

13) **Planning Application No. 2019-69 (Corydon Gateway) – Request for Approval of Tentative Tract Map No. 38626 to Subdivide an Approximately 2.14-acre Parcel into One Lot for Condominium Purposes and to Subdivide an Industrial Building Currently Under Construction into Six Condominium Units**

Find and determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) according to CEQA Guidelines Section 15301(k) (Existing Facilities); and Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 38626 FOR CONDOMINIUM PURPOSES TO CREATE AN APPROXIMATELY 1.64-ACRE COMMON AREA PARCEL AND DIVIDE THE BUILDING INTO SIX CONDOMINIUM UNITS ON AN APPROXIMATELY 2.14-ACRE PARCEL (APN: 370-050-041).



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Interim Assistant Community Development Director

Date: March 14, 2023

Subject: **Planning Application No. 2019-69 (Corydon Gateway) – Request for Approval of Tentative Tract Map No. 38626 to Subdivide an Approximately 2.14-acre Parcel into One Lot for Condominium Purposes and to Subdivide an Industrial Building Currently Under Construction into Six Condominium Units**

Applicant Name: Steve Vettel, On-Point Commercial, LLC

Recommendation

1. Find and determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) according to CEQA Guidelines Section 15301(k) (Existing Facilities); and
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 38626 FOR CONDOMINIUM PURPOSES TO CREATE AN APPROXIMATELY 1.64-ACRE COMMON AREA PARCEL AND DIVIDE THE BUILDING INTO SIX CONDOMINIUM UNITS ON AN APPROXIMATELY 2.14-ACRE PARCEL (APN: 370-050-041).

Project Location

The project site is located at the northwest corner of the intersection of Mission Trail and Corydon Street in the East Lake Specific Plan (APN: 370-050-041).

Background

On January 12, 2021, the City Council approved Tentative Tract Map No. 37977 authorizing the subdivision of the approximately 6.05-acre site into six lots ranging in size from 0.63 acres to 1.10 acres and one 0.22-acre detention basin in conjunction with Commercial Design Review No. 2020-02 and Conditional Use Permit No. 2020-05 allowing the development of multiple commercial and industrial buildings, including an eleven-unit, approximately 22,334 square-foot “flex-tech” industrial building, on Parcels 5 and 6 of Tract No. 37977 (APNs: 370-050-038 and 370-050-039).

On April 6, 2022, the Planning Division approved a Minor Design Review (PDR No. 2022-01) application requesting approval of floor plan modifications to reduce the number of tenant suites within the building from eleven to six. On October 6, 2022, a building permit was issued, and the building is currently under construction.

On June 15, 2022, Parcel Merger No. 2022-08 was recorded combining Parcels 5 and 6 of Tract No. 37977 into an approximately 2.14-acre parcel (Parcel "A") which is the subject of Tentative Tract Map No. 38626.

On February 21, 2023, the Planning Commission conducted a duly noticed public hearing and voted 3-0 to recommend the City Council approve the project. No public comments were provided on the application; only the applicant attended the hearing.

Project Description

The applicant requests approval of Tentative Tract Map No. 38626 to subdivide an approximately 2.14-acre parcel for condominium purposes to convert an approximately 1.64-acre lot into one common area parcel and establish six separate condominium units within an existing industrial building currently under construction.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	East Lake Specific Plan	Action Sports, Tourism, Commercial and Recreation
North	Vacant	East Lake Specific Plan	Action Sports, Tourism, Commercial and Recreation
South	Light Industrial	East Lake Specific Plan	Action Sports, Tourism, Commercial and Recreation
East	Commercial/Industrial	City of Wildomar	City of Wildomar
West	Motorsports	East Lake Specific Plan	Action Sports, Tourism, Commercial and Recreation

Analysis

The project site is located in the East Lake Specific Plan (ELSP) and has an Action Sports, Tourism, Commercial, and Recreation Land Use Designation. This designation provides for various extreme action sports and accessory manufacturing, service, and retail uses.

The project site has been previously approved for the construction of a new 22,334 sq. ft. flex-tech building on the subject parcel. The application proposes converting an approximately 1.64-acre lot into one common area parcel and establishing six separate condominium units within the building. Therefore, upon adherence to all conditions of approval imposed on the previous development permits, the project is consistent with the ELSP. Furthermore, because the ELSP was consistent with the General Plan before its adoption, the project is also consistent with the General Plan.

The Design Review Committee, which includes staff from Planning, Building and Safety, Fire, and Engineering, has reviewed the proposed project and added permit conditions of approval to ensure that project activities comply with adopted plans, policies, and regulations.

Environmental Determination

Staff has determined the proposed project is exempt from CEQA according to Guidelines Section 15301(k) (Class 1: Existing Facilities) because the project only involves the subdivision of the building currently under construction into condominium units, and no physical changes are proposed.

The project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is completely disturbed and is currently being developed with multiple commercial and industrial buildings. The project site is within the MSHCP Elsinore Area Plan, Criteria Cell # 5131. On September 24, 2020, the Western Riverside County Regional Conservation Authority (RCA) completed the Joint Project Review (JPR# 20-06-09-01) process. It concluded that the project is consistent with the Criteria and other plan requirements of the MSHCP.

