

18) **Planning Application No. 2023-29 (Tentative Parcel Map No. 38753) – a Request to Subdivide a 1.26-acre Parcel into Two (2) Parcels that are 0.79 Acres and 0.47 Acres in Size Located on the Northerly Side of Lakeshore Drive and Westerly of Riverside Drive**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions);
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2023-29 (TENTATIVE PARCEL MAP NO. 38753) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and
3. Adopt [A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 38753 TO SUBDIVIDE A 1.26-ACRE PARCEL INTO TWO \(2\) PARCELS THAT ARE 0.79 ACRES AND 0.47 ACRES, RESPECTIVELY LOCATED AT APN: 378-290-015.](#)



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Community Development Director

Date: April 23, 2024

Subject: Planning Application No. 2023-29 (Tentative Parcel Map No. 38753) – a Request to Subdivide a 1.26-acre Parcel into Two (2) Parcels that are 0.79 Acres and 0.47 Acres in Size Located on the Northerly Side of Lakeshore Drive and Westerly of Riverside Drive

Applicant: Raffaele Suprano, Compass Land Advisors

Recommendation

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions);
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2023-29 (TENTATIVE PARCEL MAP NO. 38753) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and
3. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 38753 TO SUBDIVIDE A 1.26-ACRE PARCEL INTO TWO (2) PARCELS THAT ARE 0.79 ACRES AND 0.47 ACRES, RESPECTIVELY LOCATED AT APN: 378-290-015.

Planning Commission Action

On March 19, 2024, the Planning Commission conducted a duly noticed Public Hearing and recommended approval of the project to the City Council with a 5-0 vote. No members of the public attended the hearing.

Project Location

The project consists of a 1.26-acre parcel and is located within an existing Stater Brothers Shopping Center on the northerly side of Lakeshore Drive and westerly of Riverside Drive (APN:

378-290-015). The parcel is partially developed with a multi-tenant retail building and a parking lot and contains a previously graded undeveloped pad site.

Project Description

Tentative Parcel Map No. 38753 is a subdivision of a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Retail Center	General Commercial (GC)	Neighborhood Commercial (C-1)
North	Retail and Residential	General Commercial (GC) & Low Density Residential (LDR)	Neighborhood Commercial (C-1) & Hillside Residential (R-H)
East	Retail Center	General Commercial (GC)	Neighborhood Commercial (C-1)
West	Retail Center	General Commercial (GC)	Neighborhood Commercial (C-1)
South	Residential	Lakeshore Village Specific Plan	Lakeshore Village Specific Plan

Analysis

General Plan Consistency

The project has a General Plan Land Use Designation of General Commercial (GC). This designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses. The Tentative Parcel Map is a subdivision of a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. The Tentative Parcel Map is consistent with the designated land use, development, design standards, and all other appropriate requirements contained in the General Plan.

Municipal Code Consistency

The current zoning for the subject property is Neighborhood Commercial (C-1). The Tentative Parcel Map is a subdivision of a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. Section 17.120.040 of the Lake Elsinore Municipal Code (LEMC) does not list minimum lot size requirements for a C-1 parcel. However, projects establishing and maintaining locations in the C-1 zone must show the capability to comply with the following criteria:

- A. *The site can support safe and efficient on-site circulation and has convenient access to surface streets with adequate capacity.* The proposed subdivision allows access to surface streets via Lakeshore Drive.

- B. There is sufficient parcel size to ensure adequate buffering and screening where needed to protect residential developments.* The proposed parcel is located within an existing shopping center and does not abut any residential developments.
- C. The site is physically suitable for the proposed type and density of development and capable of permitting full compliance with the City's development standards and practices.* The applicant has not proposed any specific physical development of the subject site. The proposed lot site is physically suitable for development. The project has been conditioned to ensure that any future development will meet all the applicable

The proposed subdivision complies with Chapter 16.24 (Tentative Map) of the LEMC and the Subdivision Map Act.

The Design Review Committee, which includes staff from Planning, Building & Safety, Fire Prevention, and Engineering, has reviewed the proposed project and have added recommended conditions of approval to ensure compliance with adopted plans, policies, and regulations.

Environmental Determination

Staff recommends that the City Council find project exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Tentative Parcel Map No. 38753 is a subdivision of a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. The subject site is zoned Neighborhood Commercial (C-1) and is located in a location that meets the definition of an urbanized area as set forth in Section 21071(a)(2) of the Public Resources Code. The project is consistent with the General and zoning and does not require a variance or an exception. All necessary services and access to the property is available. The parcel was not involved in a division of a larger parcel within the previous 2 years. The parcel was created in 1980 (Parcel 1 of PM 15591). The parcel is relatively flat and does not have an average slope greater than 20 percent.

MSHCP Consistency

The project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). 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 a 300-foot radius 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 application have been covered by application fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application.

Attachments

- Attachment 1 – MSHCP Resolution
- Attachment 2 – TPM Resolution
- Attachment 3 – Conditions of Approval
- Attachment 4 – GIS Exhibits
- Attachment 5 – TPM 38753
- Attachment 6 – Public Notice Materials

RESOLUTION NO. 2024-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2023-29 (TENTATIVE PARCEL MAP NO. 38753) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

Whereas, Raffaele Suprano, Compass Land Advisors, has filed an application with the City of Lake Elsinore (City) requesting approval of Tentative Parcel Map No. 38753 to subdivide a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. The project is located within an existing Stater Brothers Shopping Center on the northerly side of Lakeshore Drive and westerly of Riverside Drive (APN: 378-290-015);

Whereas, Section 6.0 of the Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and the Joint Project Review (JPR) 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, 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 tentative maps;

Whereas, on March 19, 2024, 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 by a resolution recommended that the Council adopt Findings of Consistency with the MSHCP; and

Whereas, on April 23, 2024, 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 forgoing recitals are true and correct and are hereby incorporated into these findings by this reference.

Section 2: The Council has considered the project and its consistency with the MSHCP and the recommendation of the Commission as well as evidence presented by the Community Development Department prior to adopting Findings of Consistency with the MSHCP.

Section 3: That in accordance with the MSHCP, the Council makes the following findings for MSHCP consistency:

1. The Project is a project under the City's MSHCP Resolution, and the City must make an

MSHCP Consistency finding before approval.

Pursuant to the City's MSHCP Resolution, the Project is required to be reviewed for MSHCP consistency, including consistency with other "Plan Wide Requirements." The Project site lies is not located within a MSHCP Criteria Cell. Based upon the site reconnaissance survey there are no issues regarding consistency with the MSHCP's other "Plan Wide Requirements." The only requirements potentially applicable to the Project were the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool Guidelines (Section 6.1.2 of the MSHCP) and payment of the MSHCP Local Development Mitigation Fee (Section 4 of the MSHCP Ordinance).

2. The Project is subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) Joint Project Review processes.

As stated above, the Project is not located within a Criteria Cell, and therefore, the Project was not processed through the City's LEAP and the RCA's Joint Project Review process.

3. The Project is consistent with the Riparian/Riverine Areas and Vernal Pools Guidelines.

The site reconnaissance survey revealed that no riparian, riverine, vernal pool/fairy shrimp habitat or other aquatic resources exist on the site. As such, the Riparian/Riverine Areas and Vernal Pool Guidelines as set forth in Section 6.1.2 of the MSHCP are not applicable.

4. The Project is consistent with the Protection of Narrow Endemic Plant Species Guidelines.

The site does not fall within any Narrow Endemic Plant Species Survey Areas. Neither a habitat assessment nor further focused surveys are required for the Project. Therefore, Protection of Narrow Endemic Plant Species Guidelines as set forth in Section 6.1.3 of the MSHCP are not applicable to the Project.

5. The Project is consistent with the Additional Survey Needs and Procedures.

The MSHCP only requires additional surveys for certain species if the Project is located in Criteria Area Species Survey Areas, Amphibian Species Survey Areas, Burrowing Owl Survey Areas, and Mammal Species Survey Areas of the MSHCP. The Project site is not located within any of the Critical Species Survey Areas. Therefore, the provisions of MSCHP Section 6.3.2 are not applicable.

6. The Project is consistent with the Urban/Wildlands Interface Guidelines.

The Project site is not within or adjacent to any MSHCP criteria or conservation areas. Therefore, the Urban/Wildlands Interface Guidelines of MSHCP Section 6.1.4 are not applicable.

7. The Project is consistent with the Vegetation Mapping requirements.

There are no resources located on the Project site requiring mapping as set forth in MSCHP Section 6.3.1.

8. The Project is consistent with the Fuels Management Guidelines.

The Project site is not within or adjacent to any MSHCP criteria or conservation areas. Therefore, the Fuels Management Guidelines of MSHCP Section 6.4 are not applicable.

9. The Project will be conditioned to pay the City's MSHCP Local Development Mitigation Fee.

As a condition of approval, the Project will be required to pay the City's MSHCP Local Development Mitigation Fee at the time of issuance of building permits.

10. The Project is consistent with the MSHCP.

Section 4: Based upon the evidence presented, both written and testimonial, and the above findings, the Council hereby finds that the Project is consistent with the MSHCP.

Section 5: This Resolution shall take effect immediately upon its adoption.

Section 6: 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 23rd day of April 2024.

Steve Manos, 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, hereby certify that Resolution No. 2024-__ was adopted by the City Council of the City of Lake Elsinore, California, at a regular meeting held on April 23, 2024 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Candice Alvarez, MMC,
City Clerk

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 38753 TO SUBDIVIDE A 1.26-ACRE PARCEL INTO TWO (2) PARCELS THAT ARE 0.79 ACRES AND 0.47 ACRES, RESPECTIVELY LOCATED AT APN: 378-290-015

Whereas, Raffaele Suprano, Compass Land Advisors, has filed an application with the City of Lake Elsinore (City) requesting approval of Tentative Parcel Map No. 38753 to subdivide a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. The project is located within an existing Stater Brothers Shopping Center on the northerly side of Lakeshore Drive and westerly of Riverside Drive (APN: 378-290-015);

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 tentative map review;

Whereas, on March 19, 2024, at a duly noticed Public Hearing the Commission considered evidence presented by the Community Development Department and other interested parties with respect to this item, and adopted a resolution recommending that the Council approve Tentative Parcel Map No. 38753;

Whereas, pursuant to Section 16.24.120 of the LEMC, the Council has the responsibility of making decisions to approve, conditionally approve, or disapprove recommendations of the Commission for tentative maps; and

Whereas, on April 23, 2024, 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 forgoing recitals are true and correct and are hereby incorporated into these findings by this reference.

Section 2: The Council has reviewed and analyzed Tentative Parcel Map No. 38753 pursuant to the appropriate Planning and Zoning Laws and Chapter 16 (Subdivisions) of the LEMC and the Subdivision Map Act.

Section 3: The Council finds that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15313 (Minor Land Divisions), Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Tentative Parcel Map No. 38753 is a subdivision of a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres. The subject site is zoned Neighborhood Commercial (C-1) and is located in a location that meets the definition of an urbanized area as set forth in Section 21071(a)(2) of the Public Resources Code. The project is consistent with the General and zoning

and does not require a variance or an exception. All necessary services and access to the property is available. The parcel was not involved in a division of a larger parcel within the previous 2 years. The parcel was created in 1980 (Parcel 1 of PM 15591). The parcel is relatively flat and has no average slope of over 20 percent.

Section 4: That in accordance with State Planning and Zoning Law and the LEMC, the Council makes the following findings for approval of Tentative Parcel Map No. 38753:

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 has a General Plan Land Use Designation of General Commercial (GC). This designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses. The current zoning for the subject property is Neighborhood Commercial (C-1). The C-1 zone is compatible with the GC land use designation. The Tentative Parcel Map is a subdivision of a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. The Tentative Parcel Map is consistent with the designated land use, development, design standards, and all other appropriate requirements in the General Plan and the Subdivision Map Act.

