

**CITY COUNCIL
PUBLIC HEARING NOTICE**

City of Lake Elsinore

A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE ON TUESDAY, MARCH 14, 2023, AT THE LAKE ELSINORE CULTURAL CENTER, 183 NORTH MAIN STREET, LAKE ELSINORE, CA, 92530, AT 7:00 P.M. OR AS SOON THEREAFTER AS THE ITEM MAY BE HEARD TO CONSIDER THE FOLLOWING PROJECT:

Planning Application No. 2019-69 (Corydon Gateway): Request for approval of Tentative Tract Map No. 38626 (TTM 2022-02) to subdivide an approximately 2.14-acre parcel into one lot for condominium purposes and to subdivide an industrial building currently under construction into six condominium units. The project site is located at the northwest corner of the intersection of Mission Trail and Corydon Street in the East Lake Specific Plan (APNs: 370-050-038; 370-050-039; Applicant: Steve Vettel, On-Point Commercial, LLC; Property Owner: On-Point Commercial, LLC). On February 21, 2023, the Planning Commission held a public hearing to consider this matter and recommended City Council approval of the application.

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 15301(k) (Existing Facilities).

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to calvarez@lake-elsinore.org. The State strongly recommends that persons exercising their right to engage in political expression, including attendance and participation in a city council meeting, should utilize alternative channels, such as Zoom videoconferencing utilized by the City of Lake Elsinore, in place of in-person gatherings. Consistent with State and County Public Health Orders, remote public participation is allowed in the following ways:

- 1) Cable T.V. Broadcast on Spectrum Channel 29 and Frontier Channel 31.
- 2) Livestream on the City's Website.
- 3) Email comments to calvarez@lake-elsinore.org before or during the City Council meeting, prior to the close of public hearing on this item, to be read by the City Clerk during public comment. Lengthy public comment may be summarized in the interest of time.

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 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 the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Kevin Beery, Associate Planner, at kbeery@lake-elsinore.org or (951) 674-3124, ext. 805.

Candice Alvarez, MMC,
City Clerk

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Candice Alvarez, MMC,
City Clerk

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



OFFICIAL NOTICE
CITY OF LAKE ELSINORE
COMMUNITY DEVELOPMENT DEPARTMENT

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



OFFICIAL NOTICE
CITY OF LAKE ELSINORE
COMMUNITY DEVELOPMENT DEPARTMENT



NOTICE OF PUBLIC HEARING

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March 3, 2023

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

Account Number: 5209153
Ad Order Number: 0011589414
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 03/03/2023
Total Amount: \$342.78
Payment Amount: \$0.00
Amount Due: \$342.78
Notice ID: DX92apX0tQbs7WFYWiLH
Invoice Text:

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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: 0011589414

FILE NO. 0011589414

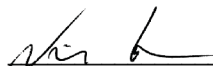
PROOF OF PUBLICATION

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:

03/03/2023

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

Date: March 3, 2023.
At: Riverside, California



Signature

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Candice Alvarez, MMC,
City of Lake Elsinore, City Clerk
The Press-Enterprise
Published: 3/3/23



AFFIDAVIT OF NOTIFICATION LIST

Application No. 2019-69

Applicant Name On-Point Commercial, LLC

Project Name/Location Corydon Gateway / 33575 Corydon Rd.

I certify that on 6th day of FEB, 2023, we prepared a notification list and a radius map, including properties entirely and partially within 750 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) Corydon Gateway / 33575 Cordon Rd. 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.

[Signature] 2-0-23
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 6th day of February, 20 23, by Steven W. Vettel

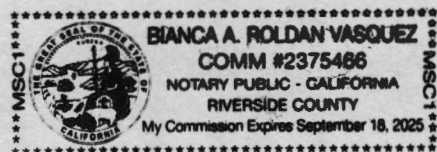
In witness whereof I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission expires on: 09/18/2025

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.

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 Riverside
Subscribed and sworn to (or affirmed) before me on this 6th day of February, 2023, by Steven W. Vettel
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
Signature [Signature] (Seal)



366-130-005
Michael Hughes
30200 Rim Rock Pl
Canyon Lake, CA 92587

366-130-007
Maricela Arana
21251 Lemon St
Wildomar, CA 92595

366-130-011
Herminia & Yasmine Herrera
21293 Lemon St
Wildomar, CA 92595

366-130-012
Corey & Brenda Pitts
2805 Priscilla St
Riverside, CA 92506

366-130-021
William & Vivian Ferree
21179 Lemon St
Wildomar, CA 92595

366-130-037
Roberto Ferreira
21227 Lemon St
Wildomar, CA 92595

366-130-038
Wildomar Valley Wood Products Inc
33600 Mission Trl
Wildomar, CA 92595

366-130-046
Dennis & Delores Younger
21191 Waite St
Winchester, CA 92596

Dennis & Delores Younger
21191 Waite St
Wildomar, CA 92595

366-140-005
Robert Chade
27055 Camino De Estrella B
Capistrano Beach, CA 92624

366-140-008
Veterans Of Foreign Wars Post 1508
Po Box 737
Wildomar, CA 92595

366-140-009
Lake Elsinore Elks Lodge No 2591
Po Box 1564
Wildomar, CA 92595

366-140-011
Lake Elsinore Elks Lodge 2591
Po Box 1564
Wildomar, CA 92595

366-140-013
Robert Chade
Po Box 7058
Capistrano Beach, CA 92624

370-030-006
Np Lake Elsinore Commerce Llc
4825 Nw 41st St 500
Riverside, MO 64150

370-031-001
Steven & Darlene Hilz
30284 Clear Water Dr
Canyon Lake, CA 92587

370-031-003
Collett Enterprises
2960 N Radiant Star Rd
Post Falls, ID 83854

370-031-005
Bud Racing
1326 S Falcon St
Anaheim, CA 92804

370-031-006
Clint & Georgeanna Barry
28728 Chaucer Dr
Menifee, CA 92584

370-031-007
Edwin & Janice Manske
Po Box 1209
Wildomar, CA 92595

370-031-008
Mark Sullins & Anita Suillins
32841 Alderbrook Rd
Wildomar, CA 92595

370-031-012
Michael Scheinker
33109 Cheyenne Cir
Menifee, CA 92584

370-031-017
Ie Real Estate Holding
32295 Mission Trl Ste R8 # 425 R8
Lake Elsinore, CA 92530

370-031-018
James Pruitt
22400 Sky Breeze Ct
Murrieta, CA 92562

370-031-019
Richard & Kara Franzo
22461 Village Way Dr
Canyon Lake, CA 92587

370-031-021
Lcb Prop
23905 Clinton Keith Rd 114-369
Wildomar, CA 92595

370-031-022
Blue Lake Industrial Condo Assn
21021 Ventura Blvd 300
Woodland Hills, CA 91364

370-050-019
Development At Mission Trails Lake E
26500 Agoura Rd 211
Calabasas, CA 91302

370-050-023
Noel & Ruth Castellon
31855 Corydon St
Lake Elsinore, CA 92530

370-050-024
Southern California Edison Co
Po Box 800
Rosemead, CA 91770

370-050-027
Riverside County Flood Cont & Water
1995 Market St
Riverside, CA 92501

370-050-032
Elsinore Valley Municipal Water District
Po Box 3000
Lake Elsinore, CA 92531

370-050-037
Gat Hosaka Holdings LLC
38605 Calistoga Dr 150
Murrieta, CA 92563

370-050-038
Onpoint Commercial LLC
2510 Palisades Dr
Corona, CA 92882

370-050-040
Corydon Red
38122 Stone Meadow Dr
Murrieta, CA 92562

370-051-001
Anthony Gerstner
32126 Cabernet Pl
Wildomar, CA 92595

370-051-003
Gary & Linda Maddox
10133 Meadow Glen Way E
Escondido, CA 92026

370-051-004
Michael & Cathlyn Cleary
22606 San Joaquin Dr W
Canyon Lake, CA 92587

370-051-005
Kathleen Myers
20902 Cortner Ave
Lakewood, CA 90715

370-051-006
Ronald Hartley
29826 Haun Rd 305
Menifee, CA 92586

370-051-008
Scaizo Ostermiller Lp
PO BOX 1660
SAN JUAN CAPISTRANO, CA 92993

370-051-010
George Sadler
31875 Corydon St 140
Lake Elsinore, CA 92530

370-051-011
Rupinder & Gurpreet Sethi
6519 Wells Springs St
Eastvale, CA 91752

370-051-014
Shawn Viola & Holly Wolfe
31875 Corydon St 180
Lake Elsinore, CA 92530

370-051-015
Michael & Carol Augustine
25800 Buffalo Cir
Menifee, CA 92584

370-051-016
Joshua Grant
25111 Cedar Ridge Ct
Wildomar, CA 92595

370-051-017
Gar & Assoc
1551 Hackett Ave
Long Beach, CA 90815

370-051-018
Aaron Davis
25820 Beth Dr
Menifee, CA 92584

370-051-020
Scalzo Ostermiller Lp
PO BOX 1660
SAN JUAN CAPISTRANO, CA 92993

370-051-021
Edwin & Denise Stewart
130 Avendia Barcelona
San Clemente, CA 92672

370-051-022
Mark Abutrab
33549 Cedar Creek Ln
Lake Elsinore, CA 92532

370-051-023
Daniel & Patricia Bonelli
30254 Skippers Way Dr
Canyon Lake, CA 92587

370-051-024
Michael & Elaine Samarin
21385 Hodan Hill Ct
Murrieta, CA 92562

370-051-025
Alba Gilbert
26222 Avenida Bonachon
Mission Viejo, CA 92691

370-051-026
Paul & Deborah Bassett
18491 Avenida De Camelia
Murrieta, CA 92562

370-051-027
31881 120 Trust
3225 Mcleod Dr 777
Las Vegas, NV 89121

370-051-028
Alesco Dev Co
15821 Ventura Blvd 665
Encino, CA 91436

370-051-029
31881 140 Trust
3225 Mcleod Dr 777
Las Vegas, NV 89121

370-051-030
Proventure
25111 Cedar Ridge Ct
Wildomar, CA 92595

370-051-031
Scatzo Ostermiller Lp
,

370-051-032
Blue Lake Industrial Condo Owners Association
21021 Ventura Blvd 300
Woodland Hills, CA 91364

370-060-003
Bel Air Enterprises Inc
9341 Hazel Cir
Villa Park, CA 92861

370-060-007
Evmwd
Po Box 3000
Lake Elsinore, CA 92531

370-060-032
Southern California Edison Co
S Innovation Way 2ND
Pomona, CA 91768

370-060-049
Southern Calif Edison Co
2 Innovation Way
Pomona, CA 91768

370-060-051
Elsinore Valley Municipal Water Dist
Po Box 3000
Lake Elsinore, CA 92531

65 labels printed

RICHARD HOOVER
PO BOX 950325
MISSION HILLS, CA 91395

MAILED VIA USPS 1ST CLASS
WEDNESDAY, MARCH 1, 2023
KEVIN BEERY, ASSOCIATE PLANNER