



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 September 10, 2024, 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 related items:

Third and Final Extension of Time Request for Tentative Tract Map (TTM) No. 37381 (Wasson Canyon): The proposed extension of time is a request by Ryan Mordahl to extend the life of the approved tentative tract map for an additional three (3) years to May 14, 2027. The previously approved TTM 37381 is a subdivision of 19.54 acres into 70 single-family residential lots and six (6) lettered lots for open space and a water quality/detention basin. The project site is located southeasterly of Highway 74, westerly of Rosetta Canyon Drive, on the northern side of Third Street within the Ramsgate Specific Plan. (APNs: 347-330-001, 002, 065, 347-330-067 through 073).

Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND) and none of the conditions described in Section 15162 exist. Subsequently, MND No. 2007-01 (SCH# 2007041063) was adopted in 2007 for the Ramsgate Specific Plan, Amendment No. 6 which evaluated environmental impacts that would result from maximum build-out of the Specific Plan. No substantial changes that require major revisions to the 2007 MND exist and no new information of substantial importance that require revisions to the earlier MND exist.

ALL INTERESTED PERSONS are hereby invited to attend this Public Hearing to present written information, express opinions or otherwise present evidence in the above matters. 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 at City Hall the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Associate Planner Joey Mendoza in the Planning Division at jmendoza@lake-elsinore.org or at (951) 674-3124, ext. 273.

Candice Alvarez, MMC,
City Clerk



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Third and Final Extension of Time Request for Tentative Tract Map (TTM) No. 37382 (Wasson Canyon): The proposed extension of time is a request by Ryan Mordahl to extend the life of the approved tentative map for an additional three (3) years to May 14, 2027. The previously approved TTM 37382 is a subdivision of 55.06 acres into 199 single-family residential lots and 23 lettered lots for a 5.6-acre park, open space, utility easements, and water quality/detention basins. The subject site is located southeasterly of Highway 74, westerly of Rosetta Canyon Drive, northeasterly of Cambern Avenue, on the southern side of Third Street within the Ramsgate Specific Plan (APNs: 347-330-022, 023, 066, 347-360-001, 002, 377-100-006, 009, and 010).

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Candice Alvarez, MMC
City Clerk

The Press-Enterprise
Published: 8/31/24

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011689486

FILE NO. 0011689486

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:

08/31/2024

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

Date: August 31, 2024.

At: Riverside, California

Signature



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Candice Alvarez, MMC
City Clerk

The Press-Enterprise
Published: 8/31/24

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011689494

FILE NO. 0011689494

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:

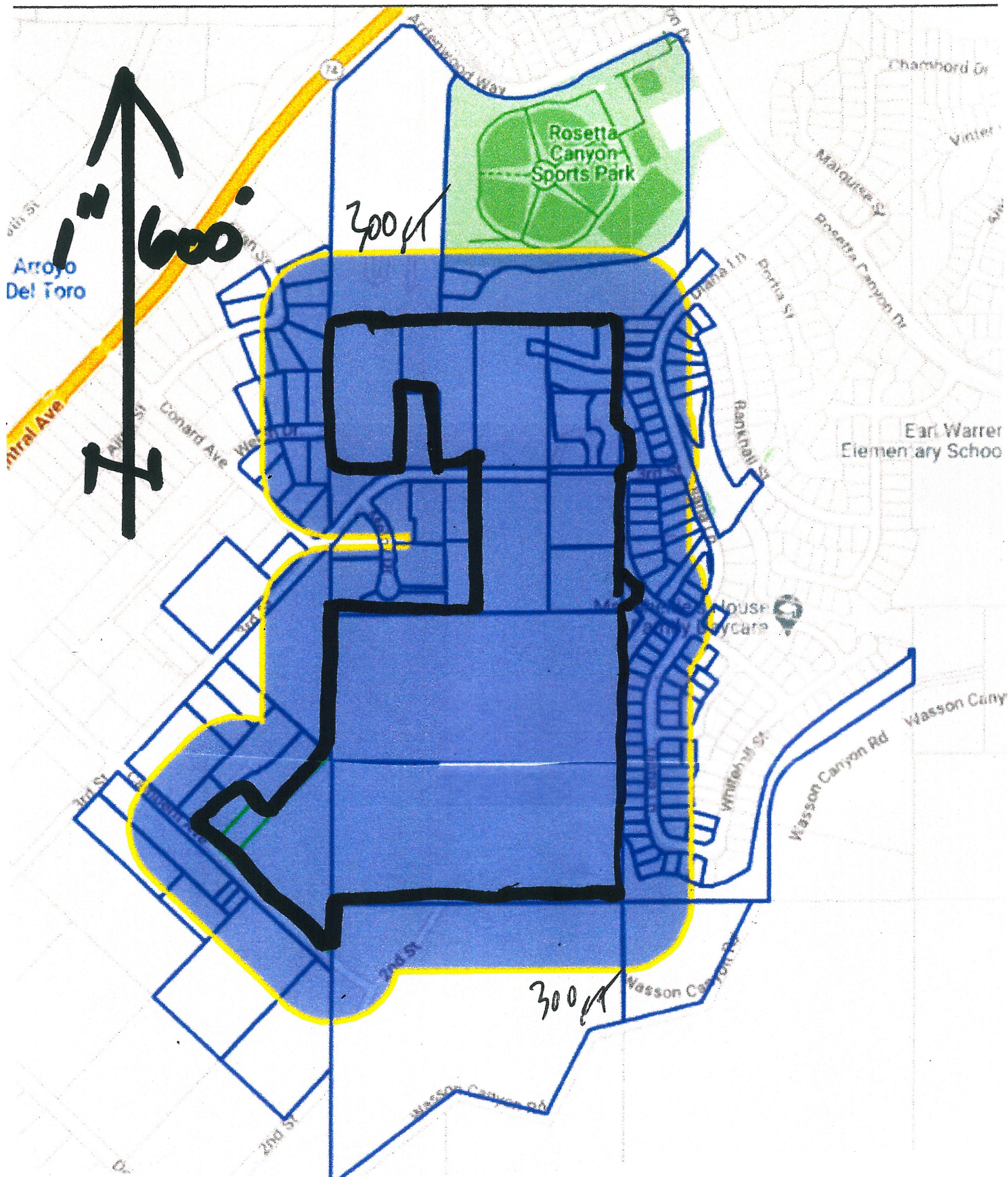
08/31/2024

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

Date: August 31, 2024.

At: Riverside, California

Signature





AFFIDAVIT OF NOTIFICATION LIST

Application No. EOT 2024-02, 2024-03

Applicant Name RYAN MORDAHL

Project Name/Location WASSON CANYON HOMES

I certify that on 6th day of MAY, 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) SEE BELOW APNS. 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.

[Signature]
Applicant/Representative Signature

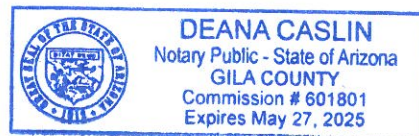
5/6/24
Date

This instrument was acknowledged before me on this 6th day of May, 2024, by

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

[Signature]
Notary Public

My Commission expires on: 5-27-2025



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.

APNS 347 330 001, 002, 022, 023, 065-075
360 001, 002
531 001
540 002
377 100 006, 009, 010

347-330-001,002,022-075/360-001,002/531-001/540-002/377-100,006,009,010
KARAS AVA
4030 BIRCH ST #100
NEWPORT BEACH CA 92660