Public Notice

Notice of the hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within 300 feet of the subject property. As of the writing of this report, no written comments concerning this application have been received by staff.

Fiscal Impact

The time and costs related to processing this extension of time request have been covered by the application fee paid by the applicant. No General Fund budgets have been allocated or used in the processing of this application.

Attachments

- Attachment 1 - TTM Resolution
- Attachment 2 - Conditions of Approval
- Attachment 3 - Vicinity Map
- Attachment 4 - Aerial Map
- Attachment 5 - Tentative Tract Map 38626
- Attachment 6 - Public Notice Materials

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 38626 FOR CONDOMINIUM PURPOSES TO CREATE AN APPROXIMATELY 1.64-ACRE COMMON AREA PARCEL AND DIVIDE AN EXISTING BUILDING INTO SIX CONDOMINIUM UNITS ON AN APPROXIMATELY 2.14-ACRE PARCEL (APN: 370-050-041)

Whereas, Steve Vettel, On-Point Commercial, LLC, has filed an application with the City of Lake Elsinore (City) requesting approval of Tentative Tract Map No. 38626 for condominium purposes to create an approximately 1.64-acre common area parcel and six condominium units within an existing building on an approximately 2.14-acre parcel. The project site is located at the northwest corner of the intersection of Mission Trail and Corydon Street in the East Lake Specific Plan (APNs: 370-050-041); and,

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; and,

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; and,

Whereas, pursuant to Lake Elsinore Municipal Code (LEMC) Chapter 16.24 (Tentative Map) the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to the review of tentative maps; and,

Whereas, on February 21, 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 and adopted a resolution recommending Council approval of Tentative Tract Map No. 38626; and,

Whereas, pursuant to LEMC Chapter 16.24 (Tentative Map) the Council has been delegated with the responsibility of making decisions to approve, conditionally approve, or disapprove recommendations of the Commission for tentative tract map applications; and,

Whereas, on March 14, 2023, at a duly noticed Public Hearing, the Council has considered the recommendation of the Commission as well as evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Council has reviewed and analyzed Tentative Tract Map No. 38626 pursuant to the appropriate Planning and Zoning Laws, the Lake Elsinore General Plan (GP), Chapter 16 (Subdivisions) of the LEMC, and the Subdivision Map Act.

Section 2: That in accordance with the MSHCP, the Council makes the following findings for MSHCP consistency:

1. *Pursuant to the City's MSHCP Resolution, the project is required to be reviewed for MSHCP consistency, including consistency with "Plan Wide Requirements." These include the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool Guidelines (MSHCP, § 6.1.2), Protection of Narrow Endemic Plant Species Guidelines (MSHCP, § 6.1.3), Additional Survey Needs and Procedures (MSHCP, § 6.3.2), Urban/Wildlands Interface Guidelines (MSHCP, § 6.1.4), Vegetation Mapping (MSHCP, § 6.3.1) requirements, Fuels Management Guidelines (MSHCP, § 6.4), and payment of the MSHCP Local Development Mitigation Fee (MSHCP Ordinance, § 4).*
2. *The project site is located within the MSHCP Elsinore Area Plan, Criteria Cell # 5131. On September 24, 2020, the Western Riverside County Regional Conservation Authority (RCA) completed the Joint Project Review (JPR# 20-06-09-01) process and concluded that the project is consistent with both the Criteria and other plan requirements of the MSHCP.*
3. *The project site is currently being developed with commercial and industrial buildings. The project is proposing to establish a common area parcel and divide an existing building into six condominium units. No physical changes to the site or structures are proposed by the application. Therefore, the Riparian/Riverine Areas and Vernal Pool Guidelines as set forth in Section 6.1.2 of the MSHCP are not applicable.*
4. *The property is not in a Narrow Endemic Plant Species Survey Area (NEPSSA) for any narrow endemic species, and no NEPSSA surveys are required. Therefore, the project is therefore consistent with the Protection of Narrow Endemic Plant Species Guidelines.*
5. *The project site is currently being developed with commercial and industrial buildings. The project is proposing to establish a common area parcel and divide an existing building into six condominium units. As required by the conditions of approval imposed upon the previous site development permits, pre-construction burrowing owl survey reports were submitted to the City prior to commencement of ongoing site disturbance activities. Therefore, the subject project is consistent with the Additional Survey Needs and Procedures of the MSHCP.*
6. *Due to the adjacency of the project site to MSHCP conserved lands, conditions of approval imposed upon the previous site development permits require the project to be designed in conformance with applicable MSHCP Urban/Wildland Interface Guidelines (UWIG) as set forth in Section 6.1.4 of the MSHCP. Therefore, the project is consistent with the Urban/Wildlands Interface Guidelines.*
7. *The project site is currently being developed with commercial and industrial buildings. The project is proposing to establish a common area parcel and divide an existing building into six condominium units. No physical changes to the site or structures are proposed by the application. Therefore, there are no vegetation resources within the project site that are subject to the mapping requirements set forth in MSHCP Section 6.3.1.*
8. *As a condition of approval, the project applicant will be required to pay the City's MSHCP Local Development Mitigation Fee at the time of issuance of building permits.*

9. *The project site is currently being developed with commercial and industrial buildings. The project is proposing to establish a common area parcel and divide an existing building into six condominium units. No physical changes to the site or structures are proposed by the application. Therefore, the project complies with applicable MSHCP requirements.*

Section 3: The Council hereby finds and determines that the project is categorically exempt from California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and the State CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.) pursuant to CEQA Guidelines Section 15301(k) (Class 1: Existing Facilities) because the project involves the subdivision of an existing building into condominium units and no physical changes are proposed.

