



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 July 16, 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 related items:

Planning Application No. 2023-24 (Tentative Parcel Map No. 38825): A request by Patrick Brown, WatersEdge Elsinore, to subdivide an existing 74.72-acre property into three (3) new parcels that are 4.74 acres, 19.99 acres, and 49.99 acres, respectively, for conservation purposes. The project is located on the southern side of Lakeshore Drive, west of Lucerne Street, and southeasterly of the intersection of South Main Street and Lakeshore Drive (APNs: 373-300-001 through 020 and 373-300-038 through 041).

The proposed project is exempt from the 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 Sections 15304 Minor Alterations to Land and 15315 Minor Land Divisions.

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to 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 the Friday before the Public Hearing date.

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

Damaris Abraham,
Community Development Director



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Damaris Abraham,
Community Development Director
The Press-Enterprise
Published: 7/6/24

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

Publication: The Press-Enterprise

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PROOF OF PUBLICATION

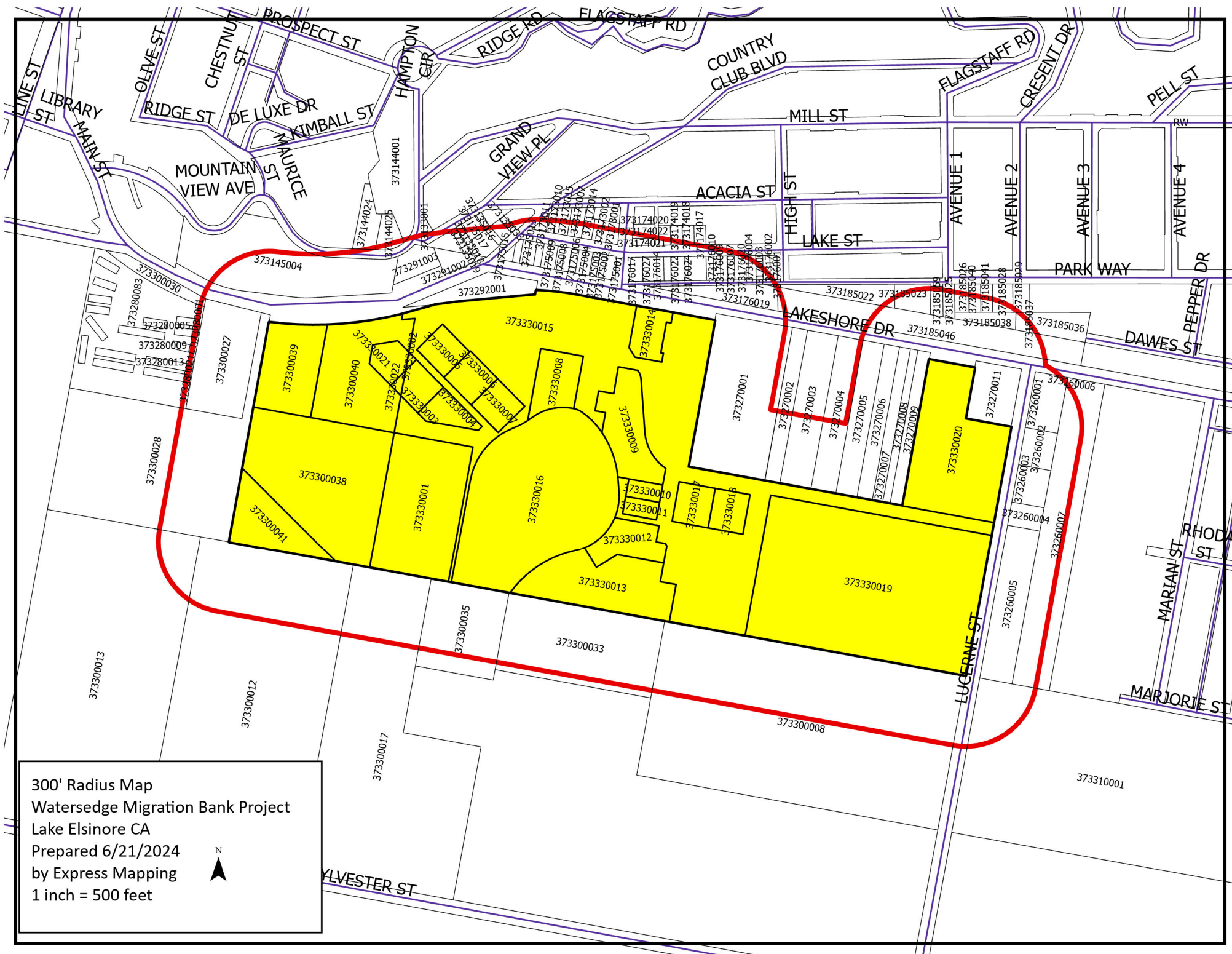
I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper 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:

07/06/2024

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

Date: July 6, 2024.
At: Riverside, California

Signature



PROPERTY OWNERS CERTIFICATION

I, Laura Emerson, certify that on 06-21-2024
(Print Name) (Month-day-year)

the attached property owners list was prepared by

Express Mapping Pursuant to application

requirements furnished by the City of Lake Elsinore Planning Division. Said list is a complete and true compilation of owner of the subject property and all other property owners within **300 feet (or the 30 nearest individual property owners, whichever creates the greatest number of public notices (persons owning multiple properties shall only be counted once))** 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 result in processing delays or be grounds for rejection or denial of the application.

NAME: Laura Emerson

TITLE/REGISTRATION: Employee Express Mapping

ADDRESS: 4000 Barranca Pkwy #250, Irvine CA 92604

PHONE: 949-771-0051 (Daytime phone no.)

SIGNATURE: Laura Emerson

DATE: 06/21/2024 CASE NO.: _____



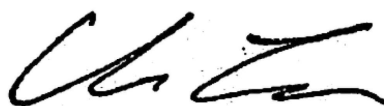
AFFIDAVIT OF NOTIFICATION LIST

Application No. _____

Applicant Name _____

Project Name/Location Watersedge Migration Bank Project, Lake Elsinore

I certify that on 21st day of June, 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) APNs 373-300-038,39,40,41; 373-330-001 to 022. 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.

 _____ 07/09/2024

Applicant/Representative Signature

Date

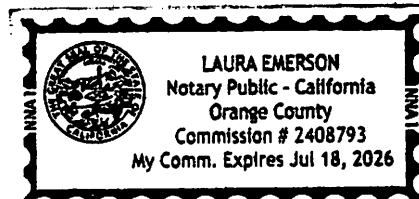
This instrument was acknowledged before me on this 9th day of July, 20 24, by

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

 _____

Notary Public

My Commission expires on: 07/18/2026



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.

373-133-001
Chung Nguyen
2626 Whispering Hill Cir
San Jose CA 95148

373-135-016,17,18
Justin Schaller
314 Acacia St
Lake Elsinore CA 92530

373-135-019
Kevin Price
814 N Waverly
Orange CA 92667

373-135-024
Leticia Cervantes
143 N Vicentia Ave
Corona CA 92882

373-135-026
Wendy Lesovsky
17364 Grand Ave
Lake Elsinore CA 92530

373-135-031
Salvador Nieves
1230 Rosemary Cir
Corona CA 92879

373-135-033,34,35
Laura Mildred Jackson/Jeffrey
309 Country Club Blvd
Lake Elsinore CA 92530

373-144-001,mult
City Of Lake Elsinore
130 S Main St
Lake Elsinore CA 92530

373-144-024
Roger H Lasalle
2035 A Doud St
Sarasota FL 34231

373-144-025
Sky Memorial Center
725 W Duarte Rd #2058
Arcadia CA 91007

373-145-004
Cleary Michael M & Cleary Kathryn
22190 San Joaquin Dr
Canyon Lake CA 92587

373-173-001
Patrick A Keniry
30070 Illinois
Lake Elsinore CA 92530

373-173-002
Carlos Camacho
557 Lake St
Lake Elsinore CA 92530

373-173-006,14
Bruce Garcia De Alba
551 Lake St
Lake Elsinore CA 92530

373-173-007
Roy Jennings
539 Lake St
Lake Elsinore CA 92530

373-173-010
Cari Forster
521 Lake St
Lake Elsinore CA 92530

373-173-011
Rogelio Sanchez
25216 Billie Dr
Riverside CA 92553

373-173-015
Rafael Sanchez
529 Lake St
Lake Elsinore CA 92530

373-174-017
Thomas W Fadgen
31915 Mission Trl
Lake Elsinore CA 92530

373-174-018
Protacio Molina
648 Acacia St
Lake Elsinore CA 92530

373-174-019
Jing Family Revocable Trust
13518 Wild Maple Ct
Rancho Cucamonga CA 91739

