



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 June 13, 2023, 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 (PA) 2017-32 Extension of Time Request for Tentative Tract Map (TTM) No. 37381 (Wasson Canyon): A request by Nova Homes, Inc. to extend the life of the approved tentative map one (1) year to May 14, 2024. 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. MND No. 2007-01 (SCH# 2007041063) was adopted in 2007 for the Ramsgate Specific Plan, Amendment No. 6 that evaluated environmental impacts that would result from maximum build-out of the Specific Plan. No substantial changes that require major revisions to the 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 Mathew Evans, Principal Planner in the Planning Division at (951) 674-3124, ext. 284.

Candice Alvarez, MMC,
City Clerk



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Planning Application (PA) 2017-33 - Extension of Time Request for Tentative Tract Map (TTM) No. 37382 (Wasson Canyon): A request by Nova Homes, Inc. to extend the life of the approved tentative map for one (1) year to May 14, 2024. TTM 37382 is a subdivision of 55.05 acres into 199 single-family residential lots and 23 lettered lots for a 5.6-acre park, open space, and water quality/detention basins. The project 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,
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The Press-Enterprise
Published: 5/29/23



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City Clerk
The Press-Enterprise
Published: 5/29/23



AFFIDAVIT OF NOTIFICATION LIST

Application No. PA 2017-31 and 32

Applicant Name Emad Bolouls

Project Name/Location Wasson Canyon

I certify that on Wed day of May, 24, 2023, we prepared a notification list and a radius map, including properties entirely and partially within _____ feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) Wasson Canyon. 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.

Emad Bolouls

5/24/23

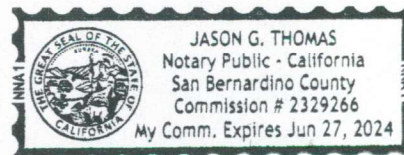
Applicant/Representative Signature

Date

This instrument was acknowledged before me on this 24th day of May, 2023, by

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

[Signature]
Notary Public



My Commission expires on: June 27, 2024

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.

ARANDA, JOSE
347-532-005
40963 WATERFORD ST
LAKE ELSINORE CA 92532-1637

ARCINIEGA, OVIEDO
377-380-025
18933 CONARD AVE
LAKE ELSINORE CA 92532-2301

ARELLANO, JESUS
347-542-011
41002 WATERFORD ST
LAKE ELSINORE CA 92532-1654

BALTHROPE, VIVIAN D
377-391-009
29058 ALLAN ST
LAKE ELSINORE CA 92532-2316

BANUELOS, JOSE A
347-532-009
40968 DIANA LN
LAKE ELSINORE CA 92532-1636

BARRERAS, PETER DMETRIO
347-540-008
40940 DIANA LN
LAKE ELSINORE CA 92532-1636

BLANCHARD, GRAHAM
377-090-005
1833 ROSEMONT CIR
SAN JACINTO CA 92583-6020

BUSTOS, JULIO C
377-391-008
29042 ALLAN ST
LAKE ELSINORE CA 92532-2316

CAMBERN AVENUE DEVEOPMENT
HOLDING COMPAN
377-100-003
3111 CAMRNO DEL RIO NORTH #800 #
800
SAN DIEGO CA 92108-

CAMESA, MARK R
347-531-005
40980 DIANA LN
LAKE ELSINORE CA 92532-1636

CAMPOS, JORGE
347-532-011
40964 DIANA LN
LAKE ELSINORE CA 92532-1636

CHILDRESS, WILLIAM A
347-540-018
40920 DIANA LN
LAKE ELSINORE CA 92532-1636

CINDRIC, THOMAS
377-391-014
18840 WELCH DR
LAKE ELSINORE CA 92532-2334

CITY OF LAKE ELSINORE
347-120-050
130 S MAIN ST
LAKE ELSINORE CA 92530-4109

COLVIN, IDABELLE MOLINA
347-540-015
40926 DIANA LN
LAKE ELSINORE CA 92532-1636

COVARRUBIAS, ROMAN
347-540-010
40936 DIANA LN
LAKE ELSINORE CA 92532-1636

DE LA TORRE, JOSE L
347-532-004
40965 WATERFORD ST
LAKE ELSINORE CA 92532-1637

DELA CRUZ, PRINCE JOY
347-540-013
40930 DIANA LN
LAKE ELSINORE CA 92532-1636

DELA CRUZ, THOMAS
347-532-008
40970 DIANA LN
LAKE ELSINORE CA 92532-1636

DELAPP, ROBERT W
377-391-018
29426 BATTERS BOX
LAKE ELSINORE CA 92530-4608

DIBELLA, CATHERINE JO
347-540-021
41095 HIGHTOWER ST
LAKE ELSINORE CA 92532-1649

DOGONYARO, ANDREW A
347-540-012
40932 DIANA LN
LAKE ELSINