



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 April 25, 2023 at 7:00 p.m., or as soon thereafter as the matter may be heard, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, to consider the following:

Planning Application No. 2021-34 (Evergreen Commercial Development Project): A request by Evergreen Devco, Inc., to construct a 57,254 square foot (SF) commercial center that consists of an anchor grocery store, several quick-serve restaurants, a gas station with a convenience store, and a separate drive-through car wash with 368 parking spaces, which would be constructed in two phases over a total of 8.863 gross acres. The Project includes two Tentative Parcel Maps (TTM 38195 and 38281) to subdivide the 8.863 gross acre site into five (5) lots ranging in size from 1.13 to 3.60 gross acres. CUP 2021-09 would establish a 4,116 SF Car Wash on Lot 1, CUP 2021-10 would establish a 3,000 SF Quick-service Restaurant with a drive-through lane on Lot 2, CUP 2021-11 and PCN 2021-01 would establish a gas station and the 4,088 SF convenience store with concurrent sale of beer and wine for off-site consumption (Type 20 ABC) on Lot 3, PCN 2021-02 includes a PCN finding for the 43,050 SF grocery store for the sale of beer, wine, and distilled spirits for off-site consumption (Type 21 and 86 ABC) on Lot 4, and CUP 2021-12 would establish a the 3,000 SF Quick-service Restaurant with a drive-through lane on Lot 5. CDR 2021-17 provides a comprehensive design review for the entire Project site that includes architectural elevations, on-site stormwater management improvements, lighting, walls and fencing, parking and landscaping. SIGN 2021-35 proposes to establish a uniform sign program that creates an integrated framework for all the signage within the center. The Project is located on Central Avenue/State Route 74 (SR-74) east of the intersection with Cambern Avenue (APNs: 377-020-014, 016, 017, 018, and 019).

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study (Environmental Review No. 2021-05) was prepared for the project to assess potential environmental impacts. The Initial Study revealed that the project would have potentially significant environmental impacts but those potentially significant impacts could be mitigated to less than significant levels. A Mitigated Negative Declaration (MND) (SCH# 2022090133) was prepared and was made available for public review and comment for a 30-day review period from September 12, 2022 to October 12, 2022. Notice to all interested persons and agencies inviting comments on the MND was published in accordance with the provisions of CEQA and the Lake Elsinore Municipal Code.

PLANNING COMMISSION RECOMMENDATION: On April 4, 2023, at a duly noticed Public Hearing, the Lake Elsinore Planning Commission by a 4-0 vote recommended that the City Council approve the proposed project.

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to calvarez@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 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 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 Ms. Damaris Abraham, Interim Assistant Community Development Director at dabraham@lake-elsinore.org or (951) 674-3124, ext. 913.

April 13, 2023

Candice Alvarez, MMC,
City Clerk

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: 0011596857

FILE NO. 0011596857

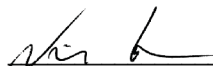
PROOF OF PUBLICATION

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:

04/13/2023

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

Date: April 13, 2023.
At: Riverside, California



Signature

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Candice Alvarez, MMC
City of Lake Elsinore, City Clerk
The Press-Enterprise
Published: 4/13/23

PROPERTY OWNERS CERTIFICATION

I, Laura Emerson, certify that on 08-29-2022
(Print Name) (Month-day-year)

the attached property owners list was prepared by

Susan Case Inc Pursuant to application

requirements furnished by the City of Lake Elsinore Planning Division. Said list is a complete and true compilation of owner of the subject property and all other property owners within ~~300~~ 500 ft **feet (or the 30 nearest individual property owners, whichever creates the greatest number of public notices (persons owning multiple properties shall only be counted once)** of the property involved in the application and is based upon the latest equalized assessment rolls. *Expanded to 500 to include 30 min

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or erroneous information may result in processing delays or be grounds for rejection or denial of the application.

NAME: Laura Emerson

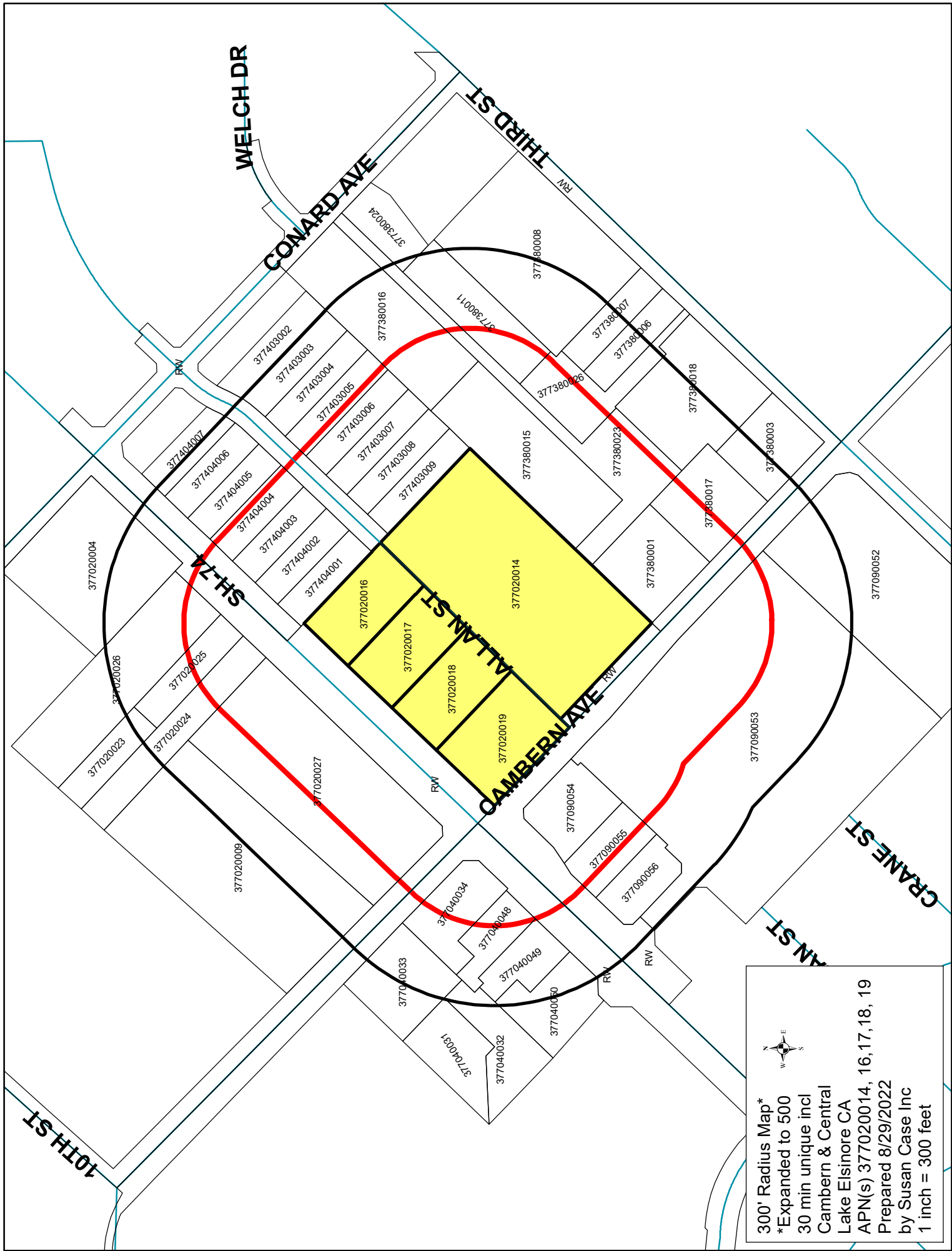
TITLE/REGISTRATION: Employee Susan Case Inc

ADDRESS: 4000 Barranca Pkwy #250, Irvine CA 92604

PHONE: 949 494 6105 (Daytime phone no.)