347-531-001,002
KARAS AVA
1232 VILLAGE WAY
SANTA ANA CA 92702

347-120-034
RIDGESTONE PARTNERS / PLAZA
APARTMENTS INV
9191 TOWNE CENTRE DR #180
SAN DIEGO CA 92122

347-120-050
CITY OF LAKE ELSINORE
130 S MAIN ST
LAKE ELSINORE CA 92530

347-120-051,052
ROSETTA CANYON COMMUNITY ASSN
1451 RIMPAU AVE #107
CORONA CA 92879

347-250-009,012
BRUCE ALLEN EICHORN / EICHORN
NANCY DIANE
455 W NAOMI AVE
ARCADIA CA 91006

347-330-003
HENRY L HARRIS / HARRIS CARRIE M
339 E 62ND ST
LOS ANGELES CA 90003

347-330-026
NAHAY REVOCABLE INTER-VIVOS
TRUST DTD 6/16/2005 / NAHAY
JENNIFER
29944 WAKE CT
CANYON LAKE CA 92587

347-330-029
GERARDO VARGAS / VARGAS DANIEL
29185 3RD ST
LAKE ELSINORE CA 92532

347-330-030
SCOTT G OSBOURNE / OSBOURNE
TAMMY MARIE
29135 MELBY DR
LAKE ELSINORE CA 92532

347-330-031
BILLY J MILLER / MILLER MARY A
29155 MELBY DR
LAKE ELSINORE CA 92532

347-330-032
DAVID J VENEGAS / CILURZO ANDREA L
29200 MELBY DR
LAKE ELSINORE CA 92532

347-330-034
GERALD E GIBSON
29150 MELBY DR
LAKE ELSINORE CA 92532

347-330-035
RANDY L WARRINER / WARRINER
BONNIE R
29178 MELBY DR
LAKE ELSINORE CA 92532

347-330-036
ANNAMARIEA CROSSLEY / CROSSLEY
TERRY K
29110 3RD ST
LAKE ELSINORE CA 92532

347-330-037
HERBER PADILLA
29120 MELBY DR
LAKE ELSINORE CA 92532

347-360-010
ROSETTA HILLS COMMUNITY ASSN
16845 VON KARMAN #200
IRVINE CA 92606

347-510-008
ROSETTA HILLS COMMUNITY ASSN
25 ENTERPRISE #300
ALISO VIEJO CA 92656

347-530-001
PETER SEM / CHAV BRENDA VANNTHY
40992 DIANA LN
LAKE ELSINORE CA 92532

347-530-002
CAN T TO / ZHANG LIN S
40990 DIANA LN
LAKE ELSINORE CA 92532

347-530-003
TANADOL PROMTANAKON
41002 SUNSPRITE ST
LAKE ELSINORE CA 92532

347-530-004
ROSETTA HILLS COMMUNITY ASSN
16845 VON KARMAN #200
IRVINE CA 92606

347-530-005,006
WASSON CANYON HOLDINGS
391 N MAIN ST #300
CORONA CA 92880

347-531-002
THONG NGUYEN
40986 DIANA LN
LAKE ELSINORE CA 92532

347-531-003
PABLO OROZCO / OROZCO ELENA
40984 DIANA LN
LAKE ELSINORE CA 92532

347-531-004
CLARA PENNY
40982 DIANA LN
LAKE ELSINORE CA 92532

347-531-005
MARK R CAMESA / VILLANUEVA ANNA
LISA
40980 DIANA LN
LAKE ELSINORE CA 92532

347-531-006
PRASAD D K GORTHY / GORTHY
VARASITHA P K
40978 DIANA LN
LAKE ELSINORE CA 92532

347-531-007
NATALIA DEL VALLE COLL / EYNARD
JUAN FACUNDO
40976 DIANA LN
LAKE ELSINORE CA 92532

347-531-008
RAUL ARTURO VELASQUEZ
28975 THIRD ST
LAKE ELSINORE CA 92532

347-531-009,010
ROSETTA HILLS COMMUNITY ASSN
16845 VON KARMAN #200
IRVINE CA 92606

347-532-001
KENNII PRAVONGVIENGKHAM
40971 WATERFORD ST
LAKE ELSINORE CA 92530

347-532-002
HPA BORROWER 2017 1
180 N STETSON AVE #3650
CHICAGO IL 60601

347-532-003
KIMVUOCH TE
40967 WATERFORD ST
LAKE ELSINORE CA 92530

347-532-004
JOSE L DE LA TORRE / ZAMORA MARIA
A
40965 WATERFORD ST
LAKE ELSINORE CA 92530

