



## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on April 16, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the following:

**Planning Application No. 2020-92 (Riverside/Lincoln Commercial):** A request by Ilan Golcheh, Golcheh Group, for a Conditional Use Permit to establish a 16-pump gasoline-dispensing station with a 4,291 square foot sq. ft. canopy and concurrent beer and wine sales (Type 20), self-storage facility (three (3) buildings 38,016 sq. ft. in total), 3,979 sq. ft. self-serve carwash, and a 4,456 sq. ft. drive thru-restaurant. The project also includes a Commercial Design Review proposing building design and construction of a 4,650 sq. ft. convenience store, 4,291 sq. ft. canopy, 38,016 sq. ft. self-storage facility, 4,456 sq. ft. drive-thru restaurant, 3,979 sq. ft. self-serve carwash, 221 parking stalls, landscaping, and related site improvements on an approximately 6.36-acre site. The project site is located at the southwest corner of Lincoln Street and Riverside Drive (APNs: 379-111-017, 018, 019, and 020).

Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND) and none of the conditions described in Section 15162 exist. MND (ER 2020-05) (SCH No. 2021010316) was adopted by the City Council on April 13, 2021 for the Riverside/Lincoln Commercial Center project. No substantial changes that require major revisions to the MND exist and no new information of substantial importance that require revisions to the earlier MND exist.

**ALL INTERESTED PERSONS** are invited to submit written information, express opinions, or otherwise submit written evidence by email to [jmendoza@lake-elsinore.org](mailto:jmendoza@lake-elsinore.org).

If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice or in written correspondence delivered to the City prior to or at the Public Hearing. If you require an accommodation to participate in a Public Hearing, please contact the Administrative Secretary at (951) 674-3124, ext. 297. All agenda materials are available for review on the city's website at [www.lake-elsinore.org](http://www.lake-elsinore.org) on 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](mailto:jmendoza@lake-elsinore.org) or (951) 674-3124, ext. 273.

Damaris Abraham,  
Community Development Director

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Damaris Abraham,  
Community Development Director  
Published The Press-Enterprise April 3, 2024

# The Press-Enterprise

3512 14th Street  
Riverside, CA 92501  
Willoughby, OH 44096  
951-368-9222  
951-368-9018 FAX

5209153

LAKE ELSINORE, CITY OF  
130 S MAIN ST  
ATTN: CITY CLERKS OFFICE  
LAKE ELSINORE, CA 92530

Publication: The Press-Enterprise

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## PROOF OF PUBLICATION

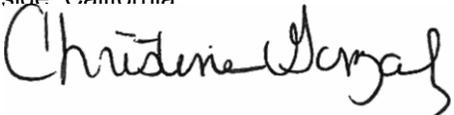
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper 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:

**04/03/2024**

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

Date: April 03, 2024.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise



# ATC DESIGN GROUP

ARCHITECTS • ENGINEERS • SURVEYORS

March 29, 2024

Long Beach Victoria Group LLC and Gage Investments LLC  
1180 Beverly Drive, Ste 300  
Los Angeles, CA 90035

Dear Ilan Golcheh,

I am writing to confirm the accuracy of the address stated in the attached document. The address provided is indeed correct and corresponds to the location specified.

Furthermore, I would like to certify that the document has been reviewed and verified by the engineer from ATC Design Group. The contents of the document have been thoroughly examined, and it is deemed to be accurate and compliant with all necessary regulations and standards.

Should you require any further clarification or assistance regarding this matter, please do not hesitate to contact me.

Thank you for your attention to this matter.

Sincerely,

ATC DESIGN GROUP

  
Jerry L. Michal, PE



AFFIDAVIT OF NOTIFICATION LIST

Application No. PPLAN-2023-0196 / CUP-2023-0016 / CDR-2023-0006

Applicant Name GAGE INVESTMENTS, LLC & LINCOLN RIVERSIDE GROUP, LLC

Project Name/Location RIVERSIDE DR. AND LINCOLN ST.

I certify that on 29TH day of MARCH, 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) RIVERSIDE DR. & LINCOLN ST.. 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.