Section 4: That in accordance with State Planning and Zoning Law and the Lake Elsinore Municipal Code, the Council makes the following findings for approval of Tentative Tract Map No. 38626:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan. The proposed subdivision is compatible with the objectives, policies, general land uses and programs specified in the General Plan (Government Code Section 66473.5).

The project site is located in the East Lake Specific Plan (ELSP) and has an Action Sports, Tourism, Commercial and Recreation Land Use Designation. This designation provides for a wide range of extreme action sports and accessory manufacturing, service and retail uses. The project site has been previously approved for the construction of a new 22,334 sq. ft. flex-tech building. The application proposes to create an approximately 1.64-acre common area parcel and to divide the existing building into six condominium units. Therefore, upon adherence to all Conditions of Approval on the previous site development permits, the project is consistent with the ELSP. Furthermore, because the ELSP was found to be consistent with the General Plan prior to its adoption, the project is also consistent with the General Plan.

2. The site of the proposed subdivision of land is physically suitable for the proposed density of development in accordance with the General Plan.

The project site is currently being developed with a new 22,334 sq. ft. flex-tech building on an approximately 2.14-acre parcel. The application proposes to create an approximately 1.64-acre common area parcel and to divide the existing building into six condominium units. Furthermore, the proposed subdivision will not alter the previously approved building size or development intensity.

3. That the design of the proposed division of land or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

The project site is currently being developed with commercial and industrial buildings. The project is proposing to establish a common area parcel and divide an existing building into six condominium units. No physical changes to the site or structures are proposed by the application. The project has been reviewed for consistency with the MSHCP and on September 24, 2020, the Western Riverside County Regional Conservation Authority (RCA) completed the Joint Project Review (JPR# 20-06-09-01) process and concluded

that the previously approved site development plans are consistent with both the Criteria and other plan requirements of the MSHCP. Therefore, the proposed subdivision will neither cause substantial environmental damage nor impact wildlife species or their habitat.

4. That the design of the proposed division of land or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed division of land. The City Council may approve a division of land if it finds that alternative easements for access or for use will be provided, and that they will be subsequently equivalent to ones previously acquired by the public. This section shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

Because the proposed subdivision is confined to the division of an existing building into condominium units and the creation of a common area parcel, the proposed subdivision will not conflict with public access easements.

5. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.

The tentative map has been adequately conditioned by all applicable departments and agencies and will not result in any significant environmental impacts. The proposed project, subject to permit conditions of approval, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

6. The effects that this project are likely to have upon the housing needs of the region, the public service requirements of its residents and the available fiscal and environmental resources have been considered and balanced.

The application proposes to create an approximately 1.64-acre common area parcel and to divide an existing building into six condominium units. The project will not have a direct impact on housing needs of the region.

7. The design of the subdivision provides future passive or natural heating or cooling opportunities within the subdivision.

In accordance with Government Code Section 66473.1(d), the requirement to provide future passive or natural heating or cooling opportunities is not applicable to condominium projects which consist of airspace subdivisions in an existing building when no new structures are added.

Section 5: Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the project, the Council hereby approves Tentative Tract Map No. 38626.

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

Section 7: The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

Passed and Adopted on this 14th day of March, 2023.

Natasha Johnson, Mayor

Attest:

Candice Alvarez, MMC
City Clerk

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

I, Candice Alvarez, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2023-_____ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of March 14, 2023, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Candice Alvarez, MMC
City Clerk

CONDITIONS OF APPROVAL

PROJECT: TTM 38626 (TTM 2022-02)
PROJECT NAME: Corydon Gateway
PROJECT LOCATION: APN: 370-050-041
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL CONDITIONS

1. Tentative Tract Map (TTM) No. 38626 proposes to create an approximately 1.64-acre common area parcel and divide an existing building into six condominium units on an approximately 2.14-acre parcel. The project site is located at the northwest corner of the intersection of Mission Trail and Corydon Street in the East Lake Specific Plan (APN: 370-050-041).
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 TTM 38626, 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 TTM 38626 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, the applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department for inclusion in the case records.
4. Tentative Tract Map No. 38626 will expire two years from the date of approval unless within that period of time a Final Map has been filed with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council in accordance with the State of California Subdivision Map Act and applicable requirements of the Lake Elsinore Municipal Code (LEMC).
5. Tentative Tract Map No. 38626 shall comply with the State of California Subdivision Map Act and applicable requirements contained in the LEMC, unless modified by approved Conditions of Approval.
6. The applicant shall provide all project-related on-site and off-site improvements as required by these Conditions of Approval.
7. Any proposed minor revisions to approved plans shall be reviewed and approved 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. Grading plan revisions shall be reviewed by the City Engineer.