347-532-005
JOSE ARANDA / ARANDA MARISELA
40963 WATERFORD ST
LAKE ELSINORE CA 92532

347-532-006
RUBEN RUIZ / RUIZ CLAUDIA
40961 WATERFORD ST
LAKE ELSINORE CA 92530

347-532-007
ABRAHAM MARTINEZ / MARTINEZ
EDUARDO
40959 WATERFORD ST
LAKE ELSINORE CA 92530

347-532-008
CRUZ THOMAS DELA / DELA CRUZ
MELANIE
40970 DIANA LN
LAKE ELSINORE CA 92532

347-532-009
JOSE A BANUELOS / BANUELOS IRMA
40968 DIANA LN
LAKE ELSINORE CA 92532

347-532-010
OSCAR A ROSALES / ROSALES YIZZEL
TRUJILLO
40966 DIANA LN
LAKE ELSINORE CA 92532

347-532-011
JORGE CAMPOS
40964 DIANA LN
LAKE ELSINORE CA 92530

347-532-012
ROY R RENOUF / RENOUF SUNG JIN
40962 DIANA LN
LAKE ELSINORE CA 92532

347-532-013
JAIME PABON / PABON ERIKA
28290 TRELIS LN
LAKE ELSINORE CA 92532

347-532-014
HEMBERGER FAMILY LIVING TRUST /
HEMBERGER NANNETTE L MCNIEL
40956 DIANA LN
LAKE ELSINORE CA 92532

347-532-015
RICO GARIBAY REVOCABLE LIVING
TRUST DTD 08/12/23 / RICO ALBERTO
40954 DIANA LN
LAKE ELSINORE CA 92532

347-532-016
ROSETTA HILLS COMMUNITY ASSN
16845 VON KARMAN #200
IRVINE CA 92606

347-532-017
ROSETTA HILLS COMMUNITY ASSN
2280 WARDLOW CIR #100
CORONA CA 92880

347-533-004
FRANCES M MIRABELLA
41003 WATERFORD ST
LAKE ELSINORE CA 92532

347-533-010
XIAOWEI WANG
40983 DIANA LN
LAKE ELSINORE CA 92532

347-533-011
OLIVAR JORGE & KARI M LIVING TRUST
DTD 4/23/20 / OLIVAR JORGE
40985 DIANA LN
LAKE ELSINORE CA 92532

347-533-012
ALEXANDER SANDOVAL / CARRILLO
SANDOVAL MARITZA
40987 DIANA LN
LAKE ELSINORE CA 92532

347-533-013
RUVALCABA FAMILY LIVING TRUST DTD
06/12/23 / GUERRERO GREGORIO
RUVALCABA
40989 DIANA LN
LAKE ELSINORE CA 92532

347-533-014
KENNETH T TRAN
40991 DIANA LN
LAKE ELSINORE CA 92532

347-533-015
NGO BRENDA LIVING TRUST DTD
01/14/24 / NGO BRENDA
40993 DIANA LN
LAKE ELSINORE CA 92532

347-533-016
JOSEPH PLAZA / PLAZA SYLVIA
40995 DIANA LN
LAKE ELSINORE CA 92532

347-533-028
ROSETTA HILLS COMMUNITY ASSN
16845 VON KARMAN #200
IRVINE CA 92606

347-540-001
KARAS AVA
1232 VILLAGE WAY
SANTA ANA CA 92702

347-540-003
DUCKWORTH FAMILY TRUST /
DUCKWORTH MORRIS KEITH
40950 DIANA LN
LAKE ELSINORE CA 92532

347-540-004
IN DUK LEE
40948 DIANA LN
LAKE ELSINORE CA 92532

347-540-005
MATTHEW ROSALES
40946 DIANA LN
LAKE ELSINORE CA 92532

347-540-006
GERARDO T GONZALES / GONZALES
LEONOR
40944 DIANA LN
LAKE ELSINORE CA 92532

347-540-007
BOBBY L GUZMAN / GUZMAN LILIANA G
40942 DIANA LN
LAKE ELSINORE CA 92532

347-540-008
PETE DMETRIO BARRERAS
40940 DIANA LN
LAKE ELSINORE CA 92532

347-540-009
JORGE VARGAS / NIVelo CECILIA
40938 DIANA LN
LAKE ELSINORE CA 92532

347-540-010
ROMAN COVARRUBIAS / TOSCANO
MARIA CARMEN
40936 DIANA LN
LAKE ELSINORE CA 92532

347-540-011
MATIN KOURASH KIRK & MARLA JANE
LIVING TRUST DTD 6/3 / MATIN
KOURASH KIRK
2420 SIERRA MORENA AVE
CARLSBAD CA 92010