Handwritten signature and date 04/04/24 on lines

This instrument was acknowledged before me on this 4th day of April, 2024, by

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

Handwritten signature and Notary Public label

See California acknowledgment attached

My Commission expires on: Nov 20, 2025

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

**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 San Diego }

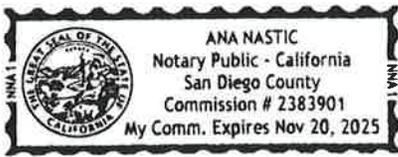
On 4th day of April 2024 before me, Ana Nastic, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Chris Anthony Post  
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.



Place Notary Seal and/or Stamp Above

Signature Ana Nastic  
Signature of Notary Public

**OPTIONAL**

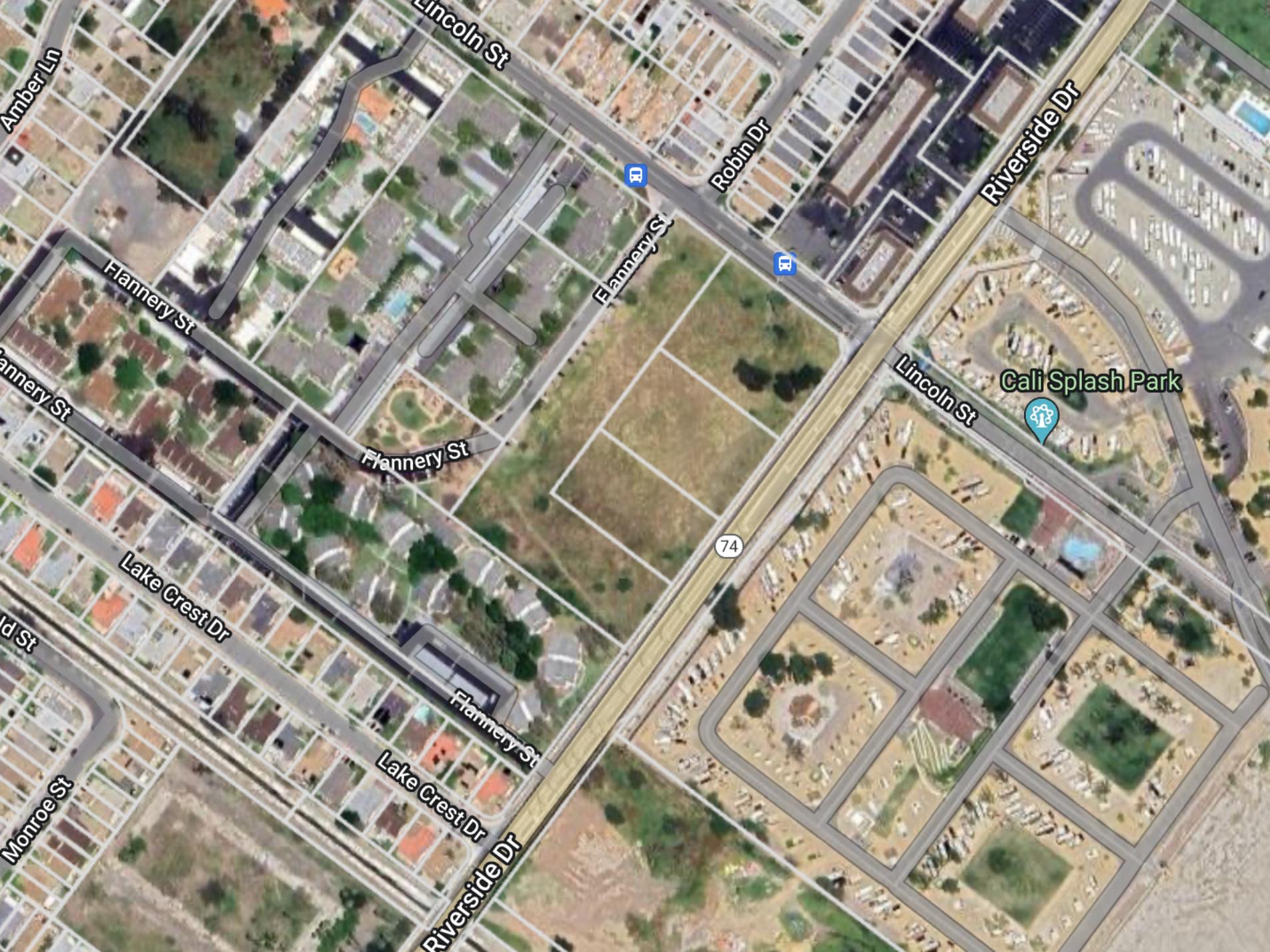
Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Affidavit of Notification List  
Document Date: 4.4.2024 Number of Pages: 1  
Signer(s) Other Than Named Above: —

