



## 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 August 27, 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:

**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: 373-330-001 through 022 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.

**PLANNING COMMISSION RECOMMENDATION**: On July 16, 2024, at a duly noticed Public Hearing, the Lake Elsinore Planning Commission, by a 4-0 vote, recommended that the City Council approve the proposed project.

**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 Joey Mendoza, Associate Planner in the Planning Division at [jmendoza@lake-elsinore.org](mailto:jmendoza@lake-elsinore.org) or at (951) 674-3124, ext. 273.

Candice Alvarez, MMC,  
City Clerk



**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 August 27, 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:

**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: 373-330-001 through 022 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.

**PLANNING COMMISSION RECOMMENDATION** : On July 16, 2024, at a duly noticed Public Hearing, the Lake Elsinore Planning Commission, by a 4-0 vote, recommended that the City Council approve the proposed project.

**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 Joey Mendoza, Associate Planner in the Planning Division at [lmendoza@lake-elsinore.org](mailto:lmendoza@lake-elsinore.org) or at (951) 674-3124, ext. 273.

Candice Alvarez, MMC,  
City Clerk  
The Press-Enterprise  
Published: 8/16/24

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011687225

**FILE NO. 0011687225**

**PROOF OF PUBLICATION**

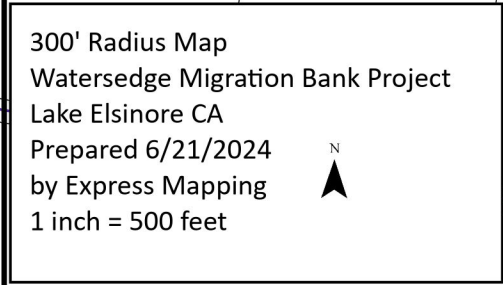
I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper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

**08/16/2024**

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

Date: August 16, 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.: \_\_\_\_\_



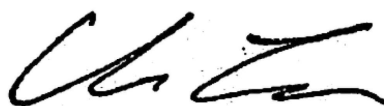
## AFFIDAVIT OF NOTIFICATION LIST

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

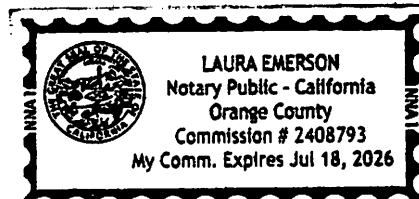
This instrument was acknowledged before me on this 9th day of July, 20 24, by

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