347-540-012
ANDREW A DOGONYARO / DOGONYARO
TIFFANY J
40932 DIANA LN
LAKE ELSINORE CA 92532

347-540-013
CRUZ PRINCE JOY DELA / DELA CRUZ
MA CRIZETTE SIO DELA
40930 DIANA LN
LAKE ELSINORE CA 92532

347-540-014
VELVA HALL
40928 DIANA LN
LAKE ELSINORE CA 92532

347-540-015
IDABELLE MOLINA COLVIN
40926 DIANA LN
LAKE ELSINORE CA 92532

347-540-016
HASSAN OSMAN ITANI / GARCIA
CRISTINA LIZZET
40924 DIANA LN
LAKE ELSINORE CA 92532

347-540-017
ANAVELI GARCIA RAMOS
40922 DIANA LN
LAKE ELSINORE CA 92532

347-540-018
CHILDRESS WILLIAM A FAMILY TRUST
DATED 10/10/2018 / CHILDRESS WILLIAM
A
40920 DIANA LN
LAKE ELSINORE CA 92532

347-540-019
HPA JV BORROWER 2019-1 ATH
120 S RIVERSIDE PLAZA #2000
CHICAGO IL 60606

347-540-020
JEFFREY S LEWIS
40916 DIANA LN
LAKE ELSINORE CA 92532

347-540-021
CATHERINE JO DIBELLA
41095 HIGHTOWER ST
LAKE ELSINORE CA 92532

347-540-022
TAHREER FRANCO / BALL BRANDON
41097 HIGHTOWER ST
LAKE ELSINORE CA 92532

347-540-023
JENNIFER L SERRATO / SERRATO
ALVARO CORTEZ
41099 HIGHTOWER ST
LAKE ELSINORE CA 92532

347-540-024
GONZALEZ EVAN & MARICELA LIVING
TRUST DTD 3/28/18 / GONZALEZ EVAN A
41101 HIGHTOWER ST
LAKE ELSINORE CA 92532