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 has a General Plan Land Use Designation of General Commercial (GC). The Tentative Parcel Map is a subdivision of a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. The Tentative Parcel Map is consistent with the designated land use, development, and design standards and all other appropriate requirements in the General Plan and the Subdivision Map Act. Any future development for this area is required to conform to all standards outlined in the General Plan.

3. The effects that this project is 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 Project has a General Plan Land Use Designation of General Commercial (GC). The Tentative Parcel Map is a subdivision of a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. The Project will not have a direct impact on housing.

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

The Tentative Parcel Map has been adequately conditioned by all applicable departments and agencies and will not result in any significant environmental impacts. The proposed subdivision, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Section 5: Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the Tentative Map, the Council hereby approves Tentative Parcel Map No. 38753.

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 23rd day of April 2024.

Steve Manos, 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, hereby certify that Resolution No. 2024-__ was adopted by the City Council of the City of Lake Elsinore, California, at a regular meeting held on April 23, 2024 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Candice Alvarez, MMC,
City Clerk

CONDITIONS OF APPROVAL

PROJECT: PA 2023-29/TPM 2023-03
PROJECT NAME: TPM 38753
PROJECT LOCATION: APN: 377-120-065
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL CONDITIONS

1. Tentative Parcel Map No. 38753 is a subdivision of a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. The project is located within an existing Stater Brothers Shopping Center on the northerly side of Lakeshore Drive and westerly of Riverside Drive (APN: 378-290-015).
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 TPM 38753, 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 TPM 38753 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.

PLANNING DIVISION

4. Tentative Parcel Map No. 38753 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 Parcel Map No. 38753 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 developer shall provide all project-related on-site and off-site improvements as required by these Conditions of Approval.

7. 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.
8. 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.
9. 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 Parcel Map

10. All lots shall comply with minimum standards contained in Chapter 17.120 (C-1 Neighborhood Commercial District) of the LEMC.
11. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
12. All of the project improvements shall be designed by the applicant's Civil Engineer to the specifications of the City of Lake Elsinore.

Prior to Design Review Approval

13. All future structural development associated with this map requires separate Design Review and/or Conditional Use Permit approval pursuant to the provisions of Chapter 17.415 (Permitting Requirements) of the LEMC.
14. All commercial development within TPM 38753 shall comply with the non-residential development standards of Chapter 17.112 of the LEMC.

Prior to Issuance of Grading Permits/Building Permits

15. Prior to the issuance of a grading permit, the project applicant shall obtain all necessary State and Federal permits, approvals, or other entitlements, including obtaining the necessary authorizations from the regulatory agencies for proposed impacts to jurisdictional waters. Authorizations may include a Section 404 Permit from the U.S. Army Corps of Engineers, a Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife, and a Section 401 Water Quality Certification/Waste Discharge Requirement from the Regional Water Quality Control Board.
16. Prior to the issuance of a building permit, the applicant shall pay the City's Multiple Species Habitat Conservation Plan (MSHCP) Local Development Mitigation Fee, at the rate in effect at the time of payment.

17. Prior to the issuance of a building permit, the applicant shall pay Development Impact Fees (DIF), at the rate in effect at the time of payment.
18. Prior to issuance of each building permit, a receipt or clearance letter from the Lake Elsinore School District shall be submitted to the Building and Safety Department evidencing the payment or exemption from School Mitigation Fees.
19. Provisions of the City's Noise Ordinance (LEMC Chapter 17.176) shall be satisfied during all site preparation and construction activity. The applicant shall place a weatherproof 3' X 3' sign at the entrance to the project site identifying the approved days and hours of 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. The sign shall identify the name and phone number of the development manager to address any complaints.
20. The project shall connect to water and sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). The applicant shall submit water and sewer plans to the EVMWD and shall incorporate all district conditions and standards.
21. All roof mounted or ground support air conditioning units or other mechanical equipment incidental to development shall be architecturally screened or shielded by landscaping so that they are not visible from neighboring property or public streets. Any roof mounted central swamp coolers shall also be screened, and the Community Development Director, prior to issuance of building permit shall approve screening plan.
22. The property address (in numerals at least six inches high) shall be displayed near the entrance and be easily visible from the front of the subject property and public right-of-way.
23. The applicant shall construct trash enclosure(s) with a decorative roof to match the colors, materials and design of the project architecture.
24. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.
25. Prior to issuance of a building permit, one (1) set of the Final Landscaping / Irrigation Detail Plans along with a digital copy (i.e. PDF format) shall be submitted to the Community Development Department with appropriate fees, for review and approval by the Community Development Director or designee.
 - a. All planting areas shall have permanent and automatic sprinkler system with 50% plant coverage using a drip irrigation method.
 - b. All planting areas shall be separated from paved areas with a six inch (6") high and six inch (6") wide concrete curb. Runoff shall be allowed from paved areas into landscape areas.

- c. Planting within fifteen feet (15') of ingress/egress points shall be no higher than twenty-four inches (24").
 - d. Landscape planters shall be planted with an appropriate parking lot shade tree pursuant to the LEMC and Landscape Design Guidelines.
 - e. No required tree planting bed shall be less than 5 feet wide.
 - f. Root barriers shall be installed for all trees planted within 10 feet of hardscape areas to include sidewalks.
 - g. Any transformers and mechanical or electrical equipment shall be indicated on landscape plan and screened as part of the landscaping plan.
 - h. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines.
 - i. All landscape improvements shall be bonded 100% for material and labor for two years from installation sign-off by the City. Release of the landscaping bond shall be requested by the applicant at the end of the required two years with approval/acceptance reviewed by the Landscape Consultant and approved by the Community Development Director or Designee.
 - j. All landscaping and irrigation shall be installed within affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
 - k. Final landscape plan must be consistent with approved site plan.
 - l. Final landscape plans to include planting and irrigation details.
 - m. Final landscape plans shall include drought tolerant planting consistent with Elsinore Valley Municipal Water District standards subject to plan check and approval by the City's landscape plan check consultant.
 - n. No turf shall be permitted.
26. Landscaping installed for the project shall be continuously maintained to the reasonable satisfaction of the Community Development Director. If it is determined that the landscaping is not being maintained, the Director of Community Development shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.
27. The proposed location of on-site construction trailers shall be approved by the Community Development Director or designee. A cash bond of \$1,000 shall be required for any construction trailers placed on the site and used during construction. Bonds will be released after removal of trailers and restoration of the site to an acceptable state, subject to approval of the Community Development Director or designee. Such trailer(s) shall be fully on private property and outside the public right of way.

ENGINEERING DEPARTMENT

GENERAL

28. All new submittals for plan check or permit shall be made using the City's online Citizen Self-Service Portal (mill.lake-elsinore.org/EnerGov_Prod/SelfService#/home).
29. All plans shall be prepared by a registered Civil Engineer using the City's standard title block.
30. All required soils, geology, hydrology and hydraulic and seismic reports shall be prepared by a registered Civil Engineer or Soils Engineer as applicable.
31. All slopes and landscaping within the public right-of-way shall be maintained by the property owner, owner's association, firms contracted by the property owner's association, or another maintenance entity approved by the City Council.
32. All open space and slopes except for public parks and schools and flood control district facilities, outside the public right-of-way shall be owned and maintained by the property owner or property owner's association.
33. In accordance with the City's Franchise Agreement for waste disposal and recycling, the applicant shall be required to contract with CR&R, Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated both during cleaning, demolition, clear and grubbing or all other phases of construction and during occupancy.
34. Applicant shall submit a detailed hydrology and hydraulic study for review for the sufficient containment and conveyance of the storm water to a safe and adequate point as approved by the City Engineer.
35. The site will accommodate all construction activity, building activity, vehicles, etc. No staging on public streets, or private property belonging to others shall be conducted without the written permission of the property owner.
36. Minimum good housekeeping and erosion and sediment control Best Management Practices (BMPs) as identified by the City shall be implemented.

FEES

37. Applicant shall pay all applicable permit application and Engineering assessed fees, including without limitation plan check and construction inspection fees, at the prevalent rate at time of payment in full.
38. Applicant shall pay all applicable Mitigation and Development Impact Fees at the prevalent rate at time of payment in full. Fees are subject to change. Mitigation and Development Impact Fees include without limitation:
 - Master Plan of Drainage Fee – Due prior grading permit issuance
 - Traffic Infrastructure Fee (TIF) – Due prior to building permit issuance
 - Transportation Uniform Mitigation Fee (TUMF) – Due prior to occupancy
 - Stephens' Kangaroo Rat Habitat Mitigation Fee (K-Rat) – Due prior to grading permit issuance

- Fair Share – calculated on a project basis if required by the Traffic Impact Analysis

PARCEL MAP / LAND DIVISION

39. After approval of the Tentative Parcel Map, applicant shall submit for plan check review and approval a Parcel Map.
40. Applicant shall dedicate right-of-way along Lakeshore Drive adjacent to the property frontage for a total right-of-way of 60 feet from centerline to the project property line. Lakeshore Drive is classified as an Urban Arterial Highway in the City's General Plan Circulation Element, where full width is 120 feet and curb-to-curb is 96 feet.
41. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 in the Lake Elsinore Municipal Code (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
42. Monumentation shall be in accordance with LEMC Section 16.32 and the Subdivision Map Act.
43. Security and inspection fee for monumentation shall be paid and shall be inspected prior to scheduling City Council approval of the Parcel Map.
44. As applicable, Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted to the City for review and approval. Recordation shall be with the Parcel Map.
45. Legal agreements and financial commitments (LLMD, CFD, etc.) for operation and maintenance be recorded prior to or concurrent with recordation of the Parcel Map.

STORM WATER MANAGEMENT / POLLUTION PREVENTION / NPDES

Design

46. The project is responsible for complying with the Santa Ana Region National Pollutant Discharge Elimination System (NPDES) Permits as warranted based on the nature of development and/or activity.
47. The latest SAR MS4 Permit requires evaluation of the site for implementation of LID Principles and LID Site Design, where feasible, to treat the pollutants of concern identified for the project (Section XXII.E.2, XII.E.3, and XII.E.7).
48. A Preliminary and Final Water Quality Management Plan (WQMP) shall be prepared using the Santa Ana Region of Riverside County Guidance Document and approved template and submitted for review and approval to the City.
 - The Final WQMP shall be approved by the City prior to grading plan approval or issuance of any permit for construction.
49. Parking lot landscaping areas shall be designed to provide for treatment, retention or infiltration of runoff.
50. Project hardscape areas shall be designed and constructed to provide for drainage into adjacent landscape.

51. Project trash enclosure shall be covered, bermed, and designed to divert drainage from adjoining paved areas and regularly maintained.
52. If CEQA identifies resources requiring Clean Water Act Section 401 Permitting, the applicant shall obtain certification through the Santa Ana Regional Water Quality Control Board and provide a copy to the Engineering Department.
53. All storm drain inlet facilities shall be appropriately marked "Only Rain in the Storm Drain" using the City authorized marker.
54. The project shall use either volume-based and/or flow-based criteria for sizing BMPs in accordance with NPDES Permit Provision XII.D.4.
55. The project site shall implement full trash capture methods/devices approved by the State Water Quality Control Board. This shall include installation of connector pipe screens on all onsite catch basins and all offsite catch basins to which the project discharges.
56. All restaurants and commercial food handling facilities must provide an area for the washing/steam cleaning of equipment and accessories. The area must be self-contained, equipped with a grease trap, and properly connected to a sanitary sewer. If the wash area is located outdoors, it must be covered, paved have secondary containment, and be connected to the sanitary sewer or other appropriately permitted disposal facility. Plan Requirements: Applicant shall incorporate these food facility requirements into project design and depict on plans, including detail plans as needed.

