor interior alterations to the existing facility and is requesting a conditional use permit for the operation of a cabinet shop.

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to 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 the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Carlos Serna, Assistant Planner in the Planning Division at cserna@lake-elsinore.org or (951) 674-3124, ext. 916.

Damaris Abraham
Assistant Community Development Director

The Press-Enterprise
Published: 7/21/23

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011614458

FILE NO. 0011614458

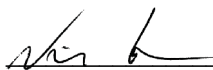
PROOF OF PUBLICATION

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:

07/21/2023

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

Date: July 21, 2023.
At: Riverside, California



Signature



AFFIDAVIT OF NOTIFICATION LIST

Application No.

2023-16

Applicant Name

SUSANA CASLAVES

Project Name/Location

18301 COLLIER AVE

I certify that on 13th day of JULY, 2023, we prepared a notification list and a radius map, including properties entirely and partially within 800 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) 18301 COLLIER AVE: 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.

[Signature]

Applicant/Representative Signature

7.13.23

Date

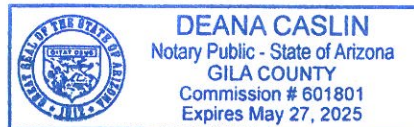
This instrument was acknowledged before me on this 13 day of July, 2023, by

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

[Signature]

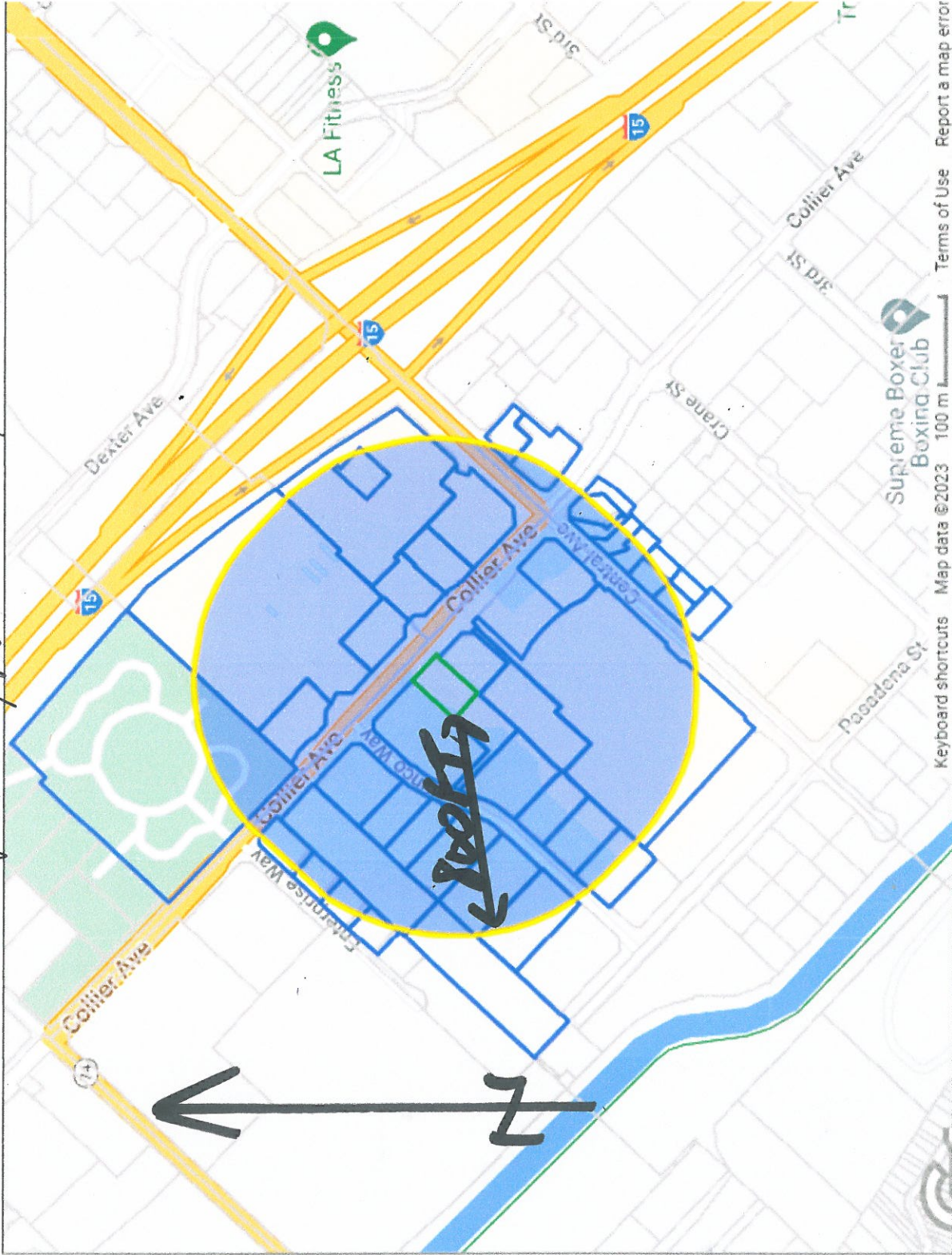
Notary Public

My Commission expires on: 5.27.2025



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.

800 FT ALN # 377/20026



377-120-026 LAKE ELSINORE SKYKING 27286 VIA INDUSTRIA #B TEMECULA CA 92590	377-050-070 ELSINORE VALLEY CEMETERY DIST 18170 COLLIER LAKE ELSINORE CA 92530	377-060-014 HD DEV OF MARYLAND INC 2455 PACES FERRY RD ATLANTA GA 30339
