

# COUNTY OF RIVERSIDE CONDITIONAL USE PERMIT FOR MOBILE HOME PARK

PORTION OF LOT 49, IN BLOCK D, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ENTITLED "PLAT SHOWING RE-SUBDIVISION OF BLOCK 'D' ELSINORE", ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
SEC 28, T 6S, R 4W

**SAKE ENGINEERS, INC.**

**JULY, 2017**

**OWNER/DEVELOPER:**

SANTA ROSA DEV CONSULTANTS LLC  
23811 WASHINGTON AVE #110  
MURRIETA, CA 92562  
(951) 780-4887 PH.  
JOHN ROWLAND  
MVP@OPTICS@AOL.COM

**ENGINEER:**

SAKE ENGINEERS INC.  
400 S. RAMONA AVE. STE. 202  
CORONA, CA 92879  
(951) 279-4041 PH.  
(951) 279-2830 FAX

**ASSESSORS PARCEL NO.:**

370-310-002, 370-310-012

**TOTAL ACRESAGE:**

TOTAL ACRESAGE (GROSS) = 10.02 AC.  
TOTAL ACRESAGE (NET) = 9.07 AC.

**TOPOGRAPHY:**

HUNSAKER & ASSOCIATES  
THREE HUGHES, IRVINE, CA  
(949) 583-1010 PH.  
(949) 583-0759 FAX

**UTILITIES:**

ELECTRIC: SO. CAL. EDISON COMPANY  
GAS: SO. CAL. GAS COMPANY  
WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
TELEPHONE: VERIZON  
CABLE TV: TIME WARNER  
SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT

**LEGAL DESCRIPTION:**

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
DESCRIBED AS FOLLOWS:

**PARCEL 1:**

THE NORTHEASTERLY RECTANGULAR ONE-HALF OF THE NORTHEASTERLY RECTANGULAR ONE-HALF OF LOT 49, IN BLOCK D, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ENTITLED "PLAT SHOWING RE-SUBDIVISION OF BLOCK 'D' ELSINORE", ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL 2:**

THE SOUTHWESTERLY HALF OF THE NORTHEASTERLY HALF OF LOT 49, IN BLOCK D, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ENTITLED "PLAT SHOWING RE-SUBDIVISION OF BLOCK 'D' ELSINORE", ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**ZONING AND LAND USE:**

EXIST. ZONING: R-3, W-1, R-R, AND C-1/C-P  
PROP. ZONING: R-R, W-1, R-R, AND C-1/C-P  
EXIST. LAND USE: MHDR, VACANT, UNDEVELOPED  
PROP. LAND USE: MODULAR HOMES

**NOTES:**

17. THE SUBJECT PROPERTY IS NOT WITHIN A SPECIFIC PLAN.
23. PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY FACILITIES DISTRICT.
26. NO KNOWN EXISTING WELLS ARE ON THE PROPERTY, OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY.
30. NO SEPTIC SEWAGE IS INTENDED FOR THIS SITE.
31. LAND IS NOT SUBJECT TO LIQUEFACTION HAZARDS & IS NOT LOCATED WITHIN A SPECIAL STUDIES ZONE.
32. FEMA FLOOD ZONE C, NOT IN SPECIFIC FLOOD AREA.
36. COMMON AREAS, OPEN SPACE AND PARKS WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.
40. THE SUBJECT PROPERTY IS VACANT.

**BASIS OF ELEVATION:**

DESIGNATION: EL-3-80 DATE: 8-26-80  
1 1/2" ALUMINUM PIN IN 6" CONCRETE COLLAR FROM THE INTERSECTION OF CORYDON STREET & MISSION TR. SW 0.5 MI. ALONG CORYDON ST. TO PP #75275; 81'± WLY OF PP #75257, 54'± WLY OF C/L OF CORYDON ST., 25'± WLY OF PROPERTY FENCE INTERSECTION, 2'± S OF A 5-STRAND BARB-WIRE FENCE; 1'± S OF SURVEY MARKER POST.

**EL 1265.21**

**DATUM STATEMENT:**

COORDINATES SHOWN HEREON ARE GRID COORDINATES. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCES PER THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NAD83 MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY A COMBINATION FACTOR OF 0.999911.

**BASIS OF BEARING:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN NGS CORS STATIONS "SBCC SADDLEBACK COMM COLL GRM" AND "MLFF MILLS FLT PLANT GRM", BOTH AS PUBLISHED ON NGS DATA SHEETS, BEING N38°49'47"E (2000.35 EPOCH).

**FLOOD ZONE:**

FLOOD ZONE = C  
NO SPECIFIED FLOOD AREA

**EARTHWORK:**

CUT: 6,134± C.Y.  
FILL: 9,652± C.Y.  
IMPORT: 3,518± C.Y.