Construction

57. Erosion & Sediment Control – Prior to the issuance of any grading or building permit for construction or demolition, the applicant shall submit for review and approval by the City Engineer, an Erosion and Sediment Control Plan as a separate sheet of the grading plan submittal to demonstrate compliance with the City's NPDES Program and state water quality regulations for grading and construction activities.

Post-Construction

58. Prior to the issuance of a certificate of use and/or occupancy, the applicant shall demonstrate compliance with applicable NPDES permits for construction, industrial/commercial, MS4, etc. to include:
 - Demonstrate that the project has complied with all non-structural BMPs described in the project's WQMP.
 - Provide signed, notarized certification from the Engineer of Work that the structural BMPs identified in the project's WQMP are installed in conformance with approved plans and specifications and operational.
 - Submit a copy of the fully executed, recorded City approved Operations and Maintenance (O&M) Plan and Agreement for all structural BMPs or a copy of the recorded City approved CC&R.
 - The Operation and Maintenance (O&M) Plan and Agreement and/or CC&R's shall: (1) describe the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identify the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; (3) describe the mechanism for funding the

long-term operation and maintenance of the referenced BMPs; and (4) provide for annual certification for water quality facilities by a registered Civil Engineer. The City format shall be used.

- Provide documentation of annexation into a CFD for funding facilities to be maintained by the City.
- Demonstrate that copies of the project's approved WQMP (with recorded O&M Plan or CC&R's attached) are available for each of the initial occupants.
- Agree to pay for a Special Investigation from the City of Lake Elsinore for a date twelve (12) months after the issuance of a Certificate of Use and/or Occupancy for the project to verify compliance with the approved WQMP and O&M Plan. A signed/sealed certification from the Engineer of Work dated 12 months after the Certificate of Occupancy will be considered in lieu of a Special Investigation by the City.
- Provide the City with a digital .pdf copy of the Final WQMP.

UTILITIES

59. All arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway shall be the responsibility of the applicant, property owner, and/or his agent. Overhead utilities (34.5 kV or lower) shall be undergrounded (LEMC Section 16.64).
60. Underground water rights shall be dedicated to the City pursuant to the provisions of LEMC Section 16.52.030, and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
61. Submit a "Will Serve" letter to the City Engineering Department from the applicable water agency stating that water and sewer arrangements have been made for this project and specify the technical data for the water service at the location, such as water pressure, volume, etc. Will Serve letters shall be provided prior to issuance of grading permit.

IMPROVEMENTS

62. If existing improvements are to be modified, improvement plans shall be revised/submitted accordingly and approved by the City Engineer prior to issuance of a building permit.
63. Project is required to coordinate with Riverside Transit Authority (RTA) bus stop improvements along the property frontage. Improvements shall be constructed as warranted and determined by the City Engineer.
64. A registered Civil Engineer shall prepare the improvement and any signing and striping plans required for this project. Improvements shall be designed and constructed to City Standards and Codes (LEMC 12.04 and 16.34).
65. 10-year storm runoff shall be contained within the curb and the 100-year storm runoff shall be contained within the street right-of-way. When either of these criteria are exceeded, drainage facilities shall be provided.
66. All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards.

67. All natural drainage traversing the site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer. All off-site drainage, if different from historic flow, shall be conveyed to a public facility.
 - Project is required to connect development drainage outflows to the existing catch basin along Lakeshore Drive.
68. Roof drains shall not be allowed to outlet directly through coring in the street curb. Roofs should drain to a landscaped area.
69. The site shall be planned and developed to keep surface water from entering buildings (California Green Building Standards Code 4.106.3).
70. Sight distance into and out and throughout the project location shall comply with Caltrans standards. Project shall ensure facilities are installed outside the line of sight of drivers.
71. All existing storm drain inlet facilities adjacent to the subject properties shall be retrofitted with a storm drain filter; all new storm drain inlet facilities constructed by this project shall include a storm drain filter.
72. A drainage study shall be provided. The study shall identify the following: identify storm water runoff from and upstream of the site; show existing and proposed off-site and on-site drainage facilities; and include a capacity analysis verifying the adequacy of the facilities. The drainage system shall be designed to ensure that runoff from a 10-year storm of 6-hour and 24-hour duration under developed condition is equal or less than the runoff under existing conditions of the same storm frequency. Both 6-hour and 24-hour storm duration shall be analyzed to determine the detention basin capacities necessary to accomplish the desired results.

Permitting/Construction

73. An Encroachment Permit shall be obtained prior to any work on City right-of-way. The developer shall submit the permit application, required fees and executed agreements, security and other required documentation prior to issuance.
74. All compaction reports, grade certification, monument certification (with tie notes delineated on 8 1/2 X 11" Mylar) shall be submitted to the Engineering Department before final inspection of public works improvements will be scheduled and approved.

PRIOR TO GRADING PERMIT

Design

75. A grading plan signed and stamped by a California Registered Civil Engineer shall be submitted for City review and approval for all addition and/or movement of soil (grading) on site. The plan shall include separate sheets for erosion control, haul route and traffic control. The grading submittal shall include all supporting documentation and be prepared using City standard title block, standard drawings and design manual.
76. All grading plan contours shall extend to minimum of 50 feet beyond property lines to indicate existing drainage pattern.

77. The grading plan shall show that no structures, landscaping, or equipment are located near the project entrances that could reduce sight distance.
78. If the grading plan identifies alterations in the existing drainage patterns as they exit the site, a Hydrology and Hydraulic Report for review and approval by City Engineer shall be required prior to issuance of grading permits. All grading that modifies the existing flow patterns and/or topography shall be in compliance with Federal, State and Local law and be approved by the City Engineer.
79. Applicant shall obtain all necessary off-site easements and/or permits for off-site grading and the applicant shall accept drainage from the adjacent property owners.
80. Applicant shall mitigate to prevent any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
81. All natural drainage traversing the site (historic flow) shall be conveyed through the site in a manner consistent with the historic flow or to one or a combination of the following: to a public facility; accepted by adjacent property owners by a letter of drainage acceptance; or conveyed to a drainage easement as approved by the City Engineer.

Permitting/Construction

82. Applicant shall execute and submit grading and erosion control agreement, post grading security, and pay permit fees as a condition of grading permit issuance.
83. No grading shall be performed without first having obtained a grading permit. A grading permit does not include the construction of retaining walls or other structures for which a building permit is required.
84. A preconstruction meeting with the City Engineering Inspector (Engineering Department) is required prior to commencement of any grading activity.
85. Hauling in excess of 5,000 cubic yards shall be approved by the City Council (LEMC Section 15.72.065). Prior to commencement of grading operations, applicant shall provide to the City a map of all proposed haul routes to be used for movement of export material. All such routes shall be subject to the review and approval of the City Engineer. Haul route shall be submitted prior to issuance of a grading permit.
86. All grading shall be done under the supervision of a geotechnical engineer. Slopes steeper than 2 to 1 shall be evaluated for stability and proper erosion control and approved by the City.
87. Review and approval of the project sediment and erosion control plan shall be completed.
88. Approval of the project Final Water Quality Management Plan (WQMP) for post construction shall be received prior to issuance of a grading permit.
89. Applicant shall obtain applicable environmental clearance from the Planning Department and submit applicable clearance document to the Engineering Department. This approval shall specify that the project complies with any and all required environmental mitigation triggered by the proposed grading activity.

PRIOR TO BUILDING PERMIT

90. Provide soils, geology and seismic report, including recommendations for parameters for seismic design of buildings, and walls prior to issuance of building permit.
91. All required public right-of-way dedications and easements (not dedicated on the map) shall be prepared by the developer or his agent and shall be submitted to the Engineering Department for review and approval prior to issuance of building permit.

PRIOR TO OCCUPANCY / FINAL APPROVAL

92. All public improvements shall be constructed in accordance with the approved plans or as condition of this development to the satisfaction of the City Engineer prior to issuance of first occupancy.
93. Proof of acceptance of maintenance responsibility of slopes, open spaces, landscape areas, and drainage facilities shall be provided.
94. As applicable, applicant shall provide a digital copy of the recorded Covenants, Conditions, and Restrictions (CC&Rs) to the Engineering Department.
95. As-built plans for all approved plan sets shall be submitted for review and approval by the City. Applicant is responsible for revising the original mylar plans.
96. In the event of the damage to City roads from hauling or other construction related activity, applicant shall pay full cost of restoring public roads to the baseline condition.
97. Final soil report showing compliance with recommendations, compaction reports, grade certifications, monument certification (with tie notes delineated on 8 ½ X 11" Mylar) shall be submitted in .tif format on a USB flash drive or electronically to the Engineering Department before final inspection will be scheduled.
98. Applicant shall pay all outstanding applicable processing and development fees prior to occupancy and/or final approval.
99. Applicant shall submit documentation pursuant to City's *Security Release* handout.
100. Applicant shall provide AutoCAD and GIS Shape files of all Street and Storm Drain plans. All data must be in projected coordinate system: NAD 83 State Plane California Zone VI U.S. Fleet. All parts and elements of the designed system shall be represented discretely. Include in the attribute table basic data for each feature, such as diameter and length, as applicable, and for pipes include material (PVC, RCP, etc.) and slope.

CITY OF LAKE ELSINORE FIRE MARSHAL

101. The applicant or developer shall provide fire hydrants in accordance with the following:
102. Prior to placing any combustibles on site, provide an approved water source for firefighting purposes.

103. Prior to building permit issuance, submit plans to the water district for a water system capable of delivering fire flow as required by the California Fire Code and Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Hydrants must produce the required fire flow per the California Fire Code.
104. Fire flow shall be determined by the building of the single largest square footage. The minimum fire flow will be 1500 GPM at 20 PSI for a 2-hour duration, per the 2022 California Fire Code.
105. Prior to issuance of Building Permits, the applicant/developer shall provide the Office of the Fire Marshal with an approved site plan for Fire Lanes and signage. (CFC 501.3)
106. Each parcel shall have independent access to the circulating roadway. Shared access shall be documented and reciprocal access agreements or dedicated access shall be established.

DEPARTMENT OF ADMINISTRATIVE SERVICES

Annex into the City of Lake Elsinore Community Facilities District No. 2015-2 (Maintenance Services)

107. Prior to approval of a the Final Map or issuance of a Grading Permit (whichever comes first), the applicant shall submit an application to the Department of Administrative Services to initiate the annexation process into the Community Facilities District No. 2015-2 (Maintenance Services) or current Community Facilities District in place at the time of annexation to fund the on-going operation and maintenance of the public right-of-way landscaped areas and neighborhood parks to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison, including parkways, street maintenance, open space and public storm drains constructed within the development and federal NPDES requirements to offset the annual negative fiscal impacts of the project. The annexation process shall be completed prior to issuance of the first certificate of occupancy for the project. Alternatively, the applicant may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Maintenance Services. Applicant shall make a non-refundable deposit of \$15,000 or at the current rate in place at the time of annexation toward the cost of annexation, formation or other mitigation process, as applicable.
-

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 Council of the City of Lake Elsinore on _____. I also acknowledge that all Conditions shall be met as indicated.

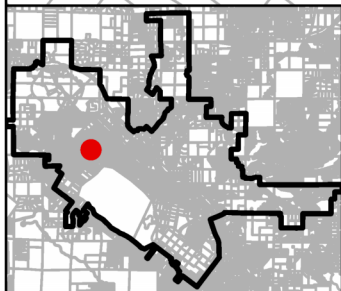
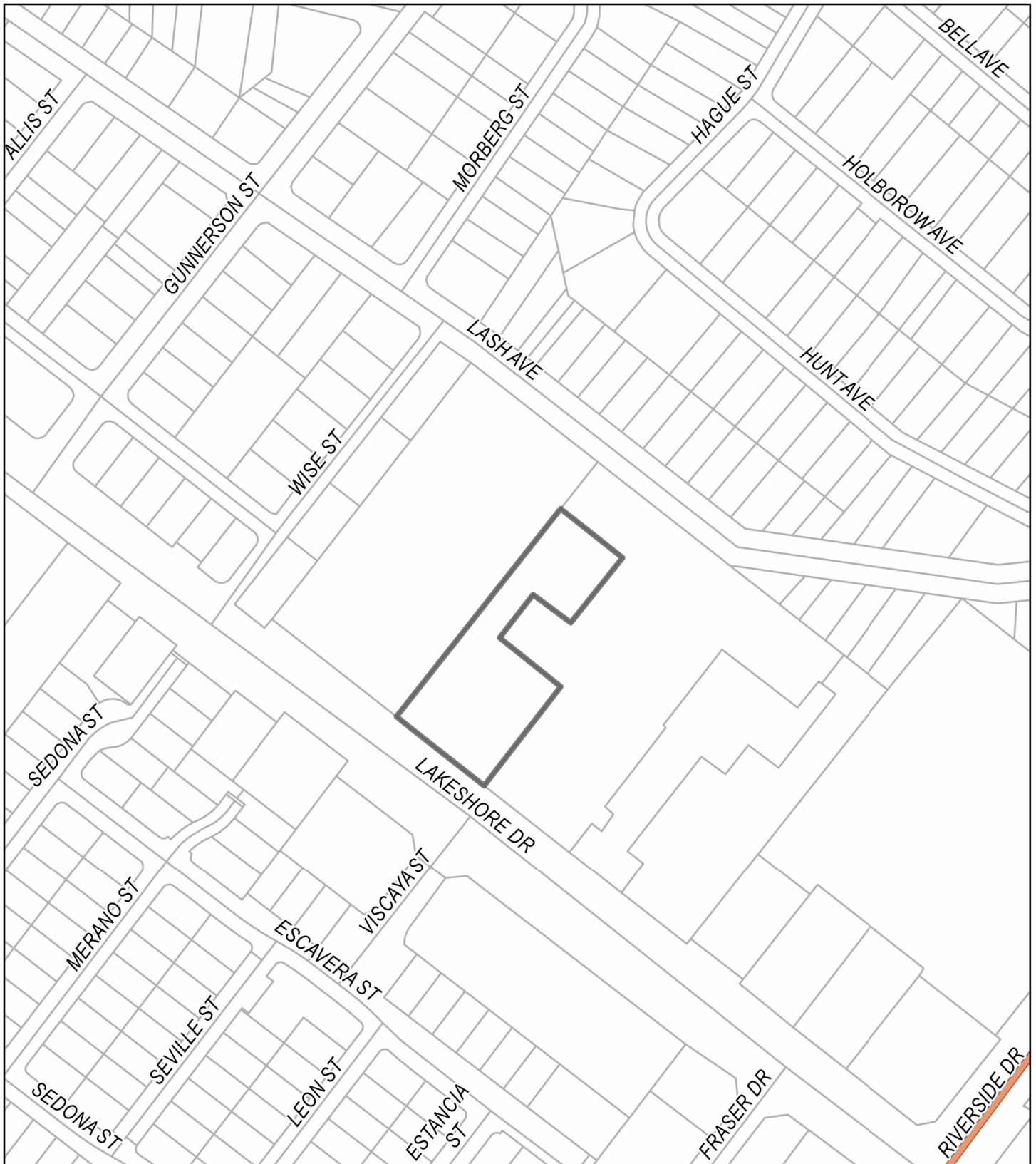
Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

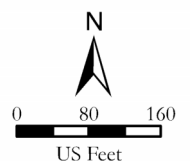
Phone Number: _____

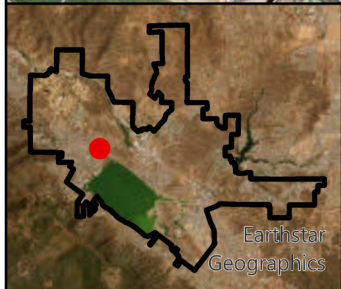


Vicinity Map

Planning Application No. 2023-29
Tentative Parcel Map No. 2023-03 (TPM 38753)

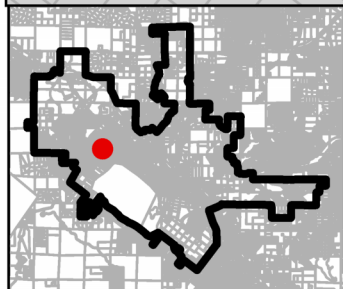
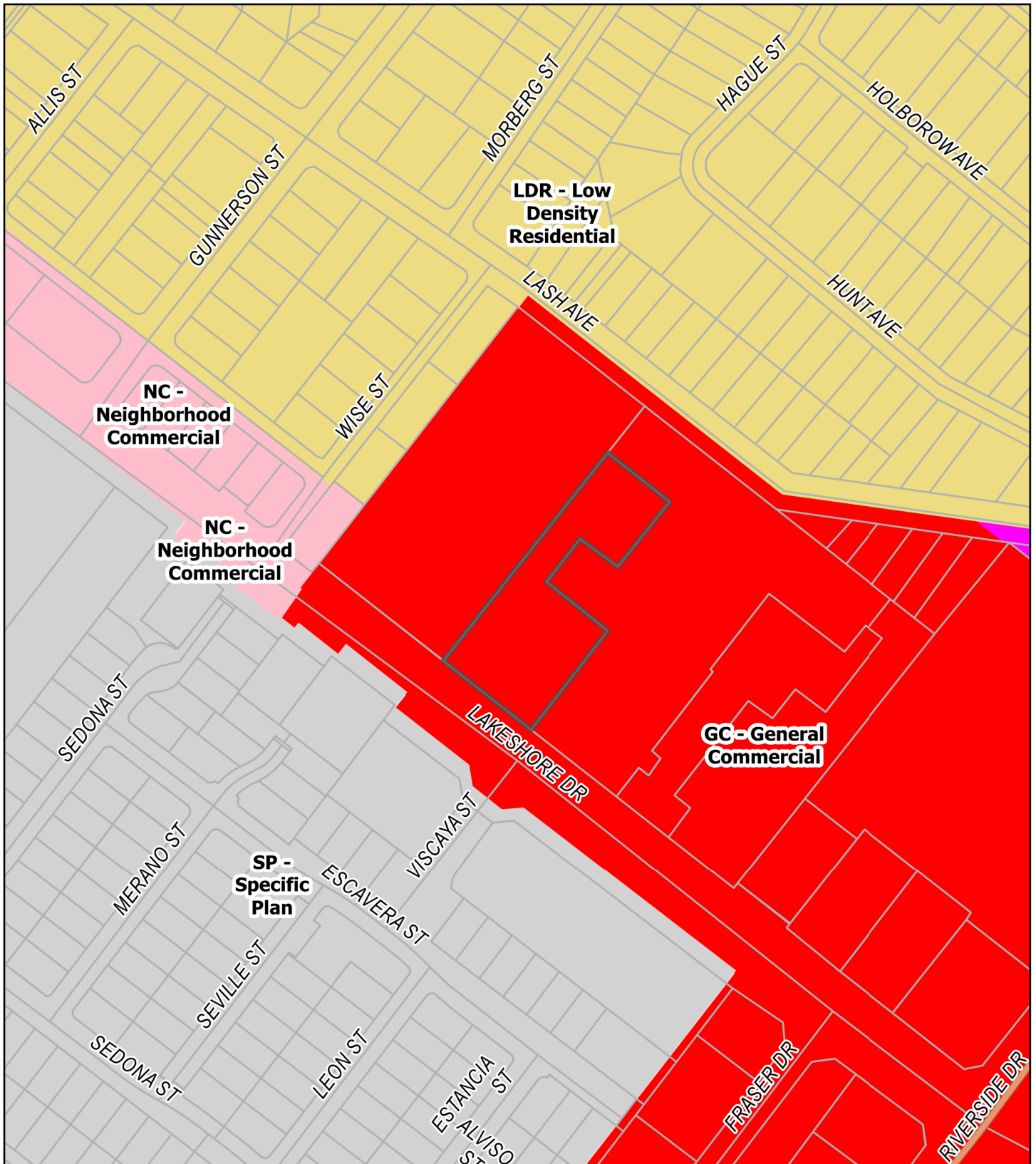
Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet





<h1>Aerial Map</h1>	
<p>Planning Application No. 2023-29 Tentative Parcel Map No. 2023-03 (TPM 38753)</p>	
<p>Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet</p>	

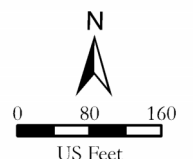
<p>N</p> <p>0 95 190 US Feet</p>	<p>CITY OF LAKE CALSINORE DREAM EXTREME</p>
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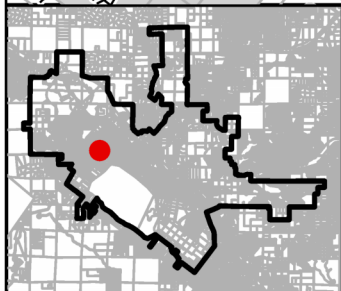


General Plan Exhibit

Planning Application No. 2023-29
Tentative Parcel Map No. 2023-03 (TPM 38753)

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

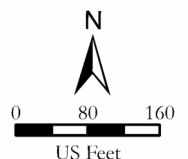




Zoning Exhibit

Planning Application No. 2023-29
Tentative Parcel Map No. 2023-03 (TPM 38753)

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet



UTILITY PROVIDERS:

CABLE TV, BROADBAND & TELEPHONE:
SPECTRUM
(855) 707-7328
FRONTIER
(855) 331-0424

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
(800) 655-4555

GAS:
SOCAL GAS
(800) 427-2200
(949) 457-1617

TELEPHONE:
SOUTHERN CALIFORNIA TELEPHONE & ENERGY
(800) 840-6673

WATER & SEWER SERVICE:
ELKSNORE VALLEY MUNICIPAL WATER DISTRICT
(951) 674-3146

OWNER / APPLICANT

CHO H & HY S. YUN
16758 LAKESHORE DRIVE,
LAKE ELSINORE, CA 92530
EMAIL: HESUN@74HOMAIL.COM
PHONE: 714-857-3317

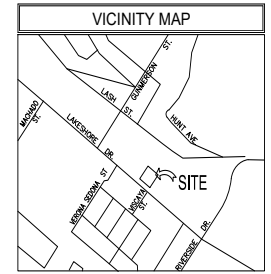
ENGINEER & SURVEY:

