



## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on September 17, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the following:

**Planning Application No. 2019-80 (Ortega Oaks Plaza):** A request by David Culter, Ortega Plaza, LLC, for a Commercial Design Review (CDR No. 2022-05) to construct a one-story 3,375 square-foot (sq. ft.) convenience store, a 3,427 sq. ft. gasoline dispensing facility canopy with ten (10) fueling stations, a 1,400 sq. ft. drive-through restaurant, 124 parking spaces, and new landscaping on a 3.57-acre portion of the existing Ortega Oaks Plaza. The application also includes a request for a Conditional use Permit (CUP No. 2022-05) to permit the operation of the drive-through restaurant as well as CUP No. 2024-06 to permit the operation of the gasoline dispensing facility. The project site is located on an approximately 3.57-acre portion of the existing Ortega Oaks Plaza within the General Commercial (C-1) District. The project site is located on the southern corner of Grand Avenue and Ortega Highway (APN: 381-320-025).

The proposed project is exempt from California Environmental Quality Act (CEQA), pursuant to 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 15332 (In-Fill Development).

**ALL INTERESTED PERSONS** are invited to submit written information, express opinions or otherwise submit written evidence by email to [jmatie@Lake-Elsinore.org](mailto:jmatie@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 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](http://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](mailto:cserna@lake-elsinore.org) or (951) 674-3124, ext. 916.

Damaris Abraham,  
Community Development Director

# 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

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Invoice Text:	[ <a href="https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/exports/1725464905682/image001.jpg">https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/exports/1725464905682/image001.jpg</a> ] NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on September 17, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the following: Planning Application No. 2019-80 (Ortega Oaks Plaza): A request by David Culter, Ortega Plaza, LLC, for a Commercial Design Review (CDR No. 2022-05) to construct a one-story 3,375 square-foot (sq. ft.) convenience store, a 3,427 sq. ft. gasoline dispensing facility canopy with ten (10) fueling stations, a 1,400 sq. ft. drive-through restaurant, 124 parking spaces, and new landscaping on a 3.57-acre portion of the existing Ortega Oaks Plaza. The application also includes a request for a Conditional use Permit (CUP No. 2022-05) to permit the operation of the drive-through restaurant as well as CUP No. 2024-06 to permit the operation of the gasoline dispensing facility. The project site is located on an approximately 3.57-acre portion of the existing Ortega Oaks Plaza within the General Commercial (C-1) District. The project site is located on the southern corner of Grand Avenue and Ortega Highway (APN: 381-320-025). The proposed project is exempt from California Environmental Quality Act (CEQA), pursuant to 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 15332 (In-Fill Development). ALL INTERESTED PERSONS are invited to submit written



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Damaris Abraham,  
Community Development Director  
The Press-Enterprise  
Published: 9/7/24

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011690590

**FILE NO. 0011690590**

**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:

**09/07/2024**

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

Date: September 7, 2024.  
At: Riverside, California

Signature



## AFFIDAVIT OF NOTIFICATION LIST

Application No. \_\_\_\_\_

Applicant Name ORTEGA PLAZA

Project Name/Location 15890 GRAND AVE

I certify that on 22nd day of AUGUST, 2024, we prepared a notification list and a radius map, including properties entirely and partially within 300' feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) 15890 GRAND AVE. 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.

Cathy McDermott

Applicant/Representative Signature

8-22-2024

Date

This instrument was acknowledged before me on this 22nd day of August, 2024, by

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

See attached JARAT

Notary Public

My Commission expires on: 8/13/27

**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.**

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1–6 below)  
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1 \_\_\_\_\_  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_  
 4 \_\_\_\_\_  
 5 \_\_\_\_\_  
 6 \_\_\_\_\_

Signature of Document Signer No. 1 \_\_\_\_\_ Signature of Document Signer No. 2 (if any) \_\_\_\_\_

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

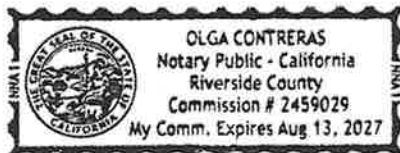
on this 22 day of August, 2024  
 by \_\_\_\_\_ Date \_\_\_\_\_ Month \_\_\_\_\_ Year \_\_\_\_\_

(1) Catherine Mc Dermott

(and (2) \_\_\_\_\_).  
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me

Signature Olga Contreras  
 Signature of Notary Public



Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Certified Property Owners List Affidavit  
 Document Date: 8/22/24 Number of Pages: 1  
 Signer(s) Other Than Named Above: \_\_\_\_\_

