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130 South Main Street
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<i>Invoice Text:</i>	<p>[https://res.cloudinary.com/dgqq2xsfd/image/upload/q_auto:best/enotice-production/documentcloud/notices/1770770873871/city_logo_for_notices__1_.png] 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 February 24, 2026, 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: Planning Application No. 2021-22 (Collier Commercial Properties): The proposed Collier Commercial Properties Project would develop the existing 2.64-acre project site with a 3,000 sq. ft. office building and an 8,975 sq. ft. manufacturing warehouse building with outdoor storage. The project includes the following entitlements: a General Plan Amendment (GPA 2021-02) to amend the Land Use Designation of the project site from General Commercial (GC) to Limited Industrial (LI); Zone Change (ZC 2021-02) to change the zoning from General Commercial (C-2) to Limited Manufacturing (M-1); Conditional Use Permit (CUP 2022-25) to establish outdoor storage; and Industrial Design Review (IDR 2021-03) to construct a 3,000 sq. ft. office building and a 8,975 sq. ft. manufacturing warehouse building. The project is located on West Minthorn Street and includes Assessor Parcel Numbers 377-190-002 through 377-190-004. Pursuant to the California Environmental Quality Act (CEQA), an Initial Study (IS; Environmental Review No. 2023-03) was prepared for the project to assess potential environmental impacts. The IS determined 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</p>



NOTICE OF PUBLIC HEARING

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Planning Application No. 2021-22 (Collier Commercial Properties): The proposed Collier Commercial Properties Project would develop the existing 2.64-acre project site with a 3,000 sq. ft. office building and an 8,975 sq. ft. manufacturing warehouse building with outdoor storage. The project includes the following entitlements: a General Plan Amendment (GPA 2021-02) to amend the Land Use Designation of the project site from General Commercial (GC) to Limited Industrial (LI); Zone Change (ZC 2021-02) to change the zoning from General Commercial (C-2) to Limited Manufacturing (M-1); Conditional Use Permit (CUP 2022-25) to establish outdoor storage; and Industrial Design Review (IDR 2021-03) to construct a 3,000 sq. ft. office building and a 8,975 sq. ft. manufacturing warehouse building. The project is located on West Minthorn Street and includes Assessor Parcel Numbers 377-190-002 through 377-190-004.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study (IS; Environmental Review No. 2023-03) was prepared for the project to assess potential environmental impacts. The IS determined 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; State Clearinghouse No. 2025100377) was prepared and was made available for a 30-day public review and comment period from October 31, 2025 to December 01, 2025. 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 January 20, 2026, at a duly noticed Public Hearing, the Lake Elsinore Planning Commission by a 5-0 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, option 4. 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, Associate Planner in the Planning Division at cserna@lake-elsinore.org or (951) 824-7415.

Candice Alvarez, MMC
City Clerk

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Lake Elsinore, California 92530

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PROOF OF PUBLICATION OF

Ad Desc: 0011778611

FILE NO. 0011778611

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:

02/14/2026

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

Date: February 14, 2026.
At: Riverside, California

A handwritten signature in cursive script, appearing to read "Christina Gonzalez".

Signature