



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 9, 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 item:

Planning Application No. 2019-47 (Tentative Parcel Map No. 38614): A request by Ron Kassab, Lake Elsinore Plaza 2 Corporation, to subdivide the 8.46-acre site into four (4) parcels ranging in size from 0.97 acres to 2.9 acres, and one (1) 1.6-acre remainder parcel. The Project is located at the southeasterly corner of Riverside Drive and Collier Avenue. (APN: 377-120-065)

Pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183(a), a project that is consistent with the development densities established in a General Plan for which an EIR was certified is not required to undergo additional environmental review "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." A Program EIR (State Clearinghouse No. 2005121019) was certified for the General Plan. As there is no development currently proposed for the subject site, there are no "project-specific significant effects which are peculiar to the project or its site" to analyze at this time. Therefore, no additional environmental review is required per Public Resource Code Section 21083.3 and CEQA Guidelines Section 15183.

PLANNING COMMISSION RECOMMENDATION: On April 18, 2023, at a duly noticed Public Hearing, the Lake Elsinore Planning Commission by 3-0 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 Carlos Serna, Assistant Planner in the Planning Division at, cserna@lake-elsinore.org or (951) 674-3124, ext. 916.

Candice Alvarez, MMC,
City Clerk

THE PRESS-ENTERPRISE

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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: 0011598636

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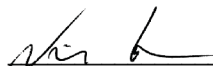
PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not 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:

04/25/2023

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

Date: April 25, 2023.
At: Riverside, California



Signature

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Candice Alvarez, MMC,
City of Lake Elsinore City Clerk
The Press-Enterprise
Published: 4/25/23

**Property Owners
Certification**

I, Cathy Lewis certify that on 3/27/23 the attached property owners' list was prepared by Stewart Title of California, Inc. Inland Empire Division-Major Projects Dept., pursuant to application requirements furnished by the planning Department. Said list is a complete and true compilation of owner of the subject property and all other property owners within 300 feet of the property involved in the application and is based upon the latest equalized assessment rolls.

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 be ground for rejection or denial of application.

Stewart Title of California, Inc.

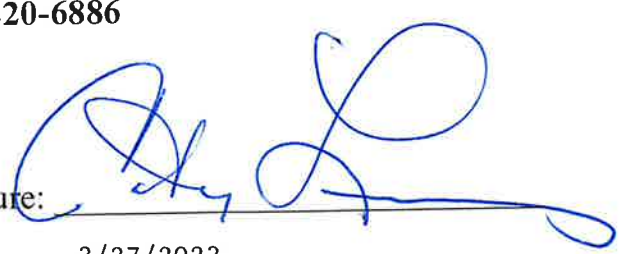
Corporate Office

Major Projects Department

11870 Pierce Street Suite 100

Riverside Ca 92505

(800) 220-6886

Signature: 

Date: 3/27/2023

Case/Prelim Number:

Subject Assessor's Parcel Number(s): 377-120-065
300' or 30 minimum

[illegible]

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



378-030-029
Scaizo Ostermiller Lp

377-050-022
Mhc 186 Riverside Drive Lake Elsinore
2795 E Cottonwood Pkwy 400
Salt Lake City, UT 84121-7033

377-050-067
Mhc 77
2795 E Cottonwood Pkwy 400
Salt Lake City, UT 84121-7033

378-031-010
Z Best Body & Paint Shops Inc
1055 W 7th St 2250
Los Angeles, CA 90017-2774

377-120-039
Marvin Pitts
14552 Whittier Blvd
Whittier, CA 90605-2129

377-120-029
Tvs Holding
12037 Clark St
Arcadia, CA 91006-5829

377-120-067
Wintersun Group Usa Inc
1250 E Belmont St
Ontario, CA 91761-3506

378-031-003
Herr Real Estate
560 W Mission Rd
San Marcos, CA 92069-1558

378-030-007
Lake Elsinore Group Inc
4580 University Ave
San Diego, CA 92105-1819

377-120-005
Rodana Investments Llc
970 Heritage Rd
San Diego, CA 92154-5602

378-031-001
Raul Jasso
17995 Collier Ave
Lake Elsinore, CA 92530-2623

378-031-009
Twistnu Llc
17945 Collier Ave
Lake Elsinore, CA 92530-2623

378-031-008
James & Christie Koontz
17935 Collier Ave
Lake Elsinore, CA 92530-2623

377-050-076
Hwy 74 Llc
29190 Riverside Dr
Lake Elsinore, CA 92530-2610

377-120-014
Gary & Elena Morris
31115 Lancashire Dr
Lake Elsinore, CA 92530-5439

377-050-056
Elsinore Valley Cemetery
18170 Collier Ave
Lake Elsinore, CA 92530-2718

377-050-070
Elsinore Valley Cemetery Dist
18170 Collier Ave
Lake Elsinore, CA 92530-2718

377-050-079
Elsinore Valley Cemetery Dist
Po Box 751
Lake Elsinore, CA 92531-0751

377-050-077
Elsinore Valley
Po Box 751
Lake Elsinore, CA 92531-0751

377-120-028
Tortomasi Enterprises D & B Prop
26605 Madison Ave
Murrieta, CA 92562-8909

378-031-007
Todd & Heather Barsby
22519 Canyon Lake Dr S
Canyon Lake, CA 92587-7594

378-031-002
William & Paula Rowan
22455 Whirlaway Ct
Canyon Lake, CA 92587-7626

377-120-010
Charles & Debra Sacks
29126 Old Wrangler Rd
Canyon Lake, CA 92587-7819

378-031-005
Melinda Bossenmeyer
22484 Whirlaway Ct
Canyon Lake, CA 92587-7627

378-031-006
Michael & Kathleen Cleary
22606 San Joaquin Dr W
Canyon Lake, CA 92587-7853

377-120-060
Shan Chi & Yue Jiang
42250 Baldaray Cir B
Temecula, CA 92590-3631

378-030-027
Collier Dev Co
9902 Brier Ln
Santa Ana, CA 92705-1535

378-030-011
Kang Chen
6984 E Overlook Ter
Anaheim, CA 92807-5125

378-031-011
Collier Dev Co
8502 E Chapman Ave 350
Orange, CA 92869-2461

377-050-053
Investment Property Exchange Service
4736 E Stetson Ln
Orange, CA 92869-1914

377-120-068
Lanikai Lake Elsinore 2
Po Box 9032
Kailua Kona, HI 96745-9032

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