377-060-015 ELSINORE REALTY HOLDINGS 1445 5TH ST SANTA MONICA CA 90401	377-060-016 LAKE ELSINOREJAY 5151 BALBOA BLVD #307 ENCINO CA 91316	377-070-032 RSM PROP INC 3452 UNIVERSITY AVE RIVERSIDE CA 92501
377-070-033,035 RSM PROP 1949 AUTO CENTRE DR GLENORA CA 91740	377-070-034 HOKUA RIVERSIDE INV/RSM PROP INC P O BOX 1159 DEERFIELD IL 60015	377-070-036 CALIF AL/RSM PROP P O BOX 460049 DEPT 501 HOUSTON TX 77056
377-081-002 LONE OAK RANCH INC 165 HIGH SIERRA DR EXETER CA 93221	377-081-003 ROCHESTER PAPA 222 SIDNEY BAKER S #305 KERRVILLE TX 78028	377-120-005 RODANA INVESTMENTS LLC 4981 WOODCREST CIR YORBA LINDA CA 92886
377-120-010-13 CHARLES DALE/DEBRA JEAN SACKS 29126 OLD WRANGLER RD CANYON LAKE CA 92587	377-120-028 TORTOMASI ENTERPRISES/D&B PROP 26605 MADISON AVE MURRIETA CA 92562	377-120-029,037 TVS HOLDING 12037 CLARK ST ARCADIA CA 91006
377-120-031 LAKE ELSINORE SKYKING 27286 VIA INDUSTRIA #B TEMECULA CA 92590	377-120-032 R2H INV 20930 MALAGA RD LAKE ELSINORE CA 92530	377-120-033 VISTA REAL INV 1201 S OLIVE ST LOS ANGELES CA 90015
377-120-036 RYAN BROTHERS 29385 HUNCO WAY LAKE ELSINORE CA 92530	377-120-039 PITTS MARVIN E TRUST DATED 10/10/1989 14552 WHITTIER BLVD WHITTIER CA 90605	377-120-043 PASADENA INDUSTRIAL PARK 43414 BUSINESS PARK DR TEMECULA CA 92590
377-120-045 BOUDREAUX PROP 38240 BEAR CANYON DR MURRIETA CA 92562	377-120-046 STERNES & WALKER 29400 HUNCO WAY #G LAKE ELSINORE CA 92530	377-120-047,069 ERDTSIECK FAMILY TRUST/IRENE ERDTSIECK 4501 LA PALMA AVE #200 ANAHEIM CA 92807
377-120-052 MURARI L/INDER J GUPTA PO BOX 4475 ORANGE CA 92863	377-120-053 MCDONALDS USA/MURAI L GUPTA 18201 EVERGREEN CIR VILLA PARK CA 92861	377-120-056 TARGET CORP P O BOX 9456 MINNEAPOLIS MN 55440
377-120-057 LUCKY KING INV PO BOX 2609 CARLSBAD CA 92018	377-120-060 SHAN SHAN CHI/YUE JIANG 42250 BALDARAY CIR #B TEMECULA CA 92590	377-410-001 YUKATA ENTERPRISES INC/MAYAN VENTURES INC 23905 CLINTON KEITH RD #114-325 WILDOMAR CA 92595