8. Development of the project site shall be in substantial conformance with the previously approved Commercial Design Review No. 2020-02 as modified by PDR No. 2022-01. In accordance with Section 17.415.050.J of the LEMC, any alteration or expansion of a project for which there has been a design review approval as well as all applications for modification or other change in the conditions of approval of a design review shall be reviewed according to the provisions of this chapter in a similar manner as a new application.
9. 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 and/or a Conditional Use Permit will be required.
10. Provisions of the City's Noise Ordinance (LEMC Chapter 17.176) shall be satisfied during all site preparation and construction activity. Site preparation activity and construction shall not commence before 7:00 AM and shall cease no later than 5:00 PM, Monday through Friday. Only finish work and similar interior construction may be conducted on Saturdays and may commence no earlier than 8:00 am and shall cease no later than 4:00 p.m. Construction activity shall not take place on Sunday, or any Legal Holidays.
11. The applicant shall pay all applicable City fees, including but not limited to: Development Impact Fees (DIF), Fire Facilities Fees, and Traffic Infrastructure Fees (TIF) per LEMC Section 16.74, Transportation Uniform Mitigation Fees (TUMF) per LEMC Section 16.83, Area Drainage Fees per LEMC Section 16.72, MSHOP Fee per LEMC Section 16.85, Capital Improvement Impact/Mitigation Fees, Stephens Kangaroo Habitat Fee (K-Rat) per LEMC Section 19.04, and Plan Check fees, at the rate in effect at the time of payment.
12. 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.

PRIOR TO RECORDATION OF FINAL MAP

13. All lots shall comply with minimum standards set forth in the Action Sports, Tourism, Commercial and Recreation Land Use Designation of the East Lake Specific Plan (ELSP).
14. Prior to Recordation of the Final Map, the applicant shall demonstrate that the building will be divided for different tenant spaces or units for Condominium purposes. The separation for each unit shall comply with the current California Building Code, California Fire Code, and the LEMC and is subject to a review and approval by the Building Official and the Fire Marshal.
15. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
16. All of the improvements shall be designed by the applicant's Civil Engineer to the specifications of the City of Lake Elsinore.
17. The applicant shall meet all requirements of Elsinore Valley Municipal Water District (EVMWD).
18. Prior to recordation of a Final Map, the applicant shall initiate and complete the formation of a Property Owner's Association (POA) which shall be approved by the City. All Association documents shall be submitted for review and approval by City Planning, Engineering and the City Attorney and upon City approval shall be recorded. Such documents shall include

the Articles of Incorporation for the Association and Covenants, Conditions and Restrictions (CC&Rs).

- a. All slopes, landscaping within public right-of-way, all drainage basins, and common areas including but not limited to parking areas and drive aisles, shall be maintained by the (POA).
 - b. Provisions to restrict parking upon other than approved and developed parking spaces shall be written into the CC&Rs for the project.
19. In accordance with the City's Franchise Agreement for waste disposal & recycling, the developer shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.
 20. Developer shall mitigate to prevent any flooding and/or erosion downstream caused by development of the site and or diversion of drainage.
 21. The Project shall implement State Water Quality Control Board approved full capture trash devices.
 22. The developer shall submit for plan check review and approval a final map for Engineering Department approval.
 23. Prior to City Engineer approval of the Tract Map, the developer shall, in accordance with Government Code, have constructed all improvements or noted on the title sheet of the map the improvements to be constructed or have improvement plans submitted and approved, agreements executed and securities posted.
 24. The applicant shall meet all applicable Building Codes in effect at the time, including requirements for the occupancy.
 25. The applicant/operator shall comply with all requirements of the Riverside County Fire Department Lake Elsinore Office of the Fire Marshal. Questions should be directed to the Riverside County Fire Department, Lake Elsinore Office of the Fire Marshal at 130 S. Main St., Lake Elsinore, CA 92530. Phone: (951) 671-3124 Ext. 225.
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I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above named project and do hereby agree to accept and abide by all Conditions of Approval as approved by the City of Lake Elsinore City Council on _____. I also acknowledge that all Conditions shall be met as indicated.

