



## 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 December 12, 2023, 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:

**Extension of Time Request for Tentative Parcel Map No. 38341 and Industrial Design Review No. 2021-05 (Fairway Business Park Phase III):** A request by Rod Oshita, Fairway Commercial Partners, Inc. to extend the life of the approved tentative map and approved industrial design review for two (2) years to January 11, 2026. TPM No. 38341 is a subdivision of 8.78 acres into six (6) parcels ranging in size from 0.76 acres to 2.49 acres. IDR No. 2021-05 is a proposal to construct six (6) industrial buildings ranging in size from 12,000 sq. ft. to 42,000 sq. ft. (149,500 sq. ft. total) along with 294 parking spaces and related improvements on the same property. The Project is located on the northwesterly side of Chaney Street and southwesterly of Minthorn Street, at the southerly end of Birch Street (APNs: 377-140-028, 377-140-029, 377-140-030, 377-140-035, & 377-140-044).

Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Addendum 1 to Mitigated Negative Declaration (MND) (SCH# 2007071157) and none of the conditions described in Section 15162 exist. MND (SCH# 2007071157) was adopted on January 11, 2022. 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 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 Carlos Serna, Associate Planner in the Planning Division at [cserna@lake-elsinore.org](mailto:cserna@lake-elsinore.org) or (951) 674-3124, ext. 916.

Candice Alvarez, MMC,  
City Clerk

# THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street  
Riverside, California 92501  
(951) 368-9229  
neller@scng.com

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

<i>Account Number:</i>	5209153
<i>Ad Order Number:</i>	0011636205
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	12/02/2023
<i>Total Amount:</i>	\$354.43
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$354.43
<i>Notice ID:</i>	BW2vdBJRAr8YSbhDzlpP
<i>Invoice Text:</i>	[ <a href="https://res.cloudinary.com/dgqq2xsfd/image/upload/q_auto:best/enotice-production/documentcloud/notices/1701285143825/picture1.png">https://res.cloudinary.com/dgqq2xsfd/image/upload/q_auto:best/enotice-production/documentcloud/notices/1701285143825/picture1.png</a> ] 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 December 12, 2023, 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: Extension of Time Request for Tentative Parcel Map No. 38341 and Industrial Design Review No. 2021-05 (Fairway Business Park Phase III) : A request by Rod Oshita, Fairway Commercial Partners, Inc. to extend the life of the approved tentative map and approved industrial design review for two (2) years to January 11, 2026. TPM No. 38341 is a subdivision of 8.78 acres into six (6) parcels ranging in size from 0.76 acres to 2.49 acres. IDR No. 2021-05 is a proposal to construct six (6) industrial buildings ranging in size from 12,000 sq. ft. to 42,000 sq. ft. (149,500 sq. ft. total) along with 294 parking spaces and related improvements on the same property. The Project is located on the northwesterly side of Chaney Street and southwesterly of Minthorn Street, at the southerly end of Birch Street (APNs: 377-140-028, 377-140-029, 377-140-030, 377-140-035, & 377-140-044). Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Addendum 1 to Mitigated Negative Declaration (MND) (SCH# 2007071157 and none of the conditions described in Section 15162 exist. MND (SCH# 2007071157) was adopted on January 11, 2022. No substantial changes that require major revisions to



**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 December 12, 2023, 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:

**Extension of Time Request for Tentative Parcel Map No. 38341 and Industrial Design Review No. 2021-05 (Fairway Business Park Phase III)** : A request by Rod Oshita, Fairway Commercial Partners, Inc. to extend the life of the approved tentative map and approved industrial design review for two (2) years to January 11, 2026. TPM No. 38341 is a subdivision of 8.78 acres into six (6) parcels ranging in size from 0.76 acres to 2.49 acres. IDR No. 2021-05 is a proposal to construct six (6) industrial buildings ranging in size from 12,000 sq. ft. to 42,000 sq. ft. (149,500 sq. ft. total) along with 294 parking spaces and related improvements on the same property. The Project is located on the northwesterly side of Chaney Street and southwesterly of Minthorn Street, at the southerly end of Birch Street (APNs: 377-140-028, 377-140-029, 377-140-030, 377-140-035, & 377-140-044).

Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Addendum 1 to Mitigated Negative Declaration (MND) (SCH# 2007071157 and none of the conditions described in Section 15162 exist. MND (SCH# 2007071157) was adopted on January 11, 2022. 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 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 Carlos Serna, Associate Planner in the Planning Division at cserna@lake-elsinore.org or (951) 674-3124, ext. 916.

Candice Alvarez, MMC  
City of Lake Elsinore, City Clerk

**The Press-Enterprise**  
**Published: 12/2/23**

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011636205

**FILE NO. 0011636205**

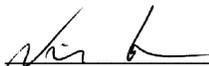
**PROOF OF PUBLICATION**

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:

**12/02/2023**

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

Date: December 2, 2023.  
At: Riverside, California

  
\_\_\_\_\_  
Signature



AFFIDAVIT OF NOTIFICATION LIST

Application No. PA 2021-29

Applicant Name Fairway Phase 3 LLC

Project Name/Location Fairway Phase 3 - North of Chaney/S. of Birch

I certify that on 24th day of November, 2023, 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) see attached map. 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.

Susan Case

11/24/2023

Applicant/Representative Signature

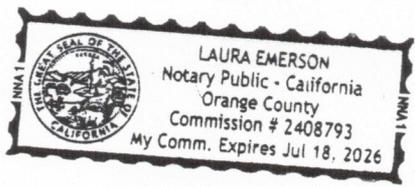
Date

This instrument was acknowledged before me on this 24th day of November, 2023, by

Laura Emerson

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

Notary Public



My Commission expires on:

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.

ID	APN_D	Ownername
	1 377-140-028	Fairway Phase 3
	6 377-140-015	Elsinore Valley Municipal Water District
	7 377-140-021	Evmwd
	8 377-140-023	Riverside County Flood Cont
	10 377-140-032	Sdi Investments
	11 377-140-033	480 Third
	12 377-140-034	490 Thrid
	13 377-140-038	Kim & Zhang Inc
	14 377-140-039	James D Glockner
	15 377-140-040	Morris Family Trust Dtd 10/1/2007
	16 377-140-041	475 Birch
	18 377-140-046	Inv Homegrown
	19 377-160-029	Lake Elsinore Unified School District
	23 377-160-037	Triple J Dev Inc
	25 377-160-051	560 Chaney
	26 377-430-043	Daniel Enterprises
	27 377-430-046	Richard L Warren
	28 377-430-047	Richard Lee
	29 377-430-048	Schallert Joseph & Amy Family Trust Dated 04/25/2019
	30 377-430-049	Catherine M Petrissans
	31 377-430-051	Vertical Doors Inc
	32 377-430-052	Ana Isabel Reyes
	33 377-430-053	Jim Kipp
	34 377-430-055	Harrington Family Trust Dated 11/29/1989 - Trust A
	35 377-430-056	Rose Family Living Trust Dtd 1/30/2020
	36 377-430-057	Barbara M Simmons
	37 377-430-058	Green Elsinore
	38 377-430-059	John Kevin Gorman
	39 377-430-067	Michael Sterling Eads
	40 377-430-068	Socal Contracting Inc
	41 377-430-069	Joseph Martin Schallert
	42 377-430-070	Eddie Max Burns
	43 377-430-071	Elsinore Birch Street Partners
	44 377-430-072	Manton Robin Family Trust Dtd 1/19/2017
	45 377-430-073	Prop Vgmt
	46 377-430-074	Lake Elsinore Unified School Dist
	47 377-430-075	Paul Wagner

address	M_city	M_STATE	M_ZIP
1601 N Sepulveda Blvd #401	Manhattan	CA	90266
P O Box 3000	Lake Elsin	CA	92531
P O Box 3000	Lake Elsin	CA	92531
1995 Market St	Riverside	CA	92501
3412 Kurtz St	San Diego	CA	92110
490 3rd St	Lake Elsin	CA	92530
10907 Downey Ave #203	Downey	CA	90241
485 Birch St	Lake Elsin	CA	92530
495 Birch St	Lake Elsin	CA	92530
31115 Lancashire Dr	Lake Elsin	CA	92530
10907 Downey Ave #203	Downey	CA	90241
29152 Paperflower Ln	Menifee	CA	92584
545 Chaney St	Lake Elsin	CA	92530
512 Chaney St	Lake Elsin	CA	92530
61 Waterbury St	Brooklyn	NY	11206
2542 1 2 Foothill Dr	Vista	CA	92084
39442 Via Monserate	Murrieta	CA	92563
555 Birch St	Lake Elsin	CA	92530
30272 Buck Tail Dr	Canyon Lak	CA	92587
116 Oak Ridge Dr	Clarion	PA	16214
542 3rd St	Lake Elsin	CA	92530
543 Birch St	Lake Elsin	CA	92530
22344 Boating Way	Canyon Lak	CA	92587
30411 Ainsworth Pl	Lake Elsin	CA	92530
26271 Lyric Way	Lake Forest	CA	92630
23280 Lawson Rd	Corona	CA	92883
533 Birch St	Lake Elsin	CA	92530
19502 Los Palomas Ln	Murrieta	CA	92562
22644 Lighthouse Dr	Canyon Lak	CA	92587
558 Birch St #2	Lake Elsin	CA	92530
30272 Buck Tail Dr	Canyon Lak	CA	92587
28353 Corte Ocaso	Temecula	CA	92592
P O Box 131011	Carlsbad	CA	92013
Po Box 245	Lake Elsin	CA	92531
32823 Temecula Pkwy	Temecula	CA	92592
545 Cheney St	Lake Elsin	CA	92530
3549 Calle Palmito	Carlsbad	CA	92009

NOVEMBER 29 2023  
FILE # 233933 revised  
SUBJECT KEY # 1-5



Susan Case Inc  
4000 Barranca Pkwy #250  
Irvine CA 92604  
orders@susancaseinc.com