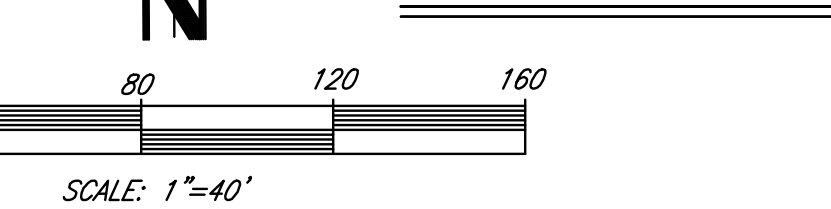
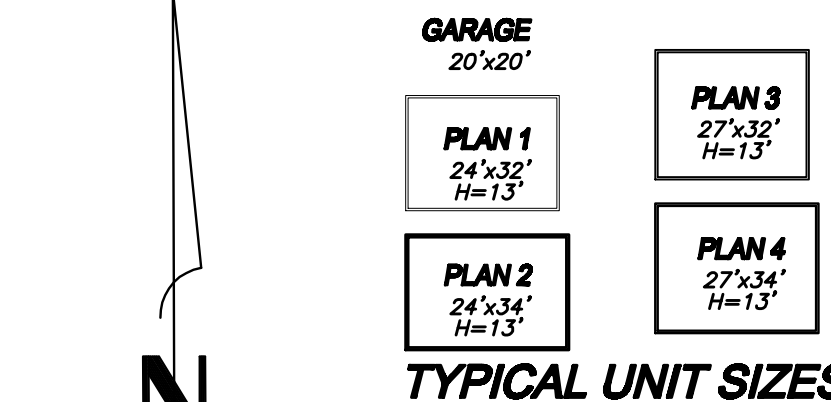
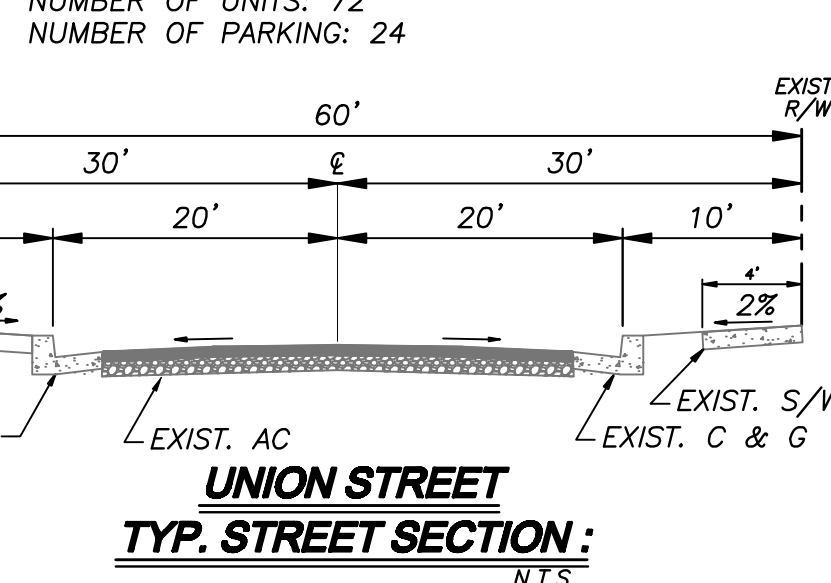
**NOTE:**

EARTH QUALITY SHOWN HERE ARE FOR RAW ESTIMATING PLAN CHECK FEES ONLY. GRADING CONTRACTOR IS RESPONSIBLE TO PERFORM THEIR OWN CALCULATIONS FOR EARTH VOLUME WITH THE SOILS ENGINEER'S RECOMMENDATION.