377-410-002

TIMOTHY J/MARIAN KIMBLE
30525 EMPEROR DR
CANYON LAKE CA 92587

377-410-003,005

CARLOS/MARIA LARA
20365 TONEY ST
PERRIS CA 92570

377-410-004

MATSON REALTY CORP
12948 LOMAS VERDES DR
POWAY CA 92064

377-410-024

WILDOMAR VALLEY WOOD PRODUCTS INC
2498 OCEAN ST
CARLSBAD CA 92008

377-410-025

CARLOS /SUSANA JUHAS
33 CORTE MADERA
LAKE ELSINORE CA 92532

377-410-026

WILLIAMS FAMILY TRUST/MORLEY
WILLIAMS
3287 BRUSHWOOD LN
FALLBROOK CA 92028

377-410-027

LAWRENCE J/ROSALIND J MARINO
5597 VISTA DEL MANDO #A
LAGUNA WOODS CA 92637

377-410-037

WILLIAMS JOHN W & BARBARA A TRUST
DATED 09/28/18
1901 NUTWOOD CIR
CORONA CA 92881

APN	NAME	ADDRESS	CITY	STATE	ZIP
377-120-026	LAKE ELSINORE SKYKING	27286 VIA INDUSTRIA #B	TEMECULA	CA	92590
377-050-070	ELSINORE VALLEY CEMETERY DIST	18170 COLLIER	LAKE ELSINORE	CA	92530
377-060-014	HD DEV OF MARYLAND INC	2455 PACES FERRY RD	ATLANTA	GA	30339
377-060-015	ELSINORE REALTY HOLDINGS	1445 5TH ST	SANTA MONICA	CA	90401
377-060-016	LAKE ELSINOREJAY	5151 BALBOA BLVD #307	ENCINO	CA	91316
377-070-032	RSM PROP INC	3452 UNIVERSITY AVE	RIVERSIDE	CA	92501
377-070-033	RSM PROP	1949 AUTO CENTRE DR	GLENDORA	CA	91740
377-070-034	HOKUA RIVERSIDE INV/RSM PROP INC	P O BOX 1159	DEERFIELD	IL	60015
377-070-035	RSM PROP	1949 AUTO CENTER DR	GLENDORA	CA	91740
377-070-036	AL CALIF	P O BOX 460049 DEPT 501	HOUSTON	TX	77056
377-081-002	LONE OAK RANCH INC	165 HIGH SIERRA DR	EXETER	CA	93221
377-081-003	ROCHESTER PAPA	222 SIDNEY BAKER S #305	KERRVILLE	TX	78028
377-120-005	RODANA INVESTMENTS LLC	4981 WOODCREST CIR	YORBA LINDA	CA	92886
377-120-010	CHARLES DALE/DEBRA JEAN SACKS	29126 OLD WRANGLER RD	CANYON LAKE	CA	92587
377-120-011	CHARLES DALE/DEBRA JEAN SACKS	29126 OLD WRANGLER RD	CANYON LAKE	CA	92587
377-120-012	CHARLES DALE/DEBRA JEAN SACKS	29126 OLD WRANGLER RD	CANYON LAKE	CA	92587
377-120-013	CHARLES DALE/DEBRA JEAN SACKS	29126 OLD WRANGLER RD	CANYON LAKE	CA	92587
377-120-028	TORTOMASI ENTERPRISES/D&B PROP	26605 MADISON AVE	MURRIETA	CA	92562