T. GROUP
1442 IRVINE BOULEVARD, SUITE 208
TUSTIN, CA 92780
(949) 457-1617
(714) 982-4057

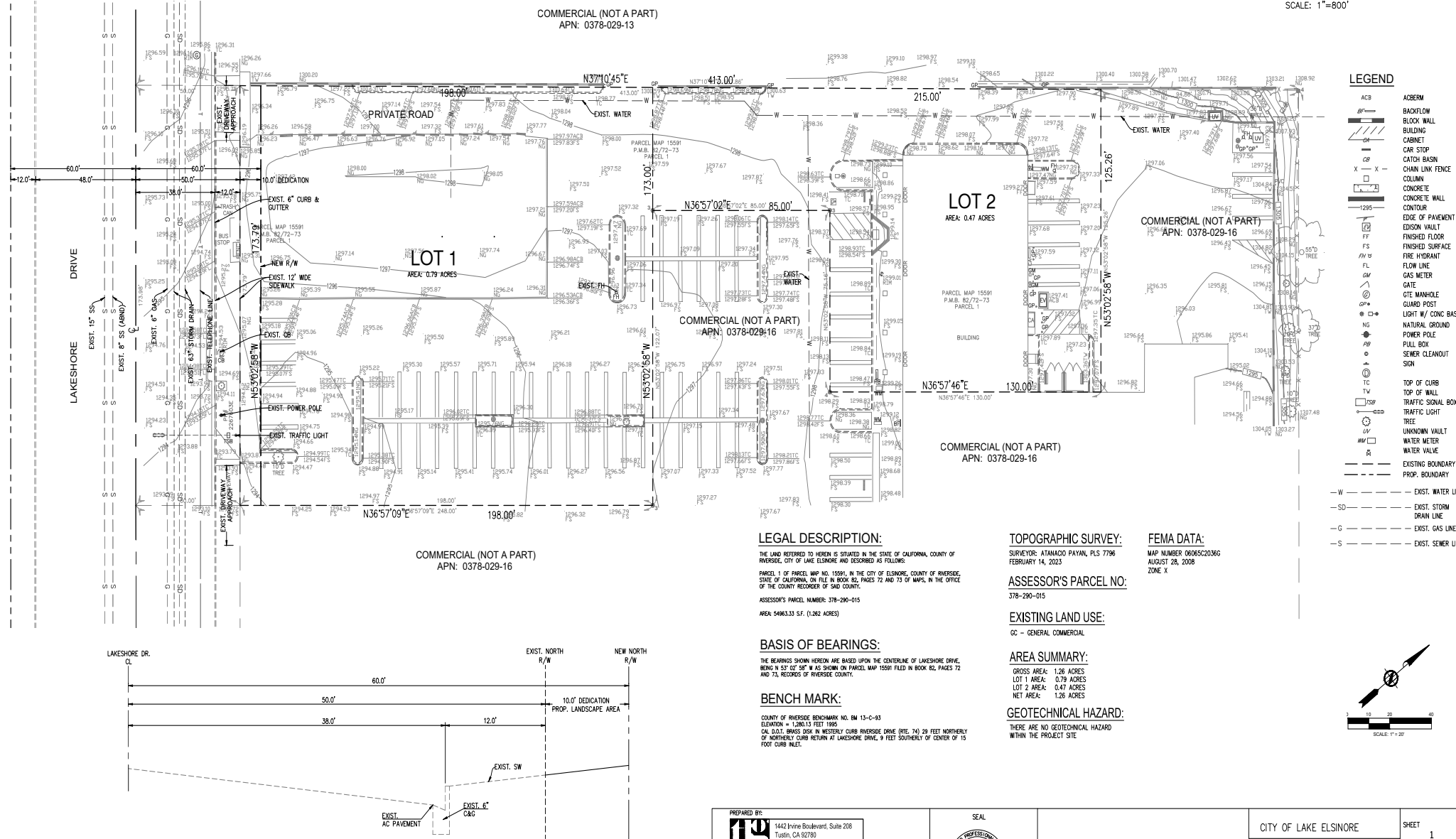
CITY OF LAKE ELSINORE

TENTATIVE PARCEL MAP NO. 38753

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
SCALE: 1"=800'



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF LAKE ELSINORE AND DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 15591, IN THE CITY OF ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 85, PAGES 72 AND 73, RECORDS OF RIVERSIDE COUNTY, OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 378-290-015

AREA: 54863.33 SF (1.262 ACRES)

TOPOGRAPHIC SURVEY:

SURVEYOR: ATANACIO PAYAN, PLS 7796

FEBRUARY 14, 2023

ASSESSOR'S PARCEL NO.:

378-290-015

EXISTING LAND USE:

GC - GENERAL COMMERCIAL

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF LAKESHORE DRIVE, BEING N 53° 02' 58" W AS SHOWN ON PARCEL MAP 15591 FILED IN BOOK 72, PAGES 72 AND 73, RECORDS OF RIVERSIDE COUNTY.

BENCH MARK:

COUNTY OF RIVERSIDE BENCHMARK NO. BM 13-C-93

ELEVATION = 1,280.13 FEET 1995
OK D.U.I. BRUSH DISK IN WESTERN CURB RIVERSIDE DRIVE (SITE 74) 29 FEET NORTHERLY OF NORTHERLY CURB RETURN AT LAKESHORE DRIVE, 9 FEET SOUTHERLY OF CENTER OF 15 FOOT CURB INLET.

AREA SUMMARY:

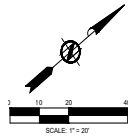
GROSS AREA: 1.26 ACRES
LOT 1 AREA: 0.79 ACRES
LOT 2 AREA: 0.47 ACRES
NET AREA: 1.26 ACRES

GEOTECHNICAL HAZARD:

THERE ARE NO GEOTECHNICAL HAZARD WITHIN THE PROJECT SITE

LEGEND

- ACB
- BACKFLOW
- BLOCK WALL
- BUILDING
- CABINET
- CAR STOP
- CATCH BASIN
- CHAIN LINK FENCE
- COLUMN
- CONCRETE
- CONCRETE WALL
- CONTOUR
- EDGE OF PAVEMENT
- FINISHED FLOOR
- FINISHED SURFACE
- FIRE HYDRANT
- FLOW LINE
- GAS METER
- GATE
- GTE MANHOLE
- GUARD POST
- LIGHT W/ CONC BASE
- NATURAL GROUND
- POWER POLE
- PULL BOX
- SEWER CLEANOUT
- SIGN
- TOP OF CURB
- TOP OF WALL
- TRAFFIC SIGNAL BOX
- TRAFFIC LIGHT
- TREE
- UNKNOWN VAULT
- WATER METER
- WATER VALVE
- EXISTING BOUNDARY
- PROP. BOUNDARY
- W - - - - - EXIST. WATER LINE
- SD - - - - - EXIST. STORM
- G - - - - - EXIST. GAS LINE
- S - - - - - EXIST. SEWER LINE



LAKESHORE DRIVE SECTION
N.T.S.

PREPARED BY:
TG
T. GROUP
1442 Irvine Boulevard, Suite 208
Tustin, CA 92780
Phone: (949) 457-1617
(714) 982-4057
Web: www.tgroupconsultants.com

PREPARED UNDER SUPERVISION OF:
TG
MO GHASSABZADEH 36479
DATE: 01-26-2024

SEAL
REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD ALI GHASSABZADEH
No. 36479
STATE OF CALIFORNIA

SCALE:
1" = 20'
DATE: JANUARY 26, 2024

BENCH MARK:
AS NOTED ABOVE

CITY OF LAKE ELSINORE
TENTATIVE PARCEL
MAP NO. 38753

SHEET
1
OF 1 SHEETS
FILE NO.



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 April 23, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 7:00 p.m., or as soon thereafter as the matter may be heard, to consider the following related items:

Planning Application No. 2023-29 (Tentative Parcel Map No. 38753): A request by Raffaele Suprano, Compass Land Advisors, to subdivide a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. The project is located on the northerly side of Lakeshore Drive and westerly of Riverside Drive (APN: 378-290-015).

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 15315 Minor Land Divisions.

PLANNING COMMISSION RECOMMENDATION: On March 19, 2024, at a duly noticed Public Hearing, the Lake Elsinore Planning Commission by a 5-0 vote recommended that the City Council approve the proposed project.

ALL INTERESTED PERSONS are hereby invited to attend this Public Hearing to present written information, express opinions, or otherwise present evidence in the above matters. 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 City Clerk's office at (951) 674-3124 ext. 269. All Agenda materials are available for review at City Hall the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Joey Mendoza, Associate Planner in the Planning Division at jmendoza@lake-elsinore.org or at (951) 674-3124, ext. 273.

Candice Alvarez, MMC,
City Clerk

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE
pe.com

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: 0011659523

FILE NO. 0011659523

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/10/2024

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

Date: April 10, 2024.
At: Riverside, California

Signature



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 April 23, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 7:00 p.m., or as soon thereafter as the matter may be heard, to consider the following related items:

Planning Application No. 2023-29 (Tentative Parcel Map No. 38753) :
A request by Raffaele Suprano, Compass Land Advisors, to subdivide a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. The project is located on the northerly side of Lakeshore Drive and westerly of Riverside Drive (APN: 378-290-015).

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 15315 Minor Land Divisions.

PLANNING COMMISSION RECOMMENDATION N : On March 19, 2024, at a duly noticed Public Hearing, the Lake Elsinore Planning Commission by a 5-0 vote recommended that the City Council approve the proposed project.

ALL INTERESTED PERSONS are hereby invited to attend this Public Hearing to present written information, express opinions, or otherwise present evidence in the above matters. 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 City Clerk's office at (951) 674-3124 ext. 269. All Agenda materials are available for review at City Hall the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Joey Mendoza, Associate Planner in the Planning Division at jmendoza@lake-elsinore.org or at (951) 674-3124, ext. 273.

Candice Alvarez, MMC,
City Clerk
The Press-Enterprise
Published: 4/10/24



AFFIDAVIT OF NOTIFICATION LIST

Application No.

Lake Elsinore

Applicant Name

Raffael Saprano

Project Name/Location Lake Elsinore

I certify that on Feb 7 day of Feb., 2024, we prepared a notification list and a radius map, including properties entirely and partially within 300 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) 16758 Lakeshore Dr, Lake Elsinore, CA 92530. 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.

Applicant/Representative Signature

2-7-2024

Date

This instrument was acknowledged before me on this 7 day of Feb., 2024, by

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

Notary Public

SEE ATTACHED NOTARY
DATED 2/7/2024

My Commission expires on: 12-25-2026

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

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

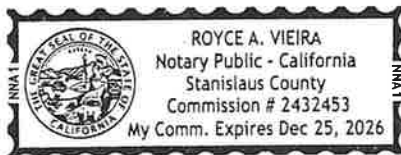
State of California

County of STANISLAUS

On 2-7-2024 before me, ROYCE A. VIEIRA, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared DEBBIE ANN GARCIA
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of Notification List

Document Date: 2-7-2024 Number of Pages: 1

Signer(s) Other Than Named Above: -NA-

Capacity(ies) Claimed by Signer(s)

Signer's Name: DEBBIE A. GARCIA

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____



1250 Corona Pointe Court, Suite 200, Corona, CA 92879
Toll Free (877) 659-4502 - Fax (909) 477-6055

First American Title Insurance Company, a California corporation,

HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF A VENDOR SERVICE,
THE ATTACHED LIST CONTAINS THE NAMES AND ADDRESSES OF ALL PERSONS
TO WHOM ALL PROPERTY IS ASSESSED AS THEY APPEAR ON THE LATEST
AVAILABLE ASSESSMENT ROLL, INCLUDING OCCUPANTS, OF THE COUNTY OF
RIVERSIDE WITHIN THE AREA DESCRIBED AND FOR A RADIUS OF 300 FEET FROM
THE EXTERIOR BOUNDARIES OF THE PROPERTY LEGALLY DESCRIBED AS:

APN: 378-290-015

Dated: FEBRUARY 7, 2024

Prepared By: Debbie Garcia

Limitation of Liability for Informational Report

First American Title Company

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

First American Title Insurance Company

By:  Chief Executive Officer

Attest: 
Ruben Castro - Vice President - Southern California Regional Director



First American Title Company

APN	OWNER	ADDRESS	CITY	STATE	ZIP
378-245-012	Sohail Fahmian & Hang Duong	10141 Antigua St	Anaheim	CA	92804-5302
378-245-013	Sohail Fahmian & Hang Duong	10141 Antigua St	Anaheim	CA	92804-5302
378-245-014	Rose & Raul Moreno	19098 State St	Corona	CA	92881-3782
378-263-001	Derek Johnson	450 Dulin Rd	Fallbrook	CA	92028
378-263-002	David Bertoldo	16769 Hunt Ave	Lake Elsinore	CA	92530-4705
378-263-003	Maria Victorio	16777 Hunt Ave	Lake Elsinore	CA	92530-4705
378-263-004	Antonio Llamas	10905 Angell St	Norwalk	CA	90650-2535
378-263-005	Cecelia Fairfax	5512 Inner Circle Dr	Riverside	CA	92506-3617
378-263-006	Christian Jensen & Inga Mikelson	Marvej 23	Skagen		
378-263-007	Christian Jensen & Inga Mikelson	Markvej23	Skagen		
378-263-008	John & Kimberly Carreon	16819 Hunt Ave	Lake Elsinore	CA	92530-4761
378-263-009	John & Kimberly Carreon	16819 Hunt Ave	Lake Elsinore	CA	92530-4761
378-263-010	Juancarlo Freman	120 W Ellis Ave	Inglewood	CA	90302-6337
378-263-011	Linda Poe	1345 Bonair Rd	Vista	CA	92084-4103
378-263-017	Juancarlo Freman	120 W Ellis Ave	Inglewood	CA	90302-6337
378-263-018	Michelle Pawlak	16792 Lash St	Lake Elsinore	CA	92530-6728
378-263-019	Michelle Pawlak	16792 Lash St	Lake Elsinore	CA	92530-6728
378-263-020	Michelle Pawlak	16792 Lash St	Lake Elsinore	CA	92530-6728
378-263-021	Michelle Pawlak	16792 Lash St	Lake Elsinore	CA	92530-6728
378-263-022	Luciane Caixeta	31757 Biagio Way	Winchester	CA	92596-8532
378-263-023	Thi Phan	9452 Luders Ave	Garden Grove	CA	92844-2321
378-263-024	Emily Toy & Christian Tornero	7851 Orangewood Av	Stanton	CA	90680-3511
378-263-025	John Jefferson Carter Fam Tr	23905 Clinton Keith R	Wildomar	CA	92595-7897
378-263-026	Jovian Mendoza	309 N Basque Ave	Fullerton	CA	92833-2704
378-263-027	Suset Arellano & Elisa Lara	1029 Pearl Ave	Las Vegas	NV	89104-4635
378-263-028	Emilio & Maricela Solis	2745 Vista Sereno Ct	Lemon Grove	CA	91945-3436
378-263-029	Emilio & Maricela Solis	22711 Tranquility Cir	Wildomar	CA	92595-4930
378-263-030	Sohail Fahmian & Hang Duong	10141 Antigua St	Anaheim	CA	92804-5302
378-264-001	Loren & William McClurg	935 S Los Robles Ave	Pasadena	CA	91106-3718
378-264-002	Rose & Mary Mosero	429 Camino Manzana	Thousand Oaks	CA	91360-2007
378-264-003	Charles Rasmussen Iii	2275 Huntington Dr	San Marino	CA	91108-2640
378-290-013	Lakeside Center	7303 Whitegate Ave	Riverside	CA	92506-5462
378-290-015	Chu & Hye Yun	175 S Peralta Hills Dr	Anaheim	CA	92807-3424
378-290-016	Sanford Sandelman & The Masue T	185 Nw Spanish River	Boca Raton	FL	33431-4230
378-290-017	Bvn Company	1859 W Red Fox Rd	Santa Ana	CA	92704-7157
378-290-018	Chu & Hye Yun	175 S Peralta Hills Dr	Anaheim	CA	92807-3424
378-305-001	Pedro Villareal Jr	29700 Wise St	Lake Elsinore	CA	92530-6732
378-305-002	Aek Global Invest Aliasghar	4603 Hurford Ter	Encino	CA	91436-3345
378-305-003	Ht Prop	31902 Avenida Evita	San Juan Capo	CA	92675-3902
378-305-004	Alvin & Sharon Adams	16636 Lakeshore Dr	Lake Elsinore	CA	92530-6746
379-470-004	Mark & Marisela Jorgenson	16628 Escavera St	Lake Elsinore	CA	92530-7030
379-470-005	Nickolas & Haylee Young	16626 Escavera St	Lake Elsinore	CA	92530-7030
379-470-006	Rodney Mondino	27871 Rural Ln	Laguna Niguel	CA	92677-6005
379-470-083	Lakeshore Viscaya & Wstrn Edu Cor	177 Holston Dr	Lancaster	CA	93535-4570
379-480-001	Laura Sandoval	16618 Escavera St	Lake Elsinore	CA	92530-7028
379-480-002	Rocio Alcala	16616 Escavera St	Lake Elsinore	CA	92530-7028

379-480-003	Fanta Vongamath	16614 Escavera St	Lake Elsinore	CA	92530-7028
379-480-004	Susan Hamilton	32020 Merano St	Lake Elsinore	CA	92530-7051
379-480-005	Rosalyn Lee	32022 Merano St	Lake Elsinore	CA	92530-7051
379-480-006	Katelyn & Peter Quesada	32024 Merano St	Lake Elsinore	CA	92530-7051
379-480-007	Jill Mirasol	32025 Merano St	Lake Elsinore	CA	92530-7073
379-480-008	2018-3 lh Borrower Lp	1717 Main St	Dallas	TX	75201-4657
379-480-012	Dev Arain	13512 Plummer Cree	Eastvale	CA	92880-5550
379-480-013	Dev Arain	13512 Plummer Cree	Eastvale	CA	92880-5550
379-480-014	Brettany Gonzalez	2602 Star Crest Ln	Corona	CA	92881-8630
379-480-087	Ali & Hamideh Safai	68 Canyon Crk	Irvine	CA	92603-0419
379-480-091	Homeowners Viscaya	110 E Avenida Palizad	San Clemente	CA	92672-3956
379-480-094	The Gonzales Family Trust	26819 Mountain Gler	Menifee	CA	92584-8331
379-480-095	The Gonzales Family Trust	26819 Mountain Gler	Menifee	CA	92584-8331

378-245-012

Sohail Fahmian & Hang Duong
10141 Antigua St
Anaheim, CA 92804-5302

378-263-001

Derek Johnson
450 Dulin Rd
Fallbrook, CA 92028

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Antonio Llamas
10905 Angell St
Norwalk, CA 90650-2535

378-263-007

Christian Jensen & Inga Mikelson
Markvej23
Skagen

378-263-010

Juancarlo Freman
120 W Ellis Ave
Inglewood, CA 90302-6337

378-263-018

Michelle Pawlak
16792 Lash St
Lake Elsinore, CA 92530-6728

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Stanton, CA 90680-3511

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David Bertoldo
16769 Hunt Ave
Lake Elsinore, CA 92530-4705

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Cecelia Fairfax
5512 Inner Circle Dr
Riverside, CA 92506-3617

378-263-008

John & Kimberly Carreon
16819 Hunt Ave
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Linda Poe
1345 Bonair Rd
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Marvej 23
Skagen

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Anaheim, CA 92807-3424

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San Juan Capo, CA 92675-3902

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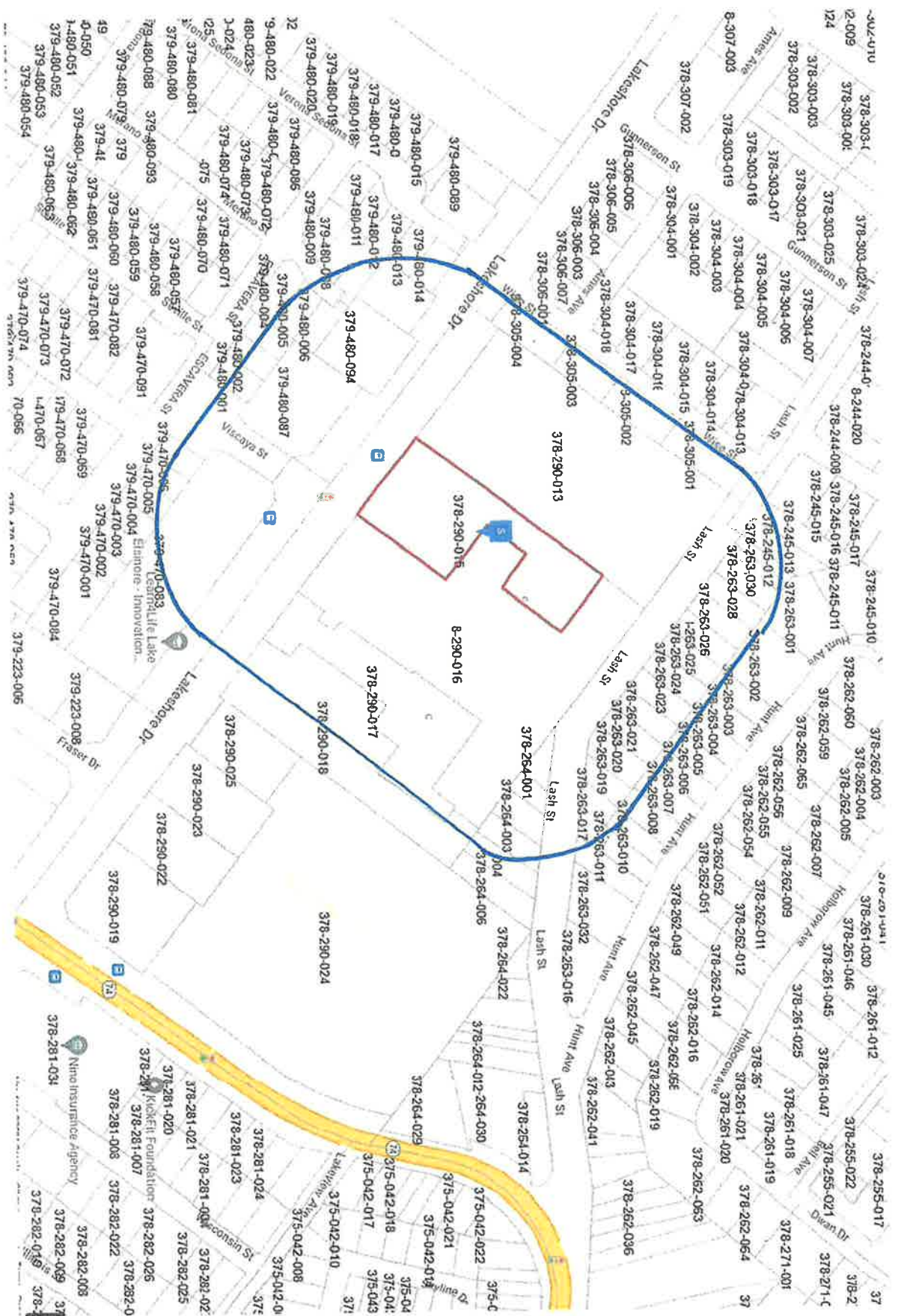
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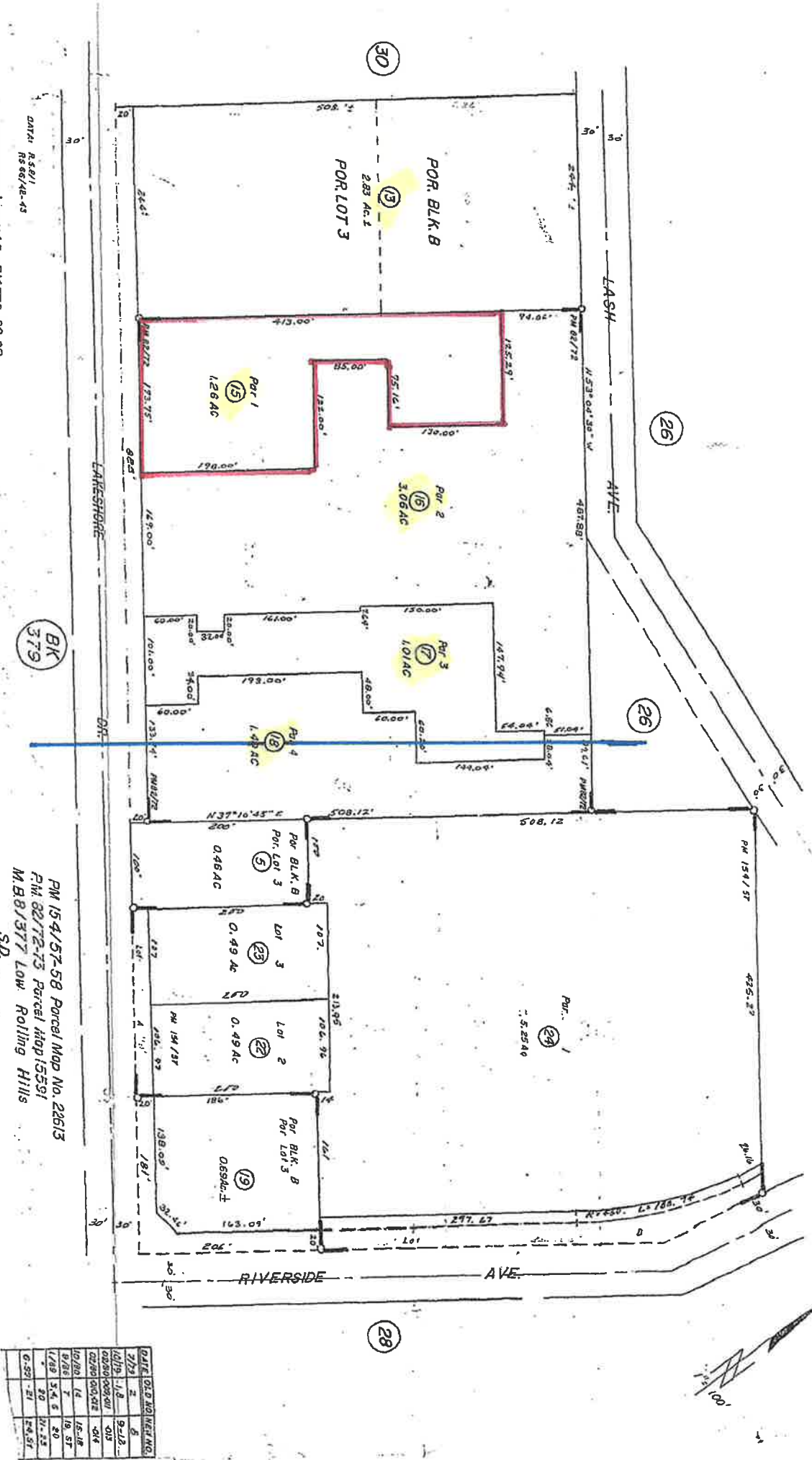