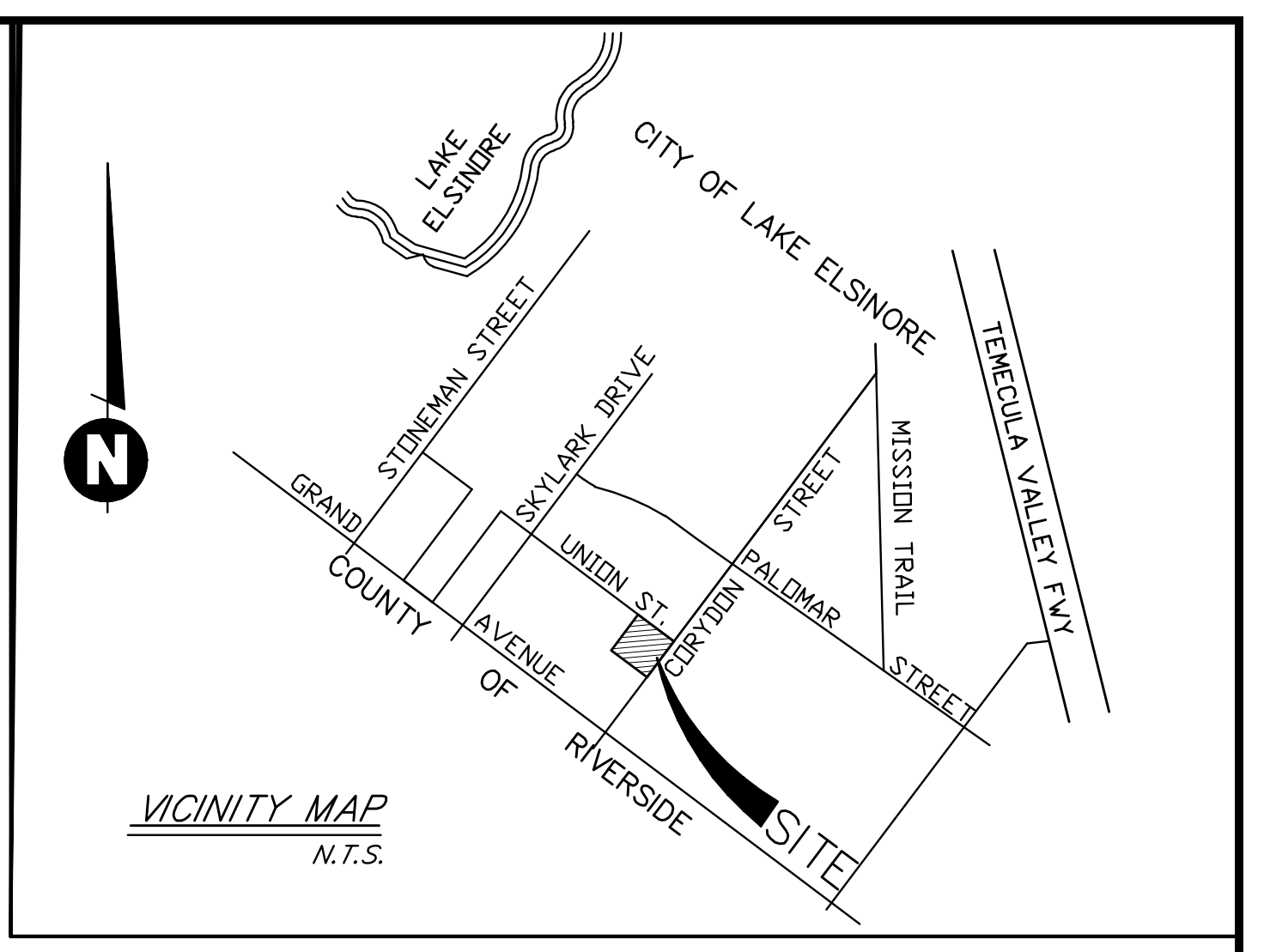
**PROJECT DESCRIPTION:**

55 PLUS LUXURY MOBILE HOME PARK WITH 72 UNITS, 72 2 CAR GARAGES, CLUBHOUSE 2,000 SF, DOG PARK, SWIMMING POOL, SPA AND NUMEROUS WALKING TRAILS.