Date: _____

Applicant's Signature: _____

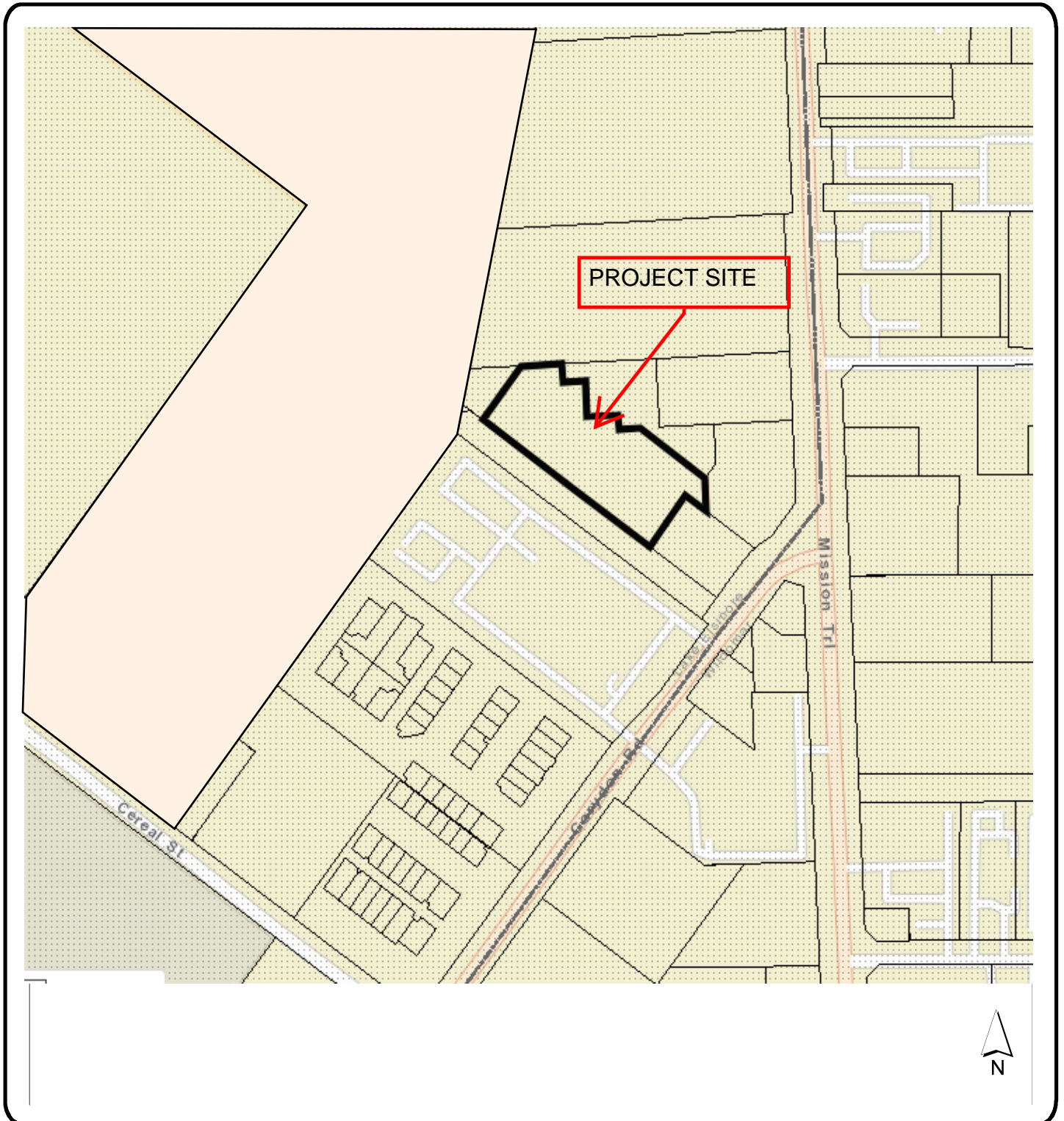
Print Name: _____

Address: _____

Phone Number: _____

DRAFT

Tentative Tract Map No. 38626
APN: 370-050-041
VICINITY MAP



Tentative Tract Map No. 38626
APN: 370-050-041
AERIAL MAP



TENTATIVE TRACT No. 38626

FOR CONDOMINIUM PURPOSES

NO.	AREA (S.F.)	USE
UNIT 1	3,720	COMMERCIAL CONDOMINIUM
UNIT 2	3,651	COMMERCIAL CONDOMINIUM
UNIT 3	3,663	COMMERCIAL CONDOMINIUM
UNIT 4	3,667	COMMERCIAL CONDOMINIUM
UNIT 5	3,667	COMMERCIAL CONDOMINIUM
UNIT 6	3,725	COMMERCIAL CONDOMINIUM
LOT 'A'	71,229	COMMON AREA

PARCEL 2
LLA: 2020-00005
REGD. 06/24/2020
INST. NO. 060204-01772
APN: 370-050-032
SP ZONE
VACANT

VICINITY MAP
NOT TO SCALE

SITE

LEGAL DESCRIPTION

BEING ALL OF LOTS 5 AND 6 OF TRACT 37977, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 482, PAGES 1 THROUGH 4, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR ACCESS AND UTILITY PURPOSES AS DESCRIBED IN DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT", RECORDED FEBRUARY 18, 2021 AS INSTRUMENT NO. 2021-010496 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BENCHMARK

COUNTY OF RIVERSIDE BENCHMARK: "E-10-70"
LOCATION: 337.0 FEET NORTHWEST OF THE "T" INTERSECTION OF LAKELINE TERRACE AND OLIVE STREET, 33.0 FEET NORTHEAST OF THE CENTER OF LAKEVIEW TERRACE, 4.0 FEET NORTHWEST OF PONDPOLE #11730, 1.0 FEET SOUTHEAST OF A MARKER POST, A BRASS DISK SET IN THE TOP OF A CONCRETE POST AND MARKED E-10-70.
ELEVATION=1330.771 FEET (1929 DATUM) PLUS 2.64 FEET ADJUSTMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON THE CENTERLINE OF CORYDON STREET, AS SHOWN ON A RECORD SURVEY, ON FILE IN BOOK 73, PAGE 44, OF RECORDS OF SURVEY, BEING SHOWN AS NORTH 36°35'00" EAST.