POR. RANCHO LA LAGUNA

T.R. A. 005-029

JUL 26 1995

10-32-1
378-29



DATE	OLD NO.	NEW NO.
7/73	1-8	8
10/79	1-8	9-18
02/80	009-001	015
02/80	009-018	016
10/80	14	18-18
8/88	18	18-18
1/88	3-4-6	20
3-90	11-23	
6-92	21	24-31

DATE: 8-28-91
R/S: 88/48-43
ASSESSOR'S MAP BK 378 PG. 29
RIVERSIDE COUNTY, CALIF.

PM 154/57-58 Parcel Map No. 22613
PM 82/78-73 Parcel Map 15591
M.B. 377 LOW Rolling Hills
S.D.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PAPER MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

FEB 23 2006

POR. PROTRACTED SEC. 35 T. 5S., R. 5W
 POR. PROTRACTED SEC. 2 T. 6S., R. 5W
 CITY OF LAKE ELISHORE

T. R. A. 005-028

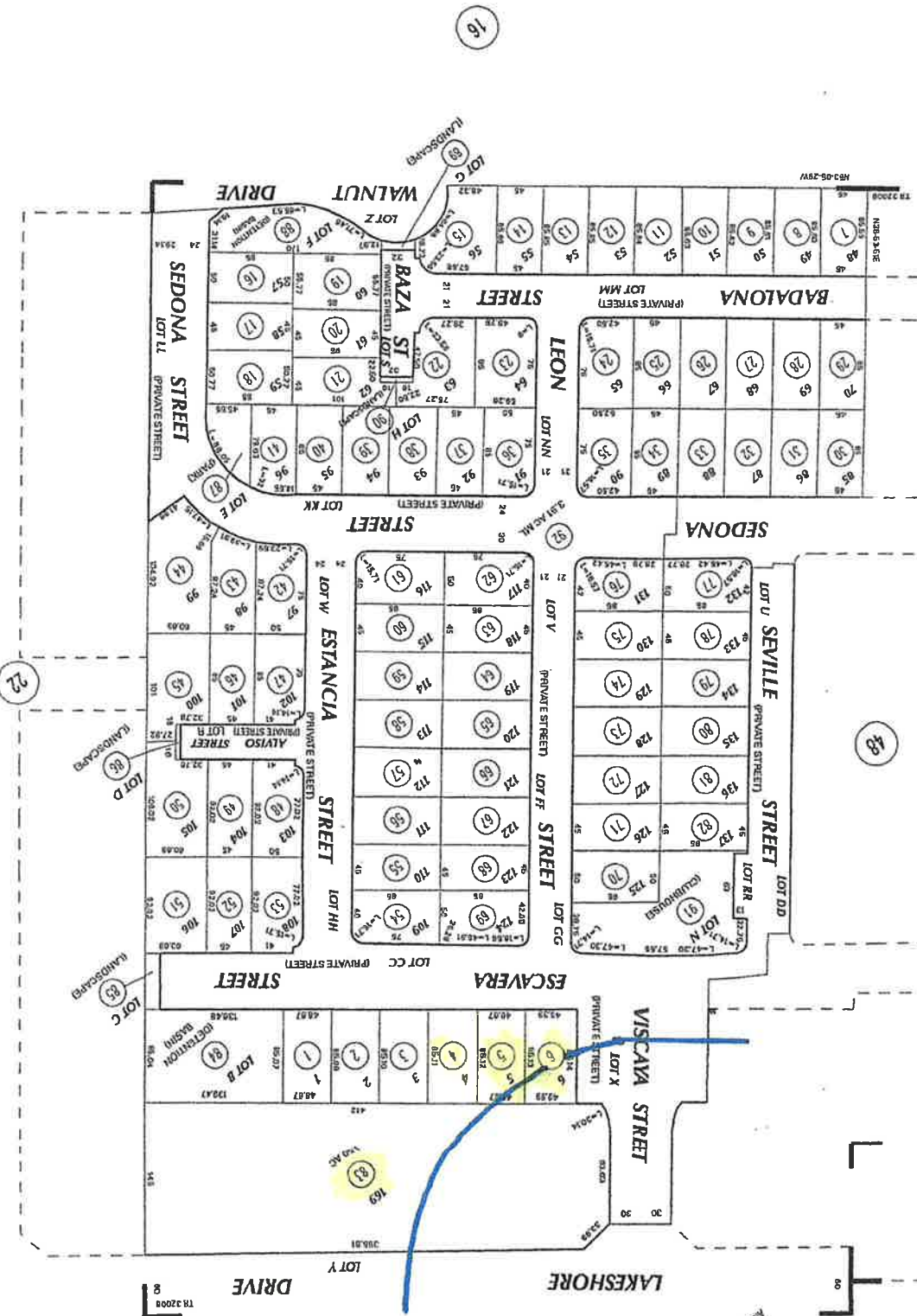
379-47
 379-73

ASSESSOR'S MAP B1379 PG. 47
 Riverside County, Calif.

2006

MB 366/21-27 TRACT MAP NO. 3208

Feb 2006



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

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

T. 5S, R. 5W

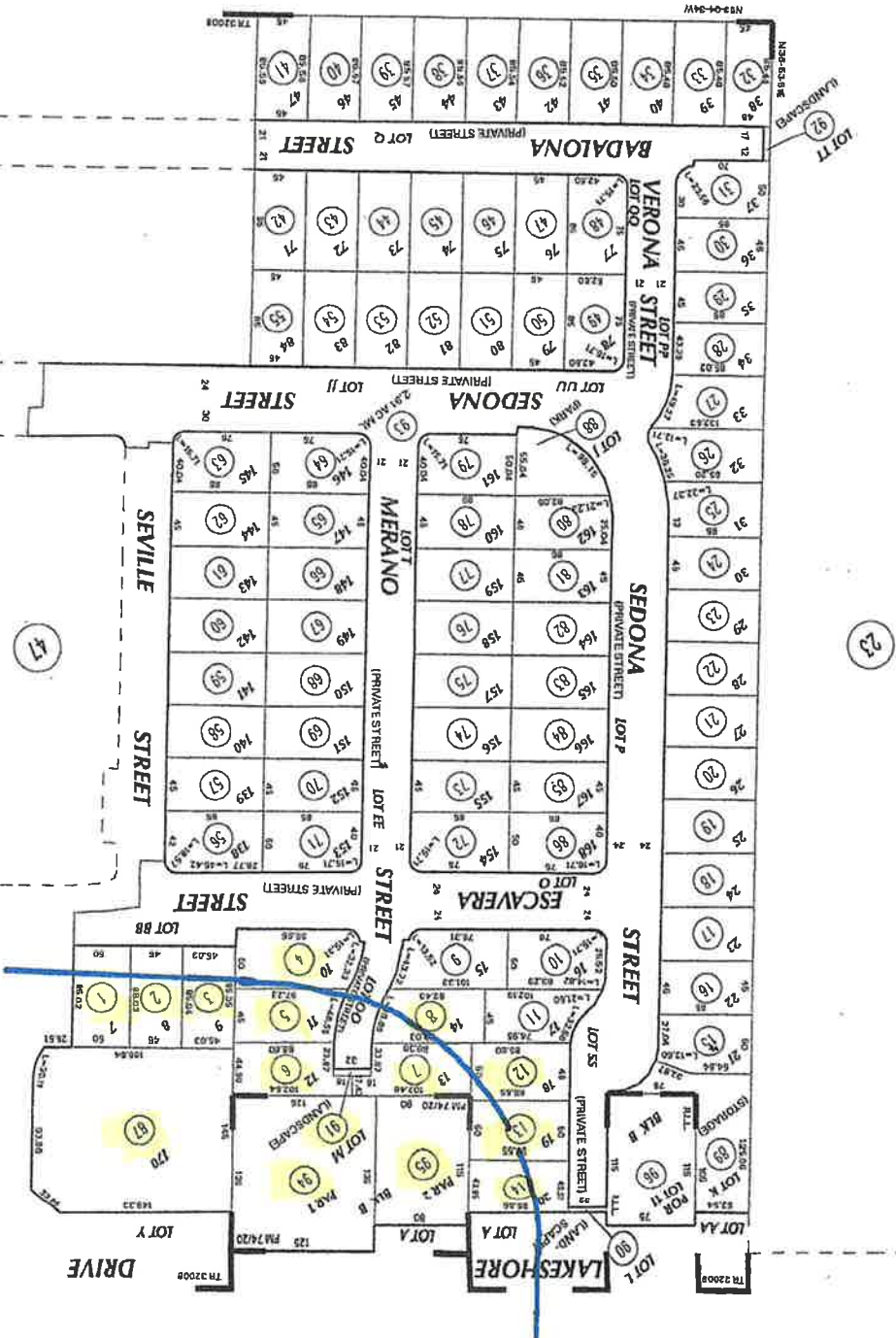
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379-23

ASSESSOR'S MAP BK379 PG. 48
Riverside County, Calif.