NUMBER OF UNITS: 72  
NUMBER OF PARKING: 24



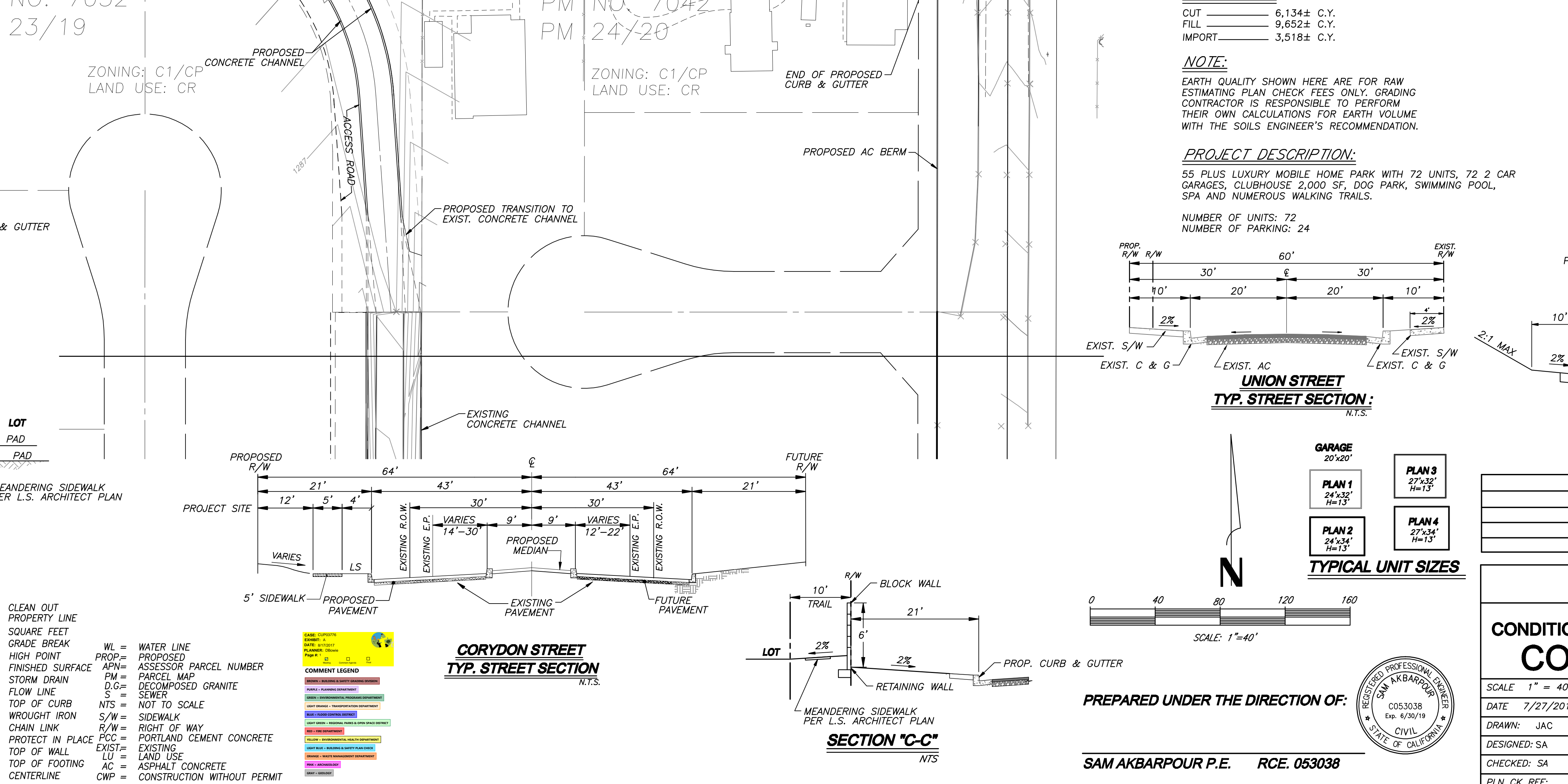