ASSESSORS PARCEL NUMBER (APN)

OLD: 370-050-038 & 370-050-039
NEW: 370-050-041

SITE ADDRESS

33575 CORYDON ROAD
LAKE ELSINORE, CA 92530

ENGINEER/REPRESENTATIVE

TEMCULA ENGINEERING CONSULTANTS, INC.
28377 RANCHO CALIFORNIA ROAD, SUITE 202
TEMUCULA, CA 92591
PHONE: 951-676-1018
CONTACT: STAN HEATON, P.E.

OWNER/DEVELOPER/APPLICANT

ON-POINT COMMERCIAL, LLC
2510 PALISADES DR.
CORONA, CA 92882
(714) 240-0410
CONTACT: STEVE VETTEL

UTILITY NOTES

WATER:	ELLSINORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHENEY STREET LAKE ELSINORE, CA 92531 951-674-3146	
SEWER:	ELLSINORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHENEY STREET LAKE ELSINORE, CA 92530 (951) 674-3146	
GAS:	SOUTHERN CALIFORNIA GAS CO. 1981 N. LUGONIA AVENUE REDLANDS, CA 92374 (909) 335-7828	
PHONE:	SECPACIFIC BELL 1265 N. VINI BUREN SUITE 180 ANNEHIM, CA 92807 (714) 666-5423	GTE (VERIZON) 150 S. JUANITA STREET HEMET, CA 92543 (951) 672-6518
ELECTRIC:	SO. CAL. Edison CO. 26100 MENEFEE ROAD ROWLAND, CA 92585 (951) 928-8007 (951) 820-5488	
FIRE:	RIVERSIDE COUNTY FIRE DEPARTMENT 4080 LEMON STREET (SECOND FLOOR) RIVERSIDE, CA 92502 (951) 955-4777	
FIBER OPTIC:	LEVEL 3 COMMUNICATIONS NETWORK RELOCATIONS DEPARTMENT 1025 ELLERWOOD BOULEVARD, BUILDING 33A-522 BROOMFIELD, CO 80021 (720) 889-5688	

OWNER AFFIDAVIT

CONSENT TO THE FILING OF THIS
TENTATIVE TRACT MAP

DATE: 1/9/2023

STEVE VETTEL, DATE

ON-POINT COMMERCIAL, LLC

TRACT MAINTENANCE

IMPROVEMENTS	RESPONSIBLE PARTY
STREETS	CORYDON MTT
COMMON LANDSCAPE AREAS	CORYDON MTT
COMMON SLOPE AREAS	CORYDON MTT
WALLS, FENCES, MONUMENTS & SIGNAGE	CORYDON MTT

DATE: 1/9/2023

STEVE VETTEL, DATE

ON-POINT COMMERCIAL, LLC

DATE: 1/9/2023

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**CITY COUNCIL
PUBLIC HEARING NOTICE**

City of Lake Elsinore

A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE ON TUESDAY, MARCH 14, 2023, AT THE LAKE ELSINORE CULTURAL CENTER, 183 NORTH MAIN STREET, LAKE ELSINORE, CA, 92530, AT 7:00 P.M. OR AS SOON THEREAFTER AS THE ITEM MAY BE HEARD TO CONSIDER THE FOLLOWING PROJECT:

Planning Application No. 2019-69 (Corydon Gateway): Request for approval of Tentative Tract Map No. 38626 (TTM 2022-02) to subdivide an approximately 2.14-acre parcel into one lot for condominium purposes and to subdivide an industrial building currently under construction into six condominium units. The project site is located at the northwest corner of the intersection of Mission Trail and Corydon Street in the East Lake Specific Plan (APNs: 370-050-038; 370-050-039; Applicant: Steve Vettel, On-Point Commercial, LLC; Property Owner: On-Point Commercial, LLC). On February 21, 2023, the Planning Commission held a public hearing to consider this matter and recommended City Council approval of the application.

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(k) (Existing Facilities).

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to calvarez@lake-elsinore.org. The State strongly recommends that persons exercising their right to engage in political expression, including attendance and participation in a city council meeting, should utilize alternative channels, such as Zoom videoconferencing utilized by the City of Lake Elsinore, in place of in-person gatherings. Consistent with State and County Public Health Orders, remote public participation is allowed in the following ways:

- 1) Cable T.V. Broadcast on Spectrum Channel 29 and Frontier Channel 31.
- 2) Livestream on the City's Website.
- 3) Email comments to calvarez@lake-elsinore.org before or during the City Council meeting, prior to the close of public hearing on this item, to be read by the City Clerk during public comment. Lengthy public comment may be summarized in the interest of time.