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Chris Anthony Post Signer's Name: —  
 Corporate Officer – Title(s): —  Corporate Officer – Title(s): —  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: —  Other: —  
Signer is Representing: — Signer is Representing: —



Amber Ln

Lincoln St

Robin Dr

Riverside Dr

Flannery St

Flannery St

Flannery St

Flannery St

Lincoln St

Cali Splash Park

74

ld St

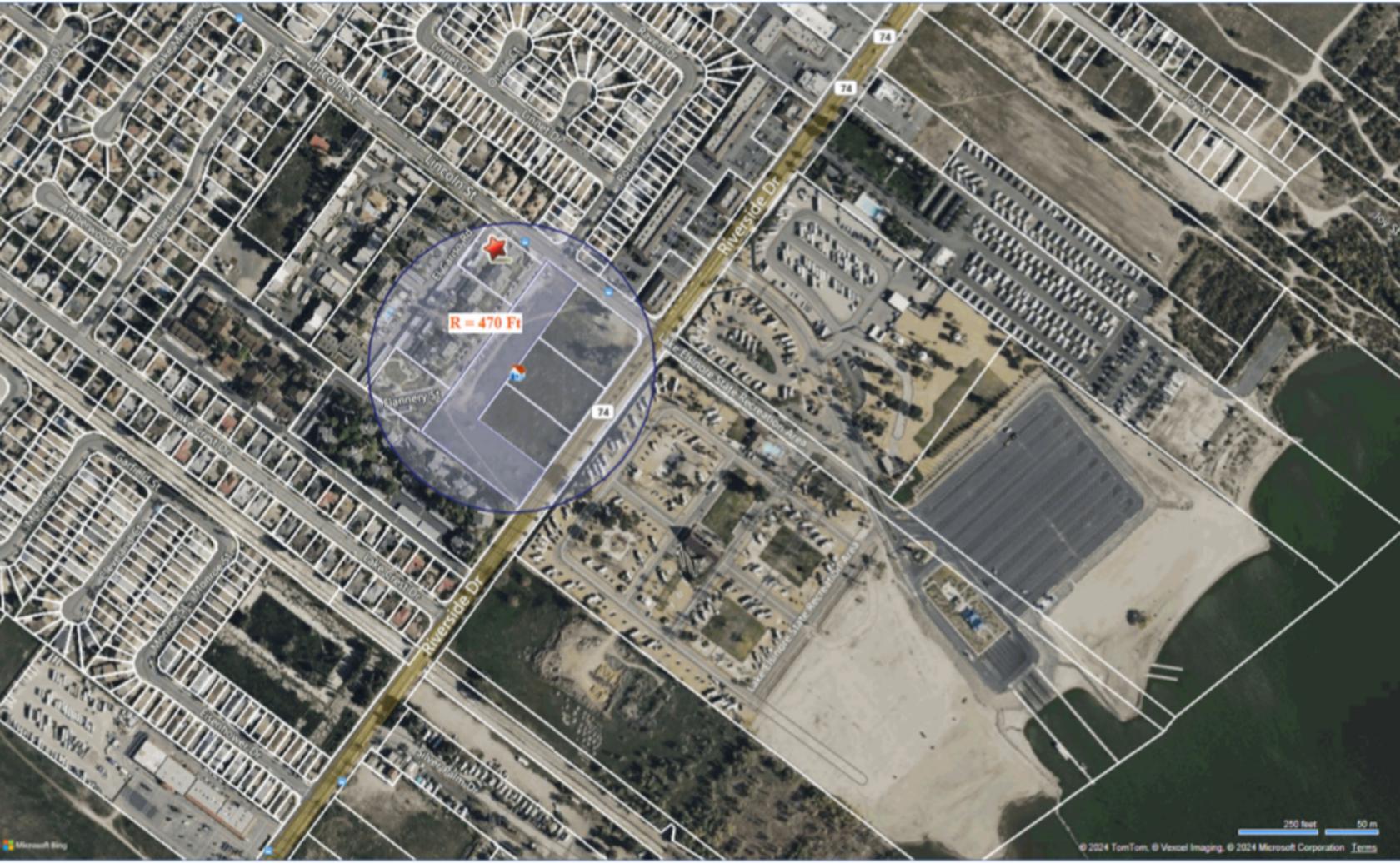
Lake Crest Dr

Flannery St

Monroe St

Lake Crest Dr

Riverside Dr



R = 470 Ft

250 feet 50 m

Prism Lake  
15197 Lincoln st.  
Lake Elsinore, CA 92530

Sanches Wilfredo  
3500 Lake Crest dr.  
Lake Elsinore, CA 92530

Cavallucci Joseph H  
3512 Lake Crest dr.  
Lake Elsinore, CA 92530

Prism Lake  
15195 Lincoln st.  
Lake Elsinore, CA 92530

Delapena, Adam  
3502 Lake Crest dr.  
Lake Elsinore, CA 92530

Arrenquin Eladio R  
3514 Lake Crest dr  
Lake Elsinore, CA 92530

LMV Affordable; AHA Riverside West  
MGP LLC  
32209 Riverside Dr.  
Lake Elsinore, CA 92530

Garcia Juan Carlos; Garcia Maria  
3504 Lake Crest dr.  
Lake Elsinore, CA 92530

Huerta Sergio  
3516 Lake Crest dr.  
Lake Elsinore, CA 92530

LMV Affordable; AHA Riverside West  