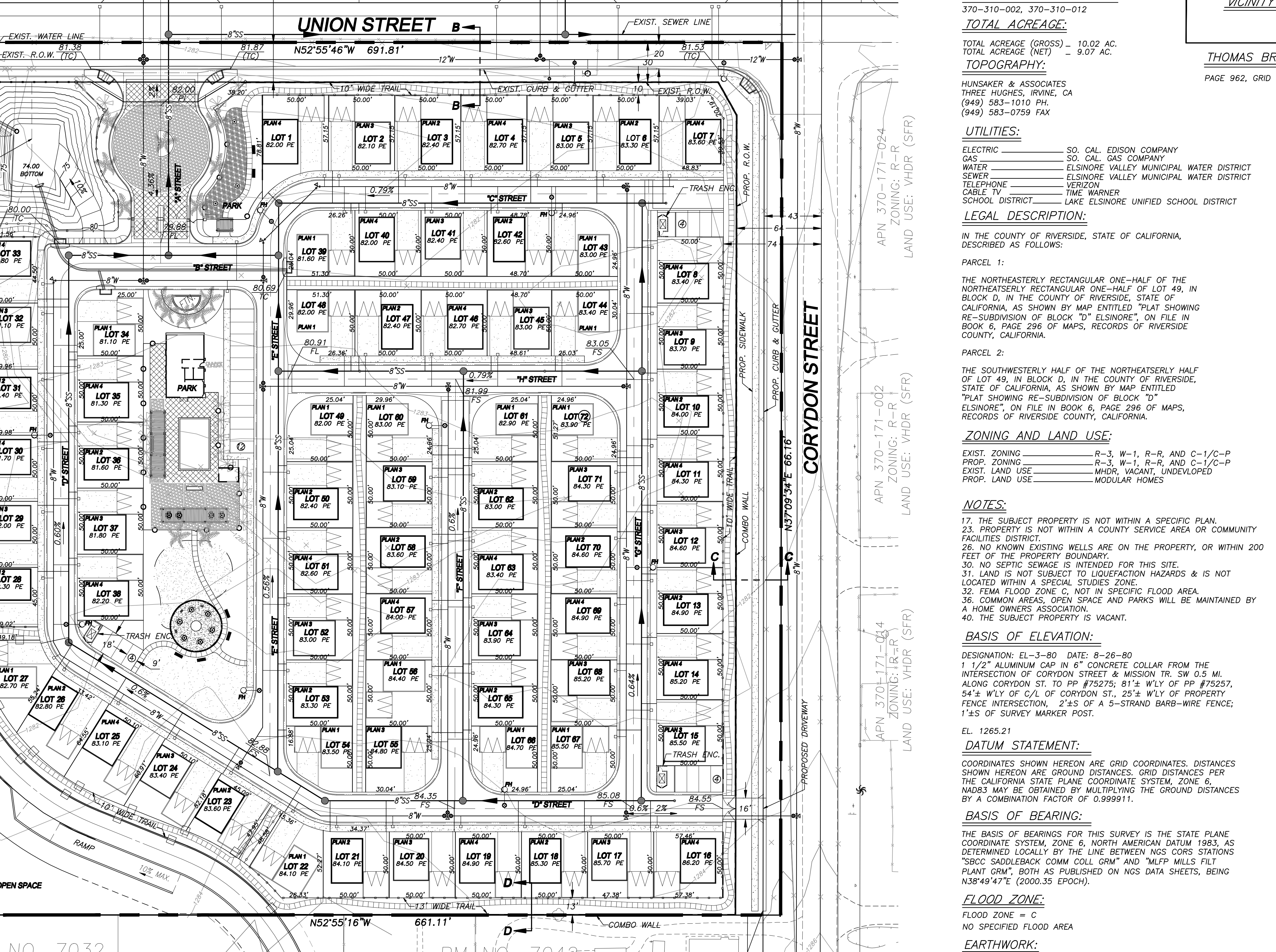
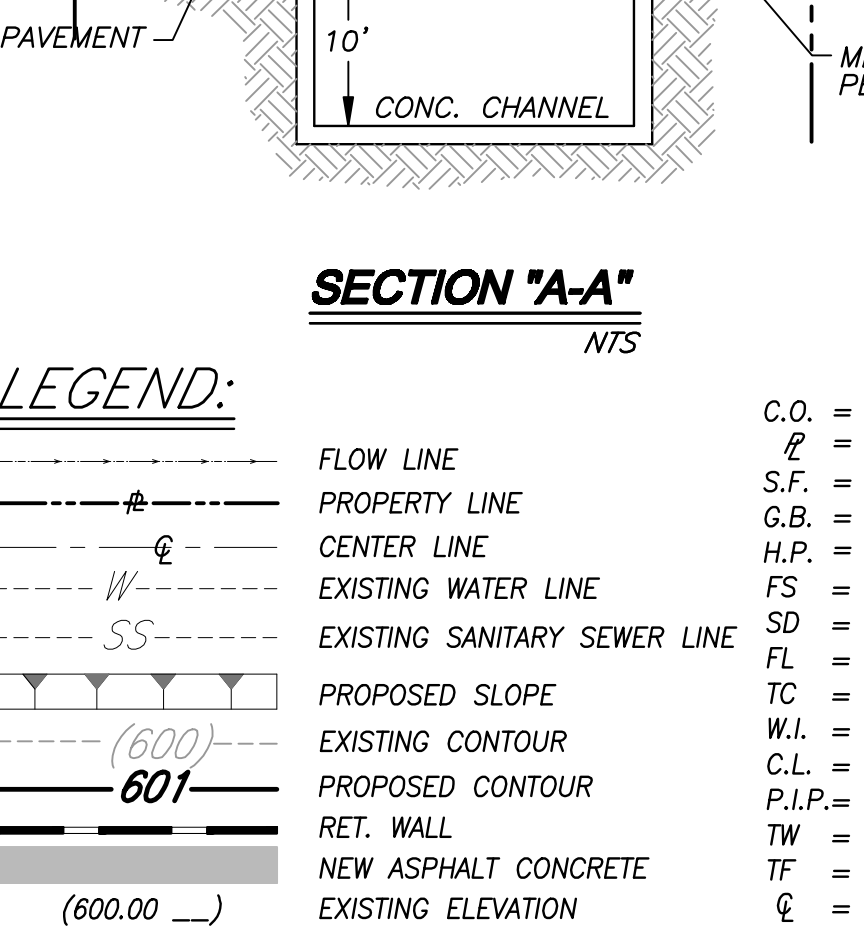