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 Kevin Beery, Associate Planner, at kbeery@lake-elsinore.org or (951) 674-3124, ext. 805.

Candice Alvarez, MMC,
City Clerk

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PUBLIC HEARING NOTICE**

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Candice Alvarez, MMC,
City Clerk

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



OFFICIAL NOTICE
CITY OF LAKE ELSINORE
COMMUNITY DEVELOPMENT DEPARTMENT

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



OFFICIAL NOTICE
CITY OF LAKE ELSINORE
COMMUNITY DEVELOPMENT DEPARTMENT



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore, California, will hold a Public Hearing on March 14, 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 item:

Planning Application No. 2019-69 (Corydon Gateway): Request for approval of Tentative Tract Map No. 38626 (TTM 2022-02) to subdivide an approximately 2.14-acre parcel into one lot for condominium purposes and to subdivide an industrial building currently under construction into six condominium units. The project site is located at the northwest corner of the intersection of Mission Trail and Corydon Street in the East Lake Specific Plan (APNs: 370-050-038; 370-050-039; Applicant: Steve Vettel, On-Point Commercial, LLC; Property Owner: On-Point Commercial, LLC). On February 21, 2023, the Planning Commission held a public hearing to consider this matter and recommended City Council approval of the application.

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March 3, 2023

Candice Alvarez, MMC,
City Clerk

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: 0011589414
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 03/03/2023
Total Amount: \$342.78
Payment Amount: \$0.00
Amount Due: \$342.78
Notice ID: DX92apX0tQbs7WFYWiLH
Invoice Text:

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011589414

FILE NO. 0011589414

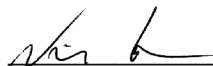
PROOF OF PUBLICATION

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:

03/03/2023

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

Date: March 3, 2023.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING

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FURTHER INFORMATION on this item may be obtained by contacting Kevin Beery, Associate Planner at kbeery@lake-elsinore.org or (951) 674-3124, ext. 805.

Candice Alvarez, MMC,
City of Lake Elsinore, City Clerk
The Press-Enterprise
Published: 3/3/23



AFFIDAVIT OF NOTIFICATION LIST

Application No. 2019-69

Applicant Name On-Point Commercial, LLC

Project Name/Location Corydon Gateway / 33575 Corydon Rd.

I certify that on 6th day of FEB, 2023, we prepared a notification list and a radius map, including properties entirely and partially within 750 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) Corydon Gateway / 33575 Cordon Rd. 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] 2-0-23
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 6th day of February, 20 23, by Steven W. Vettel
In witness whereof I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission expires on: 09/18/2025

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.

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
Subscribed and sworn to (or affirmed) before me on this 6th day
of February, 2023, by Steven W. Vettel
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.
Signature [Signature] (Seal)

NOTARY SEAL OF THE STATE OF CALIFORNIA
BIANCA A. ROLDAN VASQUEZ
COMM #2375486
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires September 18, 2025

366-130-005
Michael Hughes
30200 Rim Rock Pl
Canyon Lake, CA 92587

366-130-007
Maricela Arana
21251 Lemon St
Wildomar, CA 92595

366-130-011
Herminia & Yasmine Herrera
21293 Lemon St
Wildomar, CA 92595

366-130-012
Corey & Brenda Pitts
2805 Priscilla St
Riverside, CA 92506

366-130-021
William & Vivian Ferree
21179 Lemon St
Wildomar, CA 92595

366-130-037
Roberto Ferreira
21227 Lemon St
Wildomar, CA 92595

366-130-038
Wildomar Valley Wood Products Inc
33600 Mission Trl
Wildomar, CA 92595

366-130-046
Dennis & Delores Younger
21191 Waite St
Winchester, CA 92596

Dennis & Delores Younger
21191 Waite St
Wildomar, CA 92595

366-140-005
Robert Chade
27055 Camino De Estrella B
Capistrano Beach, CA 92624

366-140-008
Veterans Of Foreign Wars Post 1508
Po Box 737
Wildomar, CA 92595

366-140-009
Lake Elsinore Elks Lodge No 2591
Po Box 1564
Wildomar, CA 92595

366-140-011
Lake Elsinore Elks Lodge 2591
Po Box 1564
Wildomar, CA 92595

366-140-013
Robert Chade
Po Box 7058
Capistrano Beach, CA 92624

370-030-006
Np Lake Elsinore Commerce Llc
4825 Nw 41st St 500
Riverside, MO 64150