377-120-029	TVS HOLDING	12037 CLARK ST	ARCADIA	CA	91006
377-120-031	LAKE ELSINORE SKYKING	27286 VIA INDUSTRIA #B	TEMECULA	CA	92590
377-120-032	R2H INV	20930 MALAGA RD	LAKE ELSINORE	CA	92530
377-120-033	VISTA REAL INV	1201 S OLIVE ST	LOS ANGELES	CA	90015
377-120-036	RYAN BROTHERS	29385 HUNCO WAY	LAKE ELSINORE	CA	92530
377-120-037	TVS HOLDING	12037 CLARK ST	ARCADIA	CA	91006
377-120-039	PITTS MARVIN E TRUST DATED 10/10/1989	14552 WHITTIER BLVD	WHITTIER	CA	90605
377-120-043	PASADENA INDUSTRIAL PARK	43414 BUSINESS PARK DR	TEMECULA	CA	92590
377-120-045	BOUDREAUX PROP	38240 BEAR CANYON DR	MURRIETA	CA	92562
377-120-046	STERNS & WALKER	29400 HUNCO WAY #G	LAKE ELSINORE	CA	92530
377-120-047	ERDTSIECK FAMILY TRUST/IRENE ERDTSIECK	4501 LA PALMA AVE #200	ANAHEIM	CA	92807
377-120-052	MURARI L/INDER J GUPTA	PO BOX 4475	ORANGE	CA	92863
377-120-053	MCDONALDS USA/MURAI L GUPTA	18201 EVERGREEN CIR	VILLA PARK	CA	92861
377-120-056	TARGET CORP	P O BOX 9456	MINNEAPOLIS	MN	55440
377-120-057	LUCKY KING INV	PO BOX 2609	CARLSBAD	CA	92018

377-120-060 SHAN SHAN CHI/YUE JIANG	42250 BALDARAY CIR #B	TEMECULA	CA	92590
377-120-069 ERDTSIECK FAMILY LTD PARTNERSHIP	4501 E LA PALMA #200	ANAHEIM	CA	92807
377-410-001 YUKATA ENTERPRISES INC/MAYAN VENTURES INC	23905 CLINTON KEITH RD #114-325	WILDOMAR	CA	92595
377-410-002 TIMOTHY J/MARIAN KIMBLE	30525 EMPEROR DR	CANYON LAKE	CA	92587
377-410-003 CARLOS/MARIA LARA	20365 TONEY ST	PERRIS	CA	92570
377-410-004 MATSON REALTY CORP	12948 LOMAS VERDES DR	POWAY	CA	92064
377-410-005 CARLOS/MARIA LARA	20365 TONEY ST	PERRIS	CA	92570
377-410-024 WILDOMAR VALLEY WOOD PRODUCTS INC	2498 OCEAN ST	CARLSBAD	CA	92008
377-410-025 CARLOS /SUSANA JUHAS	33 CORTE MADERA	LAKE ELSINORE	CA	92532
377-410-026 WILLIAMS FAMILY TRUST/MORLEY WILLIAMS	3287 BRUSHWOOD LN	FALLBROOK	CA	92028
377-410-037 WILLIAMS JOHN W & BARBARA A TRUST DATED 09/28/18	1901 NUTWOOD CIR	CORONA	CA	92881
377-410-027 LAWRENCE J/ROSALIND J MARINO	5597 VISTA DEL MANDO #A	LAGUNA WOODS	CA	92637