# LIST WITHOUT DUPLICATES COMBINED

APN	OWNER	MAILING ADDRESS	MAILING CITY STATE ZIP
300' RADIUS	SITE: 15890 GRAND AVE	APN 381-320-025	DATA: ASSESSOR ROLE 7/2024
PREPARED ON: 8/22/24	BY: OWNERSHIP LISTING SERVICE	951 699 8064	
OWNER/APPLICANT:	PLAZA ORTEGA	10665 WEATHER HILL CT	SAN DIEGO CA 92131
ARCHITECT:	EMPIRE DESIGN GROUP	511 N MAIN ST	LAKE ELSINORE CA 92530
ENGINEER:	PLUMP ENGINEERING	914 E KATELLA AVE	ANAHEIM CA 92805
381-050-001	STRONG FORT GROUP INC	567 MEADOW GROVE ST	LA CANADA CA 91011
381-050-002	STRONG FORT GROUP INC	567 MEADOW GROVE ST	LA CANADA CA 91011
381-320-020	ZAIREY INC	45 CINCH RD	BELL CANYON CA 91307
381-320-025	PLAZA ORTEGA	10665 WEATHER HILL CT	SAN DIEGO CA 92131
381-331-001	AVELINO GAYTAN	1475 MORRO WAY	LAKE ELSINORE CA 92530
381-331-002	RAUL C TORRES	1485 MORRO WAY	LAKE ELSINORE CA 92530
381-331-003	MORSSAEI SOHEYLA LIVING TRUST 2/20/20	5908 E TIBER DR	ANAHEIM CA 92807
381-331-004	PEREZ 2017 TRUST DTD 09/22/2017	1303 S GOLDEN VISTA DR	WEST COVINA CA 91791
381-331-005	KARLA SAMANTHA MOLINA	645 W 6TH ST #B	TUSTIN CA 92780
381-331-006	TAH 2018 1 BORROWER	1508 BROOKHOLLOW DR	SANTA ANA CA 92705
381-331-007	TIMOTHY CLAYTON TOBLER	1535 MORRO WAY	LAKE ELSINORE CA 92530
381-331-008	JOSE M GUILLEN	1545 MORRO WAY	LAKE ELSINORE CA 92530
381-331-009	CLIFTON P STUBBS	1555 MORRO WAY	LAKE ELSINORE CA 92530
381-331-010	CARLOS T VASQUEZ	2737 QUAIL KNOLL	LAKE ELSINORE CA 92530
381-331-011	MATTHEW ESTACIO	2729 QUAIL KNOLL	LAKE ELSINORE CA 92530
381-331-012	LAURIE ACOSTA	2719 QUAIL KNOLL	LAKE ELSINORE CA 92530
381-331-013	DYNASTY HOLDINGS WAHHAB	1343 WHISPERING WIND LN	CORONA CA 92881
381-332-001	BRETT RICHETTA	2729 GOLDEN CT	LAKE ELSINORE CA 92530
381-332-002	ADOLFO V GIRON	2719 GOLDEN CT	LAKE ELSINORE CA 92530
381-332-003	MANUEL MAGANA	2699 GOLDEN CT	LAKE ELSINORE CA 92530
381-332-015	VICTOR PEREZ	2700 GOLDEN CT	LAKE ELSINORE CA 92530
381-332-016	JUAREZ FAMILY TRUST DTD 08/30/23	2720 GOLDEN CT	LAKE ELSINORE CA 92530
381-332-017	DAVID LAWLER	2730 GOLDEN CT	LAKE ELSINORE CA 92530
381-332-018	DEV BDA	7126 PAL WAY	WESTMINSTER CA 92683
381-332-024	KACHRU SIDHARTH	2700 QUAIL KNOLL	LAKE ELSINORE CA 92530
381-332-025	MARYELLEN GARCIA	2720 QUAIL KNOLL	LAKE ELSINORE CA 92530
381-332-026	THORELL EDWIN & BEVERLY FAMILY TRUST	2730 QUAIL KNOLL	LAKE ELSINORE CA 92530
381-361-019	CHRIS A DARDEN	15790 LAKE TERRACE DR	LAKE ELSINORE CA 92530
381-361-020	JOSE A TAPIA	15800 LAKE TERRACE DR	LAKE ELSINORE CA 92530
381-361-021	JERRY F MATHER	1157 CAROWIND LN	SAN DIEGO CA 92131
381-361-022	DAVID LINDEMAN	33160 TRABUCO DR	LAKE ELSINORE CA 92530
381-361-023	TYJAE M SUMNER	33150 TRABUCO DR	LAKE ELSINORE CA 92530
381-361-024	RAFAEL JIMENEZ	33140 TRABUCO DR	LAKE ELSINORE CA 92530
381-361-025	WILLIAM E PEARGIN	33130 TRABUCO DR	LAKE ELSINORE CA 92530
381-361-026	MOISES LUNA SANCHEZ	33120 TRABUCO DR	LAKE ELSINORE CA 92530
381-363-006	JOSE VICENTE OCHOA	26435 WOODCREST LN	SAN JUAN CAPO CA 92675
381-363-007	RAMIREZ RAUL H LIVING TRUST DTD 03/07/2020	15800 LAGUNA AVE	LAKE ELSINORE CA 92530
386-190-001	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
386-190-013	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
386-190-015	RIVERSIDE COUNTY FLOOD CONT	1995 MARKET ST	RIVERSIDE CA 92501
386-191-004	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
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386-192-003	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
386-192-004	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
386-193-001	LAKE ELSINORE 133	1 CORNSILK	IRVINE CA 92614
387-110-021	WESTERN INTERNATIONAL DEV	6984 OVERLOOK TER	ANAHEIM HILLS CA 92807
387-110-022	WESTERN INTERNATIONAL DEV	6984 OVERLOOK TER	ANAHEIM HILLS CA 92807
387-530-047	VICTOR MEZA	33115 TRABUCO DR	LAKE ELSINORE CA 92530
387-530-052	VANESSA ACOSTA	33090 TRABUCO DR	LAKE ELSINORE CA 92530
387-530-053	FELIPE GALINDO	33100 TRABUCO DR	LAKE ELSINORE CA 92530
387-530-054	RYAN CATTON	33110 TRABUCO DR	LAKE ELSINORE CA 92530