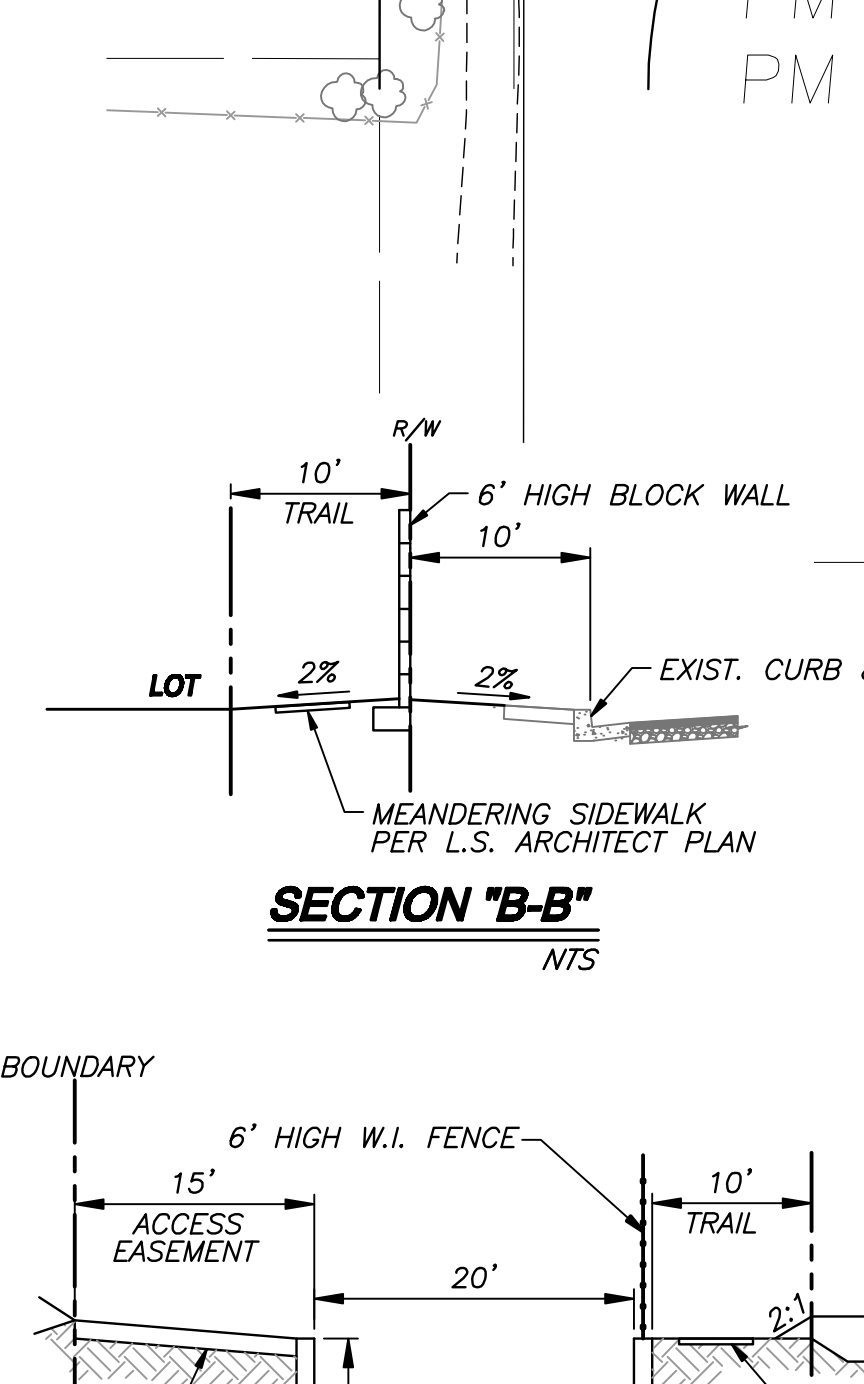
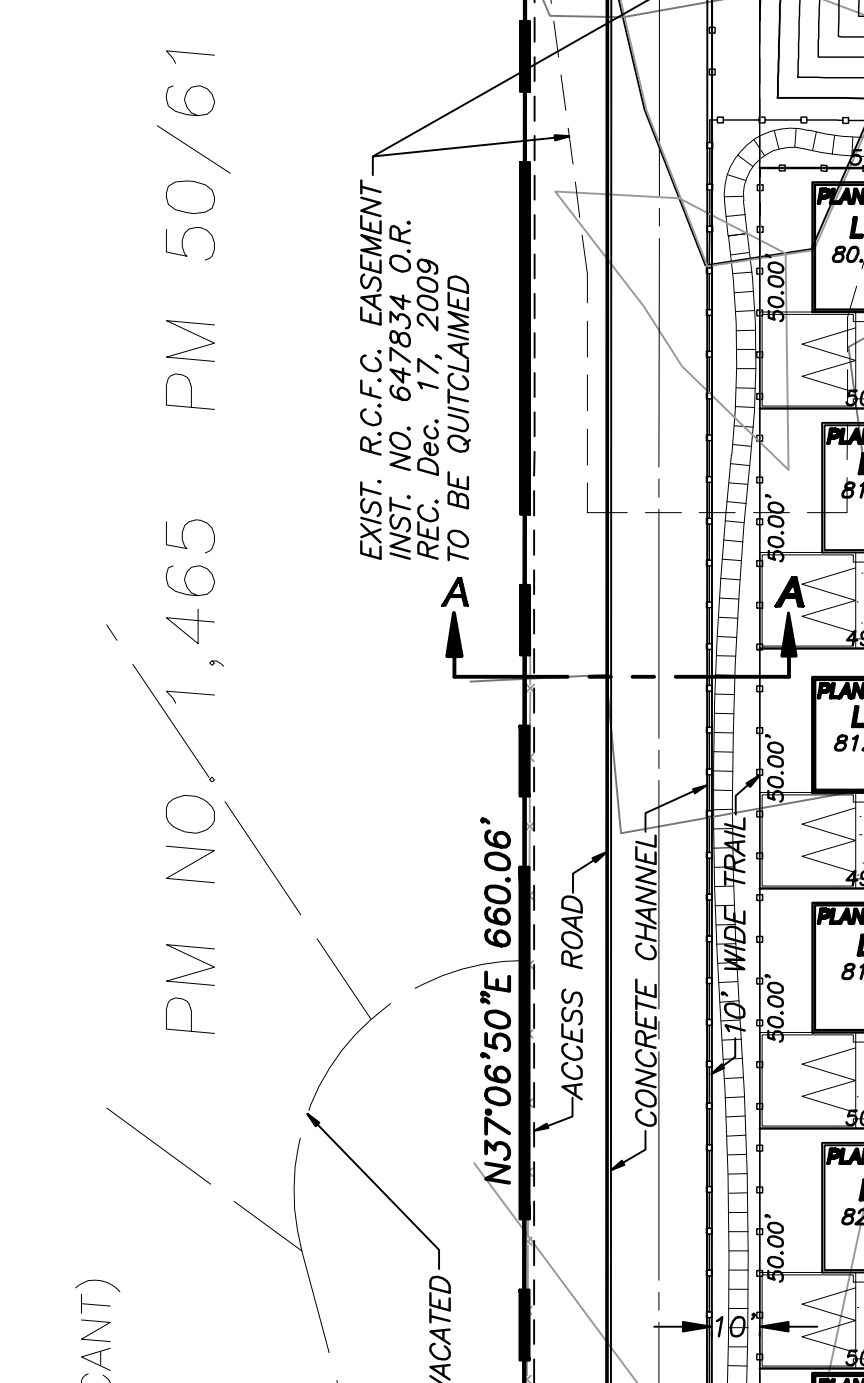
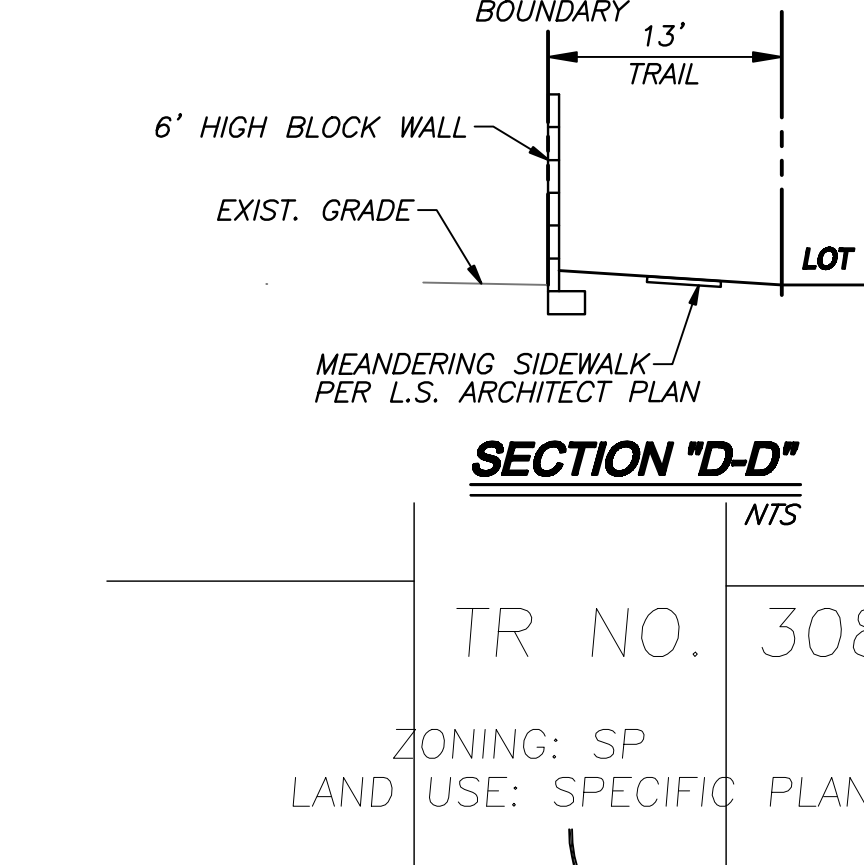
PREPARED UNDER THE DIRECTION OF:  
**SAM AKBARPOUR P.E. RCE 053038**