609

MB 8/377 SD RANCHO LA LAGUNA
PM 74/20 PARCEL MAP NO. 13024
MB 386/21-27 TRACT MAP NO. 32008

Feb 2006



376
30

1" = 100'
ANGLE = 52°

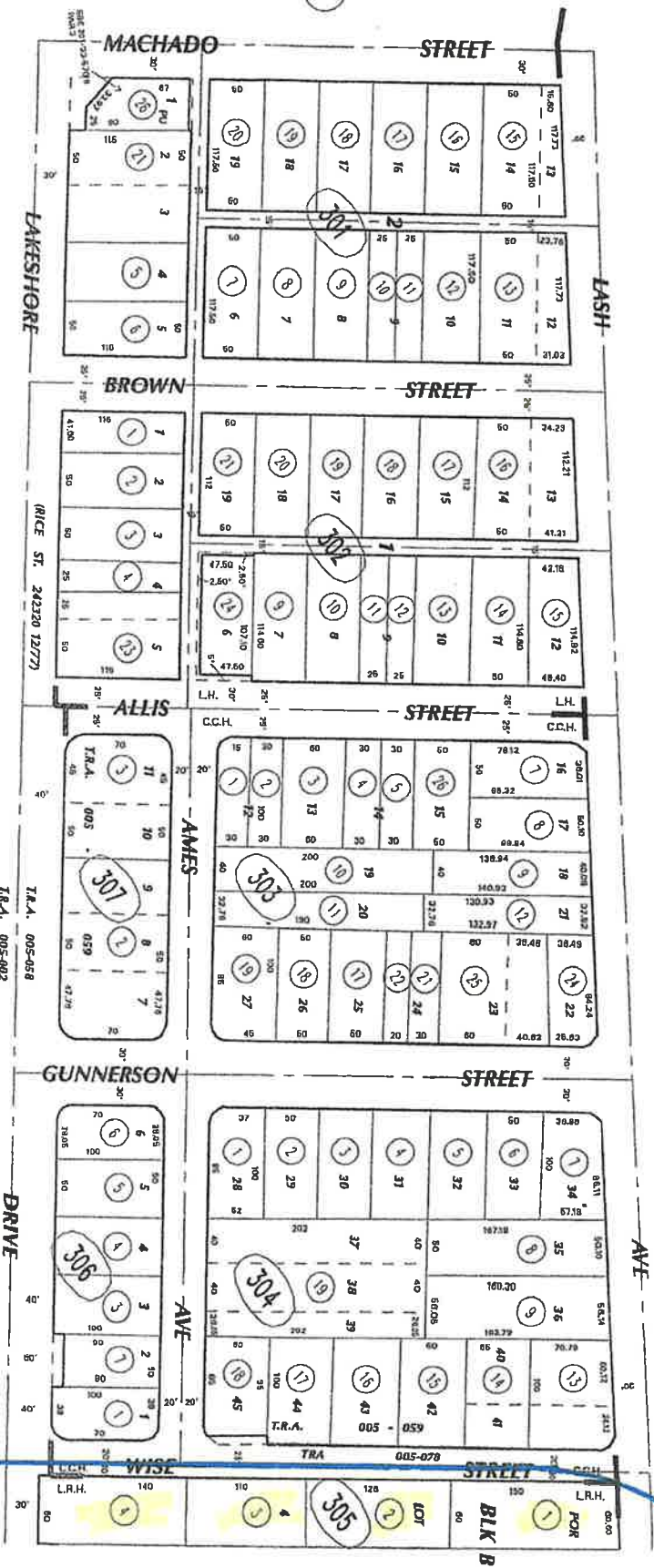
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PACE MAY NOT CORRELATE WITH LOCAL LOT, PLAT OR BUILDING SITE ORDINANCES.

FEB 15 2018

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

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

378-30
18-32-1
33



ASSESSOR'S MAP 8X378 PG. 30
Riverside County, Calif.

889

D.A.K. MAP 539

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

Feb 2008

DATE	OLD NUMBER	NEW NUMBER
3/1/76	203-1-1	21, 22
3/1/76	207-1-1	23, 24
3/1/77	207-1-1	21
3/1/77	207-1-1	22
3/1/77	207-1-1	23
3/1/77	207-1-1	24
3/1/77	207-1-1	25
3/1/77	207-1-1	26
3/1/77	207-1-1	27
3/1/77	207-1-1	28
3/1/77	207-1-1	29
3/1/77	207-1-1	30
3/1/77	207-1-1	31
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3/1/77	207-1-1	58
3/1/77	207-1-1	59
3/1/77	207-1-1	60
3/1/77	207-1-1	61
3/1/77	207-1-1	62
3/1/77	207-1-1	63
3/1/77	207-1-1	64
3/1/77	207-1-1	65
3/1/77	207-1-1	66
3/1/77	207-1-1	67
3/1/77	207-1-1	68
3/1/77	207-1-1	69
3/1/77	207-1-1	70
3/1/77	207-1-1	71
3/1/77	207-1-1	72
3/1/77	207-1-1	73
3/1/77	207-1-1	74
3/1/77	207-1-1	75
3/1/77	207-1-1	76
3/1/77	207-1-1	77
3/1/77	207-1-1	78
3/1/77	207-1-1	79
3/1/77	207-1-1	80
3/1/77	207-1-1	81
3/1/77	207-1-1	82
3/1/77	207-1-1	83
3/1/77	207-1-1	84
3/1/77	207-1-1	85
3/1/77	207-1-1	86
3/1/77	207-1-1	87
3/1/77	207-1-1	88
3/1/77	207-1-1	89
3/1/77	207-1-1	90
3/1/77	207-1-1	91
3/1/77	207-1-1	92
3/1/77	207-1-1	93
3/1/77	207-1-1	94
3/1/77	207-1-1	95
3/1/77	207-1-1	96
3/1/77	207-1-1	97
3/1/77	207-1-1	98
3/1/77	207-1-1	99
3/1/77	207-1-1	100

378-24

$$1'' = 100$$


Legend

- Lol Linn
- Right Ol'Way
- — — Ol' Luv Linn
- Reference R.O.W
- — — Other Essarments
- Luvda Arava

———— Shady Arava The Main



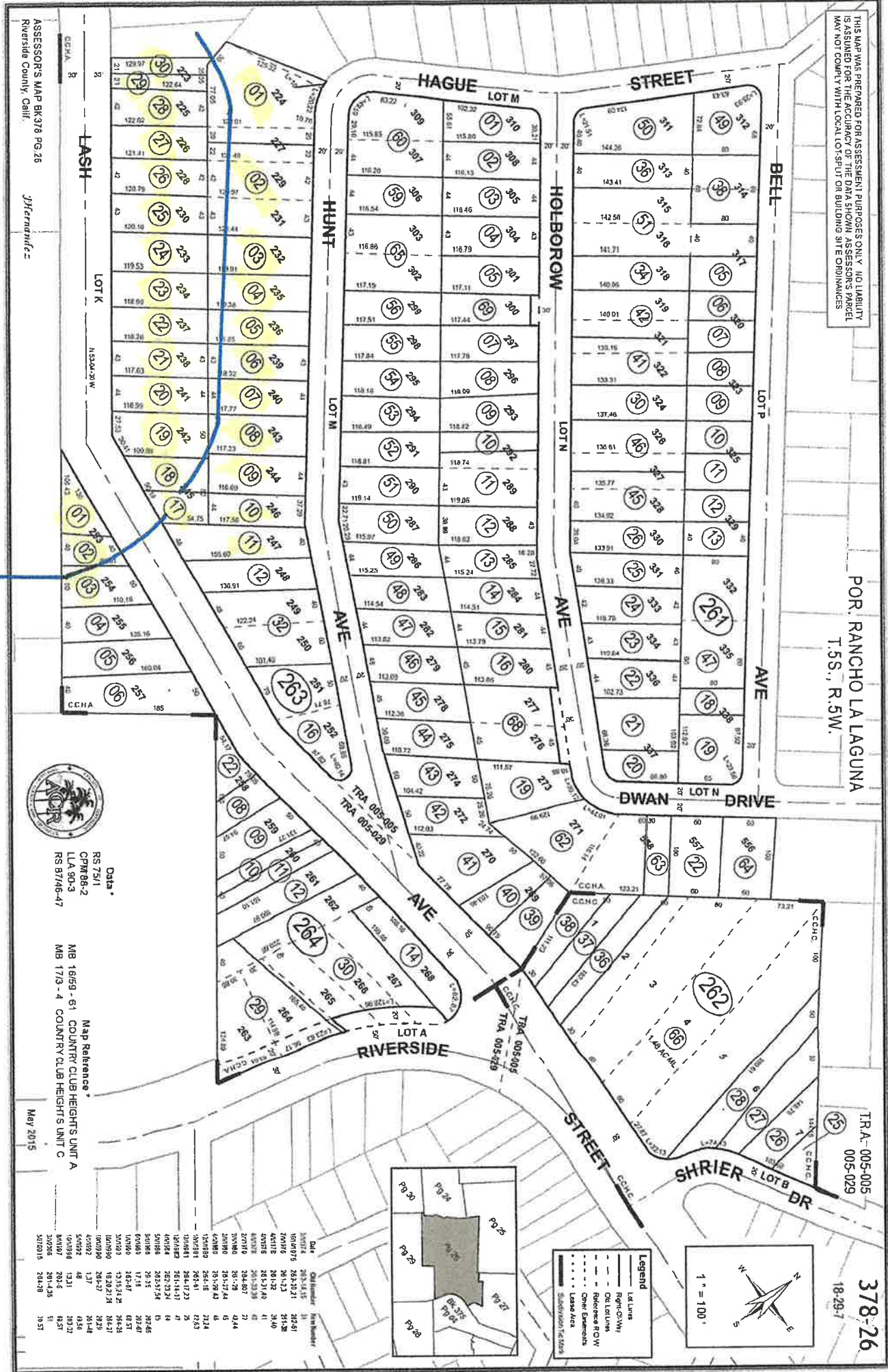
DOB	Old number	New Number
08/07/81	264.13	18
04/01/86	262.13	19
09/01/85	262.13	20
19/01/85	261.420	21
20/01/87	263.116	22
01/01/87	263.41	23
05/01/81	265.12	24
11/11/86	263.26	25
27/01/85	262.11	26
03/11/85	262.11	27
11/11/84	9.10	28
07/12/86	2.3	29
17/11/86	12.13	30
07/11/86	261.71	31
11/02/86	264.17	32
04/02/86	264.1	33
24/02/86	263.118	34

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS' PARCEL MAPS DO NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

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

TRA-005-005
005-029

378-26
18-29-7



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

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Data
RS 75/1
CPM 86-2
LLA 90-3
RS 87/46-47

Map Reference
MB 18/59-61 COUNTRY CLUB HEIGHTS UNIT A
MB 17/3-4 COUNTRY CLUB HEIGHTS UNIT C
May 2015

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18-29-7