347-540-037
KARAS AVA
1232 VILLAGE WAY
SANTA ANA CA 92702

347-540-038
ROSETTA HILLS COMMUNITY ASSN
16845 VON KARMAN #200
IRVINE CA 92606

347-541-011
GMJ FAMILY REVOCABLE LIVING TRUST
DTD 2/9/11 / GELLADUGA LILY D
40922 WHITEHALL ST
LAKE ELSINORE CA 92532

347-541-012
GREGORIO RUELAS LOPEZ / RUELAS
OLIVIA
40920 WHITEHALL ST
LAKE ELSINORE CA 92532

347-541-013
DOMI THANG PHAM
40919 DIANA LN
LAKE ELSINORE CA 92532

347-541-014
CHIN RATH / RATH CHARLENE ARIYA
40921 DIANA LN
LAKE ELSINORE CA 92532

347-541-015
JOSEPH MENDEZ / MENDEZ JILLIAN
TANDESKI
40923 DIANA LN
LAKE ELSINORE CA 92532

347-541-016
JUAN I SAUCEDO / SAUCEDO
EMERJORIE C
40925 DIANA LN
LAKE ELSINORE CA 92532

347-541-017
DOROTHY A WALLACE / WALLACE JOHN
R
40927 DIANA LN
LAKE ELSINORE CA 92532

347-541-018
GILLES G MARTEL / MARTEL JANETTE E
40929 DIANA LN
LAKE ELSINORE CA 92532

347-541-019
GAIL GHETTALAE
40931 DIANA LN
LAKE ELSINORE CA 92532

347-541-020
PEREZ FAMILY LIVING TRUST DATED
7/24/2020 / PEREZ DANIEL C
40933 CARNEGIE CIR
LAKE ELSINORE CA 92532

347-542-002
JOHN A TORRES
40938 CARNEGIE CIR
LAKE ELSINORE CA 92532

347-542-003
LARRY SEUGA / SEUGA SHARON
40936 CARNEGIE CIR
LAKE ELSINORE CA 92532

347-542-004
RENE ESQUIVEL / ESQUIVEL MARIA
LINDA
40934 CARNEGIE CIR
LAKE ELSINORE CA 92532

347-542-005
ERBACHER KARL F TRUST DATED
10/22/2021 / ERBACHER KARL F
40939 DIANA LN
LAKE ELSINORE CA 92532

347-542-006
MICHAEL LANDRY
40941 DIANA LN
LAKE ELSINORE CA 92532

347-542-007
HUGO C SANCHEZ
40943 DIANA LN
LAKE ELSINORE CA 92532

347-542-008
MICHELLE L GONZALEZ / GONZALEZ
LUIS F
40945 DIANA LN
LAKE ELSINORE CA 92532

347-542-009
JOSEPH F FERNANDEZ
40947 DIANA LN
LAKE ELSINORE CA 92532

347-542-010
ROLANDO JUAREZ / JUAREZ SAIDA
41004 WATERFORD ST
LAKE ELSINORE CA 92532

347-542-011
JESUS ARELLANO / ARELLANO MARTHA
E
41002 WATERFORD ST
LAKE ELSINORE CA 92532

377-090-001
WENDELL E VENERABLE / VENERABLE
MARY E
23535 HIGHWAY 74
PERRIS CA 92570

377-090-002-006,012
KARAS AVA
4030 BIRCH ST #100
NEWPORT BEACH CA 92660

377-100-001
MIRAMONTES PABLO & IRMA FAMILY TR
DTD 10/26/2021 / MIRAMONTES PABLO A
29300 3RD ST
LAKE ELSINORE CA 92532

377-100-003
AVENUE DEVELOPMENT HOLDING CL
CAMBERN
3111 CAMINO DEL RIO N #800
SAN DIEGO CA 92108

377-100-004
WENDY SIEGEL
18890 APPLEWOOD WAY
LAKE ELSINORE CA 92530

377-100-007
PHYLISS THOMAS
29491 THOMAS ST
LAKE ELSINORE CA 92532

377-100-008
GINA LYNN
29490 THOMAS WAY
LAKE ELSINORE CA 92532

377-100-011
CINDY S DUONG / SAI SOM
29350 THIRD ST
LAKE ELSINORE CA 92532

377-100-012
ROLANDO CARRILLO GUTIERREZ /
ARELLANO EFRAIN ANTONIO
29358 THIRD ST
LAKE ELSINORE CA 92532

377-380-008
MERLINDA MERCED
29265 THIRD ST
LAKE ELSINORE CA 92532

377-380-022
PONCE FAMILY TRUST DATED 9/21/2018
/ PONCE LORENZO A
18939 CONARD AVE
LAKE ELSINORE CA 92532

377-391-004
DANIEL A MUNOZ / MUNOZ DORA A
28978 ALLAN ST
LAKE ELSINORE CA 92532

377-391-005
PEDRO GONZALEZ
28994 ALLAN ST
LAKE ELSINORE CA 92532

377-391-006
GERARDO MOTA
29010 ALLAN ST
LAKE ELSINORE CA 92532

377-391-007
MICHAEL P MATTHEWS / MATTHEWS
LISA
29026 ALLAN ST
LAKE ELSINORE CA 92532

377-391-008
JULIO C BUSTOS
29042 ALLAN ST
LAKE ELSINORE CA 92532

377-391-009
VIVIAN D BALTHROPE
29058 ALLAN ST
LAKE ELSINORE CA 92532

377-391-014
THOMAS CINDRIC / CINDRIC MARY
ELIZABETH
18840 WELCH DR
LAKE ELSINORE CA 92532

377-391-015
BYRON QUIROZ
18856 WELCH DR
LAKE ELSINORE CA 92530

377-391-016
ELSA MARTINEZ / RIOS JOAQUIN
18872 WELCH DR
LAKE ELSINORE CA 92532

377-391-017
ROBERT FININIS / FININIS RENEE
18890 WELCH DR
LAKE ELSINORE CA 92532

377-391-018
ROBERT W DELAPP / DELAPP DEBORAH
29426 BATTERS BOX
LAKE ELSINORE CA 92530

377-391-019
MARTIN JAUREQUI / JAUREQUI
VERONICA R
18867 WELCH DR
LAKE ELSINORE CA 92532

377-392-006
GREGORIO MUNIZ
29059 ALLAN ST
LAKE ELSINORE CA 92532

377-392-007
JERRY WESSELING
28971 ALLAN ST
LAKE ELSINORE CA 92532

377-402-001
STEPHEN H LONG
18906 CONARD ST
LAKE ELSINORE CA 92532

377-402-002
PETER KONETZNY
18922 CONARD ST
LAKE ELSINORE CA 92532

377-402-003
IMELDA ESTRADA VARGAS
18946 CONARD AVE
LAKE ELSINORE CA 92532

377-402-004
JAVIER VEGA JACINTO / DEVEGA EMILIA
GARCIA
18974 CONARD AVE
LAKE ELSINORE CA 92532