THOMAS BROTHERS MAP PAGE/GRID:  
PAGE 962, GRID H-5 2004 EDITION

LOT SUMMARY				
LOT NO.	LOT AREA (GROSS) S.F.	LOT AREA (GROSS) AC.	PLAN	
1	3,143.52 S.F.	0.07 AC.	4	
2	2,857.69 S.F.	0.06 AC.	3	
3	2,857.69 S.F.	0.06 AC.	2	
4	2,857.69 S.F.	0.06 AC.	4	
5	2,857.69 S.F.	0.06 AC.	3	
6	2,857.69 S.F.	0.06 AC.	2	
7	2,706.10 S.F.	0.06 AC.	4	
8	2,500.00 S.F.	0.06 AC.	4	
9	2,500.00 S.F.	0.06 AC.	3	
10	2,500.00 S.F.	0.06 AC.	2	
11	2,500.00 S.F.	0.06 AC.	4	
12	2,500.00 S.F.	0.06 AC.	3	
13	2,500.00 S.F.	0.06 AC.	2	
14	2,500.00 S.F.	0.06 AC.	4	
15	2,500.00 S.F.	0.06 AC.	3	
16	2,601.94 S.F.	0.06 AC.	4	
17	2,500.00 S.F.	0.06 AC.	3	
18	2,500.00 S.F.	0.06 AC.	2	
19	2,500.00 S.F.	0.06 AC.	4	
20	2,500.00 S.F.	0.06 AC.	3	
21	2,503.28 S.F.	0.06 AC.	2	
22	2,554.70 S.F.	0.06 AC.	4	
23	2,190.21 S.F.	0.05 AC.	4	
24	2,773.03 S.F.	0.06 AC.	3	
25	3,163.21 S.F.	0.07 AC.	4	
26	2,950.63 S.F.	0.07 AC.	2	
27	2,560.29 S.F.	0.06 AC.	1	
28	2,244.23 S.F.	0.05 AC.	2	
29	2,500.00 S.F.	0.06 AC.	3	
30	2,500.00 S.F.	0.06 AC.	4	
31	2,499.60 S.F.	0.06 AC.	2	
32	2,500.00 S.F.	0.06 AC.	3	
33	2,502.91 S.F.	0.06 AC.	4	
34	2,454.88 S.F.	0.06 AC.	1	
35	2,500.00 S.F.	0.06 AC.	4	
36	2,500.00 S.F.	0.06 AC.	2	
37	2,500.00 S.F.	0.06 AC.	3	
38	2,500.00 S.F.	0.06 AC.	4	
39	2,429.27 S.F.	0.06 AC.	1	
40	2,500.00 S.F.	0.06 AC.	4	
41	2,500.00 S.F.	0.06 AC.	3	
42	2,437.10 S.F.	0.06 AC.	2	
43	2,365.39 S.F.	0.05 AC.	1	
44	2,491.17 S.F.	0.06 AC.	1	
45	2,432.44 S.F.	0.06 AC.	3	
46	2,500.00 S.F.	0.06 AC.	4	
47	2,500.00 S.F.	0.06 AC.	2	
48	2,558.14 S.F.	0.06 AC.	1	
49	2,366.36 S.F.	0.05 AC.	1	
50	2,500.00 S.F.	0.06 AC.	2	
51	2,500.00 S.F.	0.06 AC.	4	
52	2,500.00 S.F.	0.06 AC.	3	
53	2,500.00 S.F.	0.06 AC.	2	
54	2,167.58 S.F.	0.05 AC.	1	
55	2,491.19 S.F.	0.06 AC.	3	
56	2,500.00 S.F.	0.06 AC.	1	
57	2,500.00 S.F.	0.06 AC.	4	
58	2,500.00 S.F.	0.06 AC.	2	
59	2,500.00 S.F.	0.06 AC.	3	
60	2,490.58 S.F.	0.06 AC.	1	
61	2,367.14 S.F.	0.05 AC.	1	
62	2,500.00 S.F.	0.06 AC.	2	
63	2,500.00 S.F.	0.06 AC.	4	
64	2,500.00 S.F.	0.06 AC.	3	
65	2,500.00 S.F.	0.06 AC.	2	
66	2,365.39 S.F.	0.05 AC.	1	
67	2,366.36 S.F.	0.05 AC.	1	
68	2,500.00 S.F.	0.06 AC.	3	
69	2,500.00 S.F.	0.06 AC.	4	
70	2,500.00 S.F.	0.06 AC.	2	
71	2,500.00 S.F.	0.06 AC.	3	
72	2,364.61 S.F.	0.05 AC.	1	

AVERAGE LOT AREA = 2,531.74 S.F.



**LEGEND:**

—	FLOW LINE	—	W.L. = WATER LINE
- - -	PROPERTY LINE	- - -	PROP. = PROPOSED
□	S.F. = SQUARE FEET	APN =	ASSESSOR PARCEL NUMBER
○	H.P. = HIGH POINT	PM =	PARCEL MAP
—	CENTER LINE	D.G. =	DECOMPOSED GRANITE
- - -	EXISTING WATER LINE	S =	SEWER
- - -	EXISTING SANITARY SEWER LINE	NTS =	NOT TO SCALE
—	EXISTING FLOW LINE	S/W =	SIDEWALK
—	PROPOSED SLOPE	R/W =	RIGHT OF WAY
—	EXISTING CONTOUR	P.I.P. =	PROTECT IN PLACE
—	PROPOSED CONTOUR	P.C.C. =	PORTLAND CEMENT CONCRETE
—	RET. WALL	EXIST. =	EXISTING
—	NEW ASPHALT CONCRETE	LU =	LAND USE
—	EXISTING ELEVATION	AC =	ASPHALT CONCRETE
		CWP =	CONSTRUCTION WITHOUT PERMIT

**CONDITIONAL USE PERMIT FOR MOBILE HOME PARK  
COUNTY OF RIVERSIDE**

SCALE: 1" = 40'

**SAKE ENGINEERS, INC.**  
ENGINEERING • SURVEYING • LAND DEVELOPMENT  
400 S. RAMONA AVE. STE. 202  
CORONA, CALIFORNIA 92879  
(951) 279-4041 FAX (951) 279-2830

J.N. 3052 SHEET 1 OF 1 SHEETS

DATE: 7/27/2017  
DRAWN: JAC  
DESIGNED: SA  
CHECKED: SA  
PLN CK REF:

FILE: SERVER\PROJECTS\UN3052\CIVIL\SITE PLAN  
PLOT DATE: 7/27/2017

REVISIONS	DATE	BY