370-031-001
Steven & Darlene Hilz
30284 Clear Water Dr
Canyon Lake, CA 92587

370-031-003
Collett Enterprises
2960 N Radiant Star Rd
Post Falls, ID 83854

370-031-005
Bud Racing
1326 S Falcon St
Anaheim, CA 92804

370-031-006
Clint & Georgeanna Barry
28728 Chaucer Dr
Menifee, CA 92584

370-031-007
Edwin & Janice Manske
Po Box 1209
Wildomar, CA 92595

370-031-008
Mark Sullins & Anita Suillins
32841 Alderbrook Rd
Wildomar, CA 92595

370-031-012
Michael Scheinker
33109 Cheyenne Cir
Menifee, CA 92584

370-031-017
Ie Real Estate Holding
32295 Mission Trl Ste R8 # 425 R8
Lake Elsinore, CA 92530

370-031-018
James Pruitt
22400 Sky Breeze Ct
Murrieta, CA 92562

370-031-019
Richard & Kara Franzo
22461 Village Way Dr
Canyon Lake, CA 92587

370-031-021
Lcb Prop
23905 Clinton Keith Rd 114-369
Wildomar, CA 92595

370-031-022
Blue Lake Industrial Condo Assn
21021 Ventura Blvd 300
Woodland Hills, CA 91364

370-050-019
Development At Mission Trails Lake E
26500 Agoura Rd 211
Calabasas, CA 91302

370-050-023
Noel & Ruth Castellon
31855 Corydon St
Lake Elsinore, CA 92530

370-050-024
Southern California Edison Co
Po Box 800
Rosemead, CA 91770

370-050-027
Riverside County Flood Cont & Water
1995 Market St
Riverside, CA 92501

370-050-032
Elsinore Valley Municipal Water District
Po Box 3000
Lake Elsinore, CA 92531

370-050-037
Gat Hosaka Holdings LLC
38605 Calistoga Dr 150
Murrieta, CA 92563

370-050-038
Onpoint Commercial LLC
2510 Palisades Dr
Corona, CA 92882

370-050-040
Corydon Red
38122 Stone Meadow Dr
Murrieta, CA 92562

370-051-001
Anthony Gerstner
32126 Cabernet Pl
Wildomar, CA 92595

370-051-003
Gary & Linda Maddox
10133 Meadow Glen Way E
Escondido, CA 92026

370-051-004
Michael & Cathlyn Cleary
22606 San Joaquin Dr W
Canyon Lake, CA 92587

370-051-005
Kathleen Myers
20902 Cortner Ave
Lakewood, CA 90715

370-051-006
Ronald Hartley
29826 Haun Rd 305
Menifee, CA 92586

370-051-008
Scaizo Ostermiller Lp
PO BOX 1660
SAN JUAN CAPISTRANO, CA 92993

370-051-010
George Sadler
31875 Corydon St 140
Lake Elsinore, CA 92530

370-051-011
Rupinder & Gurpreet Sethi
6519 Wells Springs St
Eastvale, CA 91752

370-051-014
Shawn Viola & Holly Wolfe
31875 Corydon St 180
Lake Elsinore, CA 92530

370-051-015
Michael & Carol Augustine
25800 Buffalo Cir
Menifee, CA 92584

370-051-016
Joshua Grant
25111 Cedar Ridge Ct
Wildomar, CA 92595

370-051-017
Gar & Assoc
1551 Hackett Ave
Long Beach, CA 90815

370-051-018
Aaron Davis
25820 Beth Dr
Menifee, CA 92584

370-051-020
Scalzo Ostermiller Lp
PO BOX 1660
SAN JUAN CAPISTRANO, CA 92993

370-051-021
Edwin & Denise Stewart
130 Avendia Barcelona
San Clemente, CA 92672

370-051-022
Mark Abutrab
33549 Cedar Creek Ln
Lake Elsinore, CA 92532

370-051-023
Daniel & Patricia Bonelli
30254 Skippers Way Dr
Canyon Lake, CA 92587

370-051-024
Michael & Elaine Samarin
21385 Hodan Hill Ct
Murrieta, CA 92562

370-051-025
Alba Gilbert
26222 Avenida Bonachon
Mission Viejo, CA 92691

370-051-026
Paul & Deborah Bassett
18491 Avenida De Camelia
Murrieta, CA 92562

370-051-027
31881 120 Trust
3225 Mcleod Dr 777
Las Vegas, NV 89121

370-051-028
Alesco Dev Co
15821 Ventura Blvd 665
Encino, CA 91436

370-051-029
31881 140 Trust
3225 Mcleod Dr 777
Las Vegas, NV 89121

370-051-030
Proventure
25111 Cedar Ridge Ct
Wildomar, CA 92595

370-051-031
Scatzo Ostermiller Lp
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370-051-032
Blue Lake Industrial Condo Owners Association
21021 Ventura Blvd 300
Woodland Hills, CA 91364

370-060-003
Bel Air Enterprises Inc
9341 Hazel Cir
Villa Park, CA 92861

370-060-007
Evmwd
Po Box 3000
Lake Elsinore, CA 92531

370-060-032
Southern California Edison Co
S Innovation Way 2ND
Pomona, CA 91768

370-060-049
Southern Calif Edison Co
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370-060-051
Elsinore Valley Municipal Water Dist
Po Box 3000
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RICHARD HOOVER
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KEVIN BEERY, ASSOCIATE PLANNER