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2699 GOLDEN CT  
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381-332-015  
VICTOR PEREZ  
2700 GOLDEN CT  
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381-332-026  
THORELL EDWIN & BEVERLY FAMILY TR  
2730 QUAIL KNOLL  
LAKE ELSINORE CA 92530

381-361-019  
CHRIS A DARDEN  
15790 LAKE TERRACE DR  
LAKE ELSINORE CA 92530



381-361-020  
JOSE A TAPIA  
15800 LAKE TERRACE DR  
LAKE ELSINORE CA 92530

381-361-021  
JERRY F MATHER  
1157 CAROWIND LN  
SAN DIEGO CA 92131

381-361-022  
DAVID LINDEMAN  
33160 TRABUCO DR  
LAKE ELSINORE CA 92530

381-361-023  
TYJAE M SUMNER  
33150 TRABUCO DR  
LAKE ELSINORE CA 92530

381-361-024  
RAFAEL JIMENEZ  
33140 TRABUCO DR  
LAKE ELSINORE CA 92530

381-361-025  
WILLIAM E PEARGIN  
33130 TRABUCO DR  
LAKE ELSINORE CA 92530

381-361-026  
MOISES LUNA SANCHEZ  
33120 TRABUCO DR  
LAKE ELSINORE CA 92530

381-363-006  
JOSE VICENTE OCHOA  
26435 WOODCREST LN  
SAN JUAN CAPO CA 92675

381-363-007  
RAMIREZ RAUL H LIVING TRUST  
15800 LAGUNA AVE  
LAKE ELSINORE CA 92530

386-190-001,013;191-004-007;192-001-  
004;193-001  
LAKE ELSINORE 133  
1 CORNSILK  
IRVINE CA 92614

386-190-015;191-008  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

387-110-021,022  
WESTERN INTERNATIONAL DEV  
6984 OVERLOOK TER  
ANAHEIM HILLS CA 92807

387-530-047  
VICTOR MEZA  
33115 TRABUCO DR  
LAKE ELSINORE CA 92530

387-530-052  
VANESSA ACOSTA  
33090 TRABUCO DR  
LAKE ELSINORE CA 92530

387-530-053  
FELIPE GALINDO  
33100 TRABUCO DR  
LAKE ELSINORE CA 92530

387-530-054  
RYAN CATTON  
33110 TRABUCO DR  
LAKE ELSINORE CA 92530

SEE MAP #1  
FOR FULL  
VIEW OF  
AREA

STRONG FORT GROUP

21.55 Ac.

21.17 Ac.

LOT 7

381-05

LOT 9

GRAND

381-32

GRAND

381-33

ZAIREY INC

7.91 Ac.

T.R.A. 0509

HWY

381-320-025 PLAZA ORTEGA

T.R.A. 6553

5.91 Ac.

15890 GRAND AVE

LAKE  
FERRAGE

381-36

TRABUCO DRIVE

ORTEGA

ORTEGA HIGHWAY

387-11

WESTERN INTNL DEV

WESTERN INTNL DEV

LAKE ELSINORE 133

COMPASS COURT

387-53

386-19

HEERS PLACE

LAKE ELSINORE 133

LAKE ELSINORE 133

RIVERSIDE

CO FLOOR

Full View OF 381-05 & 381-320-20

MAP#1

POR. RO. LA LAGUNA