373-174-020,22,17
Eskandar Pourgol
2146 San Ysidro Dr
Beverly Hills CA 90210

373-174-021
Ebrahim Mahgerefteh
3054 Country Club Dr
Costa Mesa CA 92626

373-175-001,mult
Payne Julia & Arnold Trust
2808 Broad St
Newport Beach CA 92663

373-175-003
Richard J Lewis
624 S Reese Pl
Burbank CA 91506

373-175-008
Marcus Smith
P O Box 10619
Costa Mesa CA 92627

373-176-001,2
Silvia Zepeda Reyes
1150 Golden Springs Dr #D
Diamond Bar CA 91765

373-176-003
Klementowski Kimberly
30125 Us Highway 74 #88
Menifee CA 92585

373-176-004
Kim Klementowski
680 Lake St
Lake Elsinore CA 92530

373-176-007,8
Nestor Alejandro Saucedo
4624 Hammel
Los Angeles CA 90022

373-176-009,10
Ismael Fernandez
640 Lake St
Lake Elsinore CA 92530

373-176-013,14
Michalec John S Family Trust
145 El Levante
San Clemente CA 92672

373-176-019,mult
Tin T Vo
9722 Stanford Ave
Garden Grove CA 92841

373-176-020
Dolores Carrizosa Martinez
670 Lake St
Lake Elsinore CA 92530

373-176-022,24
Sandra Figueroa/Raul C Valdez
620 Lake St
Lake Elsinore CA 92530

373-176-025
Michael Dario
630 Lake St
Lake Elsinore CA 92530

373-176-027
Christopher Esparza
P O Box 3012
Corona CA 92878

373-185-025
Bordelon Danny Charles & Judy
800 Park Way
Lake Elsinore CA 92530

373-185-026
Eduardo Hernandez
820 Park Way
Lake Elsinore CA 92530

373-185-028
Alfonso Vegamata
30810 Stern Dr
Menifee CA 92584

373-185-029
Brian Abowaar
900 Park Way
Lake Elsinore CA 92530

373-185-040
Jose A Jimenez
P O Box 1511
Corona CA 92878

373-185-041
Juan Luis Bravo
860 Park Way
Lake Elsinore CA 92530

373-185-059
Omid Moghimi
4 El Potro
Rancho Santa Marg CA 92688

373-260-001
Mahboubeh Seyedgavadi
3016 Los Cerrillos
West Covina CA 91791

373-260-002,4
Calvert Colleen Trust
140 Lucerene St
Lake Elsinore CA 92530

373-260-003
Calvert Colleen Trust Dated
140 Lucerne St
Lake Elsinore CA 92530

373-260-005
Barbara L Gordon
479 Spalding Dr
Beverly Hills CA 90212

373-260-006
Timothy S Hodges
905 W Heald Ave
Lake Elsinore CA 92530

373-260-007
Village Group Lakeshore
2901 W Macarthur Blvd #207
Santa Ana CA 92704

373-270-001
Holly Scrimshaw
9417 Atlas View Ct
Santee CA 92071

373-270-002,8
Gregory J Scrimshaw
1225 Clarence Dr
Vista CA 92084

373-270-003
Gregory Scrimshaw
120 Great Hill Dr
West Barnstable MA 2668

373-270-004
Clark James Living Trust
29690 Big Range Rd
Canyon Lake CA 92587

373-270-005,6,7
Sun Ho
9588 Sparklett St
Temple City CA 91780

373-270-009
Diana Santillan Melchor
880 E Lakeshore Dr
Lake Elsinore CA 92530

373-270-011
New Hope Baptist Church
990 Lakeshore Dr
Lake Elsinore CA 92530

373-280-001
George B Anderson
12101 Muriel Dr
Lynwood CA 90262

373-280-005
New Wave Trust Dtd 03/12/22
24252 Bark St
Lake Forest CA 92630

373-280-009
Siegfried H Kirk
150 E Lakeshore Dr #9
Lake Elsinore CA 92530

373-280-013
Thomas O Stapp
4457 Mustang Rd
Chino CA 91710

373-280-021
Baldemar Loza
201 High St
Lake Elsinore CA 92530

373-291-002
Elizabeth Hernandez
1461 W 159th St
Compton CA 90220

373-291-003
Cleary Michael M & Cleary Kathlyn
22606 San Joaquin Dr
Canyon Lake CA 92587

373-292-001
Larry David Forby
550 E Railroad Dr
Lake Elsinore CA 92530

373-300-030
Elsinore Village Lake
150 E Lakeshore Dr
Lake Elsinore CA 92530

373-300-033
Evmwd
P O Box 3000
Lake Elsinore CA 92531

373-300-038,mult
Watersedge Elsinore Assoc
3830 Valley Centre Dr #381
San Diego CA 92130

373-330-001
Watersedge Elsinore Assoc
11452 El Camino Real #120
San Diego CA 92130