



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 May 28, 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:

First Extension of Time Request for Tentative Tract Map No. 37922, Conditional Use Permit No. 2019-19, and Commercial Design Review No. 2019-27 (Lake and Mountain Commercial Center): A request by Danny Singh to extend the life of the approved Tentative Tract Map No. 37922 (TTM 37922), Conditional Use Permit No. 2019-19 (CUP 2019-19) and Commercial Design Review No. 2019-27 (CDR 2019-27) by two years (2) to January 25, 2026. TTM 37922 proposes to subdivide the 6.07-acre site into six (6) lots ranging in size from 0.66 acres to 1.10 acres. The remaining 0.44-acre portion of the site will be dedicated for road right-of-way purposes. CUP 2019-19 and CDR 2019-27 propose the development of an approximately 32,695 square foot (SF) commercial retail center that includes a 3,400 SF convenience store with an attached 1,525 SF Quick-Serve Restaurant, a 4,089 SF gas fueling canopy, a 3,150 SF express car wash, two (2) 4,850 SF retail buildings, a 3,320 SF drive-thru restaurant with an attached 1,600 SF retail building, and a 2,520 SF drive-thru restaurant with an attached 2,400 SF retail building, 170 parking spaces, landscaping, and related site improvements. The project is located at the northwest corner of Mountain Street and Lake Street (APNs: 389-030-012, 013, 014, 015, 016, 017, and 018).

Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Environmental Impact Report (EIR) (SCH# 2020080538) and none of the conditions described in Section 15162 exist. EIR (SCH# 2020080538) was certified by the City Council on January 25, 2022. No substantial changes that require major revisions to the EIR exist and no new information of substantial importance that require revisions to the earlier EIR exist.

On March 12, 2024, at a duly noticed Public Hearing, the Lake Elsinore City Council voted 4-1 to deny the extension of time request. At the April 9, 2024 City Council Meeting, the City Council voted 4-1 to rescind its March 12, 2024 decision and schedule the item for a new Public Hearing on May 28, 2024 to reconsider the extension of time request.

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 Damaris Abraham, Community Development Director, at dabraham@lake-elsinore.org or at (951) 674-3124, ext. 913.

Candice Alvarez, MMC,
City Clerk



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Candice Alvarez, MMC,
City Clerk
The Press-Enterprise
Published: 5/17/24

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011668884

FILE NO. 0011668884

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:

05/17/2024

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

Date: May 17, 2024.
At: Riverside, California

Signature



AFFIDAVIT OF NOTIFICATION LIST

Application No.

EOT2023-0008

Applicant Name

Danny Singh

Project Name/Location

Lake and Mountain Commercial Center

I certify that on FEB 3rd day of 2024, 20__, 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) APNS - 389-030-012 THRU 018. 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.

Cathy McDermott

Applicant/Representative Signature

2/3/2024

Date

This instrument was acknowledged before me on this _____ day of _____, 20__, by

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

Notary Public

My Commission expires on: _____

see attached
Jurat

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.

OWNERSHIP LISTING SERVICE

Notification Services
Variances ▪ Cups ▪ ABC's
AQMD'S ▪ Maps ▪ Lists

CATHY McDERMOTT
Phone (951) 699-8064
Fax (951) 699-8064
ownershiplistingservice@hotmail.com

300' RADIUS
SITE: APNS 389-030-012 THRU 018
DATA: ASSESSOR ROLE 1/2024

PREPARED ON: 2/3/2024
BY: OWNERSHIP LISTING SERVICE
951 699 8964

OWNER:
DS & RS INV C/O DANNY SINGH

AGENT:
EMPIRE DESIGN GROUP
511 N MAIN ST
LAKE ELSINORE CA 92530

389-030-003
MARTINEZ FAMILY REVOCABLE TR 8/3/2023
25427 JUNO ST
SUN CITY CA 92586

389-030-004
KEVIN CHA GAHN LOH
300 BARBADOS DR
WALNUT CA 91789

389-030-006
SALAM K RIZK
1530 SAN PONTE RD
CORONA CA 92882

389-030-008
DOUGLAS A WILLIAMS
1268 S ORANGE DR
LOS ANGELES CA 90019

389-030-011
MARTIN RUFINO GUTIERREZ
28891 LAKE ST
LAKE ELSINORE CA 92530

389-030-012
DS & RS INV
3017 EDINGER AVE
TUSTIN CA 92780

389-030-013
DS & RS INV
3017 EDINGER AVE
TUSTIN CA 92780

389-030-014
DS & RS INV
3017 EDINGER
TUSTIN CA 92780

389-030-015
DS & RS INV
3017 EDINGER
TUSTIN CA 92780

389-030-016
DS & RS INV
3017 EDINGER
TUSTIN CA 92780

389-030-017
DS & RS INV
3017 EDINGER
TUSTIN CA 92780

389-030-018
DS & RS INV
3017 EDINGER
TUSTIN CA 92780

389-030-019
STAVOULA ANGELOPOULOS
PO BOX 5575
HACIENDA HEIGHTS CA 91745

389-030-020
HECTOR JIMENEZ
28885 RAVETA LN
LAKE ELSINORE CA 92530

389-030-021
HECTOR JIMENEZ
28885 RAVETA LN
LAKE ELSINORE CA 92530

389-030-022
TONY R FAISAL
909 W CRESTVIEW ST
CORONA CA 92882

389-030-028
MARTINEZ FAMILY TRUST 8/9/2011
25427 JUNO ST
SUN CITY CA 92586

389-030-029
MARTINEZ FAMILY TRUST 8/9/2011
25427 JUNO ST
SUN CITY CA 92586

389-381-001
LIZBETH CHAPA
29050 PALM VIEW ST
LAKE ELSINORE CA 92530

389-401-008
RAMON MALDONADO
3636 ASH ST
LAKE ELSINORE CA 92530

389-401-009
A & A REAL ESTATE
7650 E CORTO RD
ANAHEIM HILLS CA 92808

389-401-010
DONALD D YOUNG
3652 ASH ST
LAKE ELSINORE CA 92530

389-401-012
ROCKIE A HERRERA
3660 ASH ST
LAKE ELSINORE CA 92530

389-402-005
MEDINA FAMILY TRUST DTD 9/2/2020
11075 BRIAR ROSE CT
CORONA CA 92883

389-402-026
MELODY D THOMPSON
3249 MOUNTAIN ST
LAKE ELSINORE CA 92530

389-443-020
STEVE MARTINEZ
1047 WILLOW AVE
LA PUENTE CA 91746

389-443-034
LUCIA E YOMA
29003 ORANGE BLOSSOM CT
LAKE ELSINORE CA 92530

389-443-035
URIAS CHAVEZ CARDENAS
29005 ORANGE BLOSSOM CT
LAKE ELSINORE CA 92530

389-443-036
ERNESTO ESQUIVEL
29007 ORANGE BLOSSOM CT
LAKE ELSINORE CA 92530

389-670-012
BRYANT R & KAREN TR DTD 06/07/23
14850 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-670-013
ANGEL ZAMORANO
14852 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-670-014
PETER SARDEGNA
14854 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-670-015
DYLAN LOHMAN
14856 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-670-016
JOSEPH L RIVAS
14858 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-670-017
ARTEMIO T PILOR
14860 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-670-018
EDGARD E VILLA
14862 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-670-019
GINAMARIE WHITAKER
14863 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-670-020
JOSE A CORTEZ
14861 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-670-021
JORGE CERDA TORRES
14859 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-670-022
SANDRA G ESQUEDA
14857 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-671-001
STEFAN MANANIAN
14855 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-671-002
ELIDIO SALGADO DELGADO
14853 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-671-003
LUIS F HERNANDEZ
14851 NOBLEWOOD CIR
LAKE ELSINORE CA 92530

389-671-004
NAWAL KISHORE TIWARI
28590 BROOKVIEW LN
LAKE ELSINORE CA 92530

389-671-005
ANDRE A GARCIA
28588 BROOKVIEW LN
LAKE ELSINORE CA 92530

389-671-006
CESAR L CARDENAS CORTEZ
28586 BROOKVIEW LN
LAKE ELSINORE CA 92530

389-700-001
ANTHONY T BARNES
3708 ASH ST
LAKE ELSINORE CA 92530

389-700-002
ELMER V BALANZA
3716 ASH ST
LAKE ELSINORE CA 92530

389-700-003
RODNEY F ESTRADA
7324 ASH ST
LAKE ELSINORE CA 92530

389-700-004
DALLAS BORSKI
3732 ASH ST
LAKE ELSINORE CA 92532

389-700-005
LEONARD R WILSON
3740 ASH ST
LAKE ELSINORE CA 92530

389-700-006
LISA SENIER
3748 ASH ST
LAKE ELSINORE CA 92530

389-700-007
HUMBERTO RAMOS
3756 ASH ST
LAKE ELSINORE CA 92530

389-700-008
JONATHON GERALD SMITH
3764 ASH ST
LAKE ELSINORE CA 92530

389-700-009
OLIC DUNNING
3772 ASH ST
LAKE ELSINORE CA 92530

389-700-010
DAVID POSTUMA
3780 ASH ST
LAKE ELSINORE CA 92530

389-700-011
KEVIN CAPONERA
3788 ASH ST
LAKE ELSINORE CA 92530

389-700-012
GILBERTO VAZQUEZ RAMIREZ
3796 ASH ST
LAKE ELSINORE CA 92530

389-700-013
YVONNE M PADILLA
3804 ASH ST
LAKE ELSINORE CA 92530

389-700-014
MILDRED F WHITE
3812 ASH ST
LAKE ELSINORE CA 92530

389-700-015
RAYMOND MILLER
3820 ASH ST
LAKE ELSINORE CA 92530

389-700-018
ALBERHILL RANCH COMMUNITY ASSN
41593 WINCHESTER RD #113
TEMECULA CA 92590

389-700-019
ALBERHILL RANCH COMMUNITY ASSN
P O BOX 11165
BAKERSFIELD CA 93389

389-701-028
JORGE A JIMENEZ
3725 ASH ST
LAKE ELSINORE CA 92530

389-701-029
JAVIER L TORRES
3717 ASH ST
LAKE ELSINORE CA 92530

389-701-030
JARED RANDALL HICKAM
3709 ASH ST
LAKE ELSINORE CA 92530

389-701-035
NENITA P ONG
15051 HANOVER LN
HUNTINGTON BEACH CA 92647

389-701-036
ALBERHILL RANCH COMMUNITY ASSN
2300 NORFIELD CT
THOUSAND OAKS CA 91361

389-701-037
ALBERHILL RANCH COMMUNITY ASSN
41593 WINCHESTER RD #113
TEMECULA CA 92590

300' RADIUS MAP
SITES: APN 389-030-012 THRU 018

PREPARED BY: CATHY MCDERMOTT
951 699 8064

