

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CONDITIONAL USE PERMIT NO. 03776 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: John Rowland of Prime Development representing S2A Modular Inc. – Second Supervisorial District – Lakeland Village – Community Elsinore Area Plan – Community Development: Mixed Use (CD:MU) Zoning: R-3 (General Residential), W-1 (Watercourse Area), R-R (Rural Residential), and C-1/C-P (General Commercial) – Location: Southwest corner of the Corydon Road and Union Street, within the Lakeland Village Community of unincorporated Riverside County. The Project site is located south of City of Lake Elsinore and north of City of Wildomar composed of two (2) parcels totaling 10.02 acres – REQUEST: Conditional Use Permit No. 03776 proposes a Tesla powered smart mobile home gated senior community for 55 and older, consisting of 71 detached mobile home units with 71 two car garages. The site improvements include but are not limited to street improvements and street dedication, road access, trash enclosure, bio-retention area, and landscaping. The amenities include a club house, swimming pool, spa, barbecue/picnic area, fire pit area, walking trail, and dog park. The project will require an administrative Lot Merger of parcels APN's: 370-310-002 and 370-310-012. Project Planner: Haide Aguirre at 951-955-1006 or email at [haguirre@rivoco.org](mailto:haguirre@rivoco.org)

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: **September 18, 2024**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1<sup>ST</sup> FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at [2024 Planning Commission Meetings | Planning Department Riverside County \(rctlma.org\)](#). For further information regarding this project, please contact Project Planner Haide Aguirre at (951) 955-1006 or email at [haguirre@rivoco.org](mailto:haguirre@rivoco.org) or go to the County Planning Department's Planning Commission agenda web page at <https://planning.rctlma.org>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The mitigated negative declaration for the proposed project is available for review online on the Planning Department website at <https://planning.rctlma.org/>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: [2024 Planning Commission Meetings | Planning Department Riverside County \(rctlma.org\)](#).

**Public Review Period: The public review period to comment on the environmental document is from August 23, 2024, to September 12, 2024.** Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
**Attn: Haide Aguirre**  
P.O. Box 1409, Riverside, CA 92502-1409