MGP LLC  
32221 Riverside Dr.  
Lake Elsinore, CA 92530

Nicholas James L  
3506 Lake Crest dr.  
Lake Elsinore, CA 92530

Hernandez Family Trust  
3518 Lake Crest dr.  
Lake Elsinore, CA 92530

Hicks David R  
3496 Lake Crest dr.  
Lake Elsinore, CA 92530

Guild Richard J; Guild Shawna K  
3508 Lake Crest dr.  
Lake Elsinore, CA 92530

Berrum Saul Gomez  
3520 Lake Crest dr.  
Lake Elsinore, CA 92530

Hurtado Andrew R; Hurtado Audry L  
3498 Lake Crest dr.  
Lake Elsinore, CA 92530

Hernandez Mario H; Herrera Patricia  
3510 Lake Crest dr.  
Lake Elsinore, CA 92530

Solvey Cathy Lynn  
3522 Lake Crest dr.  
Lake Elsinore, CA 92530

Varela Jerry M  
3524 Lake Crest dr.  
Lake Elsinore, CA 92530

Armenta Elias, Armenta Belen  
3526 Lake Crest dr  
Lake Elsinore, CA 92530

Hodges Joshua Edward, Hodges Grace  
Kelly  
3528 Lake Crest dr.  
Lake Elsinore, CA 92530

Beltran Jose; Beltran Maria  
3530 Lake Crest dr.  
Lake Elsinore, CA 92530

Risher Harry & Diana Revocable Living  
Trust  
3532 Lake Crest dr.  
Lake Elsinore, CA 92530

Frankin Marie; Lewis Amber  
3534 Lake Crest dr.  
Lake Elsinore, CA 92530

Hernandez Nathalia; Hernandez Luz E  
3536 Lake Crest dr.  
Lake Elsinore, CA 92530

Radvansky Family Trust  
3538 Lake Crest dr.  
Lake Elsinore, CA 92530

Routh Vivian M  
3537 Lake Crest dr.  
Lake Elsinore, CA 92530

Oreck Robin; Oreck Arlyne A  
3535 Lake Crest dr.  
Lake Elsinore, CA 92530

Shirley Lopez  
3533 Lake Crest dr.  
Lake Elsinore, CA 92530

Black Jennifer J  
3531 Lake Crest dr.  
Lake Elsinore, CA 92530

Sway 2014-1 Borrower  
3529 Lake Crest dr.  
Lake Elsinore, CA 92530

Carrizales Martha O  
3527 Lake Crest dr.  
Lake Elsinore, CA 92530

Dominguez Pablo  
3525 Lake Crest dr.  
Lake Elsinore, CA 92530

Moreno Margaret  
3523 Lake Crest dr.  
Lake Elsinore, CA 92530

Oleson M Patrick; Oleson Lisa K  
3521 Lake Crest dr.  
Lake Elsinore, CA 92530

Linn Ronald D; Linn Elyse  
3519 Lake Crest dr.  
Lake Elsinore, CA 92530

Tokuishi Sachiko  
3517 Lake Crest dr.  
Lake Elsinore, CA 92530

Coluna Arturo  
3515 Lake Crest dr.  
Lake Elsinore, CA 92530

Miller Lorraine  
3513 Lake Crest dr.  
Lake Elsinore, CA 92530

Aure Rodolfo F; Aure Federico F  
3511 Lake Crest dr.  
Lake Elsinore, CA 92530

Contreras Demetrio; Contreras Mayte  
3509 Lake Crest dr.  
Lake Elsinore, CA 92530

Bernal Arturo D; Bernal Laura Livier  
3507 Lake Crest dr.  
Lake Elsinore, CA 92530

Delano Henry; Delano Maria  
3505 Lake Crest dr.  
Lake Elsinore, CA 92530

Leas Anthony  
3503 Lake Crest dr.  
Lake Elsinore, CA 92530

Vreeland Charles R; Tanji Grace Y  
3501 Lake Crest dr.  
Lake Elsinore, CA 92530

Prado Steven W  
3499 Lake Crest dr.  
Lake Elsinore, CA 92530

Sanchez Rogelio  
3497 Lake Crest dr.  
Lake Elsinore, CA 92530

AM Properties and Services  
894 Robin dr.  
Lake Elsinore, CA 92530

Ramos Judith D  
892 Robin dr.  
Lake Elsinore, CA 92530

Monge Agustin  
884 Robin dr.  
Lake Elsinore, CA 92530

Naranjo Jose A  
882 Robin dr.  
Lake Elsinore, CA 92530

Colula Verbara Emmanuel A; Colula  
Agustina B  
874 Robin dr.  
Lake Elsinore, CA 92530

Moreno Enrique  
872 Robin dr.  
Lake Elsinore, CA 92530

Naetzel Ysabel  
864 Robin dr.  
Lake Elsinore, CA 92530

Guzman Manuel Soto; Ocegueda Maria  
Elena  
862 Robin dr.  
Lake Elsinore, CA 92530

Gaddy Warren D; Gaddy Mary E  
854 Robin dr.  
Lake Elsinore, CA 92530

Delatorre David  
895 Robin dr.  
Lake Elsinore, CA 92530

Mitchell, Lauren  
893 Robin dr.  
Lake Elsinore, CA 92530

Wise Aurelia  
885 Robin dr.  
Lake Elsinore, CA 92530

Gutierrez Margie  
883 Robin dr.  
Lake Elsinore, CA 92530

Cuevas Roberto; Delatorre Liliana  
3561 Linnnet dr.  
Lake Elsinore, CA 92530

Sijabat Jon V; Sijabat Myrriah A  
3563 Linnnet dr.  
Lake Elsinore, CA 92530

Mora Jaime  
3571 Linnnet dr.  
Lake Elsinore, CA 92530

Monge Ana M  
3573 Linnnet dr.  
Lake Elsinore, CA 92530

Alcala Jose Revocable Living Trust  
3579 Linnnet dr.  
Lake Elsinore, CA 92530

Alcaraz Miguel  
3581 Linnnet dr.  
Lake Elsinore, CA 92530

Knapp Richard L  
3589 Linnnet dr.  
Lake Elsinore, CA 92530

Kuriata Marek; Juriata Lidia  
15224 Lincoln st.  
Lake Elsinore, CA 92530