SIGNATURE: Laura Emerson

DATE: 08/29/2022 CASE NO.: _____



300' Radius Map*
*Expanded to 500
30 min unique incl
Cambren & Central
Lake Elsinore CA
APN(s) 377020014, 16, 17, 18, 19
Prepared 8/29/2022
by Susan Case Inc
1 inch = 300 feet

377-020-004
State Of California
P O Box 231
San Bernardino CA 92403

377-020-009,27
Athanasius Pope
4030 Birch St #100
Newport Beach CA 92660

377-020-014
Evergreen-cambern & Ctrl South Land
2390 E Camelback Rd #41
Phoenix AZ 85016

377-020-016
Cambern & Central North
2390 E Camelback Rd #41
Phoenix AZ 85016

377-020-017,18,19
Nielsen Rtt&t
25092 Wild View Rd
Menifee CA 92584

377-020-023,24,25
Steven D Vanmeter
30239 Calle Belcanto
Menifee CA 92584

377-020-026
Halle Properties
20225 N Scottsdale Rd
Scottsdale AZ 85255

377-040-031,32
David Yessmann
Po Box 3218
Torrance CA 90510

377-040-033
Dmd Lodging Inc
2508 N Capella Ct
Orange CA 92867

377-040-034
Integrity Restaurants #2
11041 Santa Monica Blvd #PMB 706
Los Angeles CA 90025

377-040-048
Smbc Prop #2
2551 Commer Center Dr
Lake Forest CA 92630

377-040-049
Nv Dev Cft
1120 N Town Center Dr
Las Vegas NV 89144

377-040-050
Premier Inv Le
Po Box 60163
Irvine CA 92602

377-090-052,53
Wal Mart Real Estate Business Trust
1301 SE 10th St
Bentonville AR 72716

377-090-054
Cotti Foods Corporation
29801 Santa Margarita Park
Rancho Santa Marg CA 92688

377-090-055,56
Jjdan Trust
6800 Bishop Rd
Plano TX 75024

377-380-001
Martin Franco
18700 Cambern Ave
Lake Elsinore CA 92532

377-380-003
Debbie Clark
26951 Hammack Ave
Perris CA 92570

377-380-006
Gilberto Rodriguez Castillo
29305 3rd St
Lake Elsinore CA 92532

377-380-007
David M Schwab
29285 3rd St
Lake Elsinore CA 92532

377-380-008
Merlinda Merced
29265 3rd St
Lake Elsinore CA 92532

377-380-011
David Venegas
29265 3rd St
Lake Elsinore CA 92532

377-380-015,16,002
Robert B McClary
29146 Allan St
Lake Elsinore CA 92530

377-380-017
Timothy Rhodes
18740 Cambern Ave
Lake Elsinore CA 92532

377-380-018
Julio C Bustos
29315 3rd St
Lake Elsinore CA 92532

377-380-023
Jose Frausto
570 Central Ave
Lake Elsinore CA 92530

377-380-024
Paul Torres
18931 Conard Ave
Lake Elsinore CA 92530

377-380-026
Carlos F Arroyo
22740 Lemon St
Wildomar CA 92595

377-403-003
Esmeralda L Arroyo
29154 Allan St
Lake Elsinore CA 92532

377-403-004
Sareth Loeung
29170 Allan St
Lake Elsinore CA 92532

377-403-005
Chris Matteson
29186 Allan St
Lake Elsinore CA 92532

377-403-006
David Mclean
29202 Allan St
Lake Elsinore CA 92532

377-403-007
Armando Gomez
29218 Allan St
Lake Elsinore CA 92532

377-403-008
Kenneth W Miller
29234 Allan St
Lake Elsinore CA 92532

377-403-009
Karin Marie Parks
29248 Allan St
Lake Elsinore CA 92532

377-404-001
Luke Jeremy Lybrook
29247 Allan St
Lake Elsinore CA 92532

377-404-002
Thomas A Pacheco
29225 Allan St
Lake Elsinore CA 92532

377-404-003
Miguel Munoz
29211 Allan St
Lake Elsinore CA 92532

377-404-004
John Branson
29193 Allan St
Lake Elsinore CA 92532

377-404-005
Tu Uyen Cao Nguyen
1601 Nabil Cir
Corona CA 92881

377-404-006
Majorie Lagrone
235 S Beach Blvd #22
Anaheim CA 92804

377-404-007
J&k Trust
29147 Allan St
Lake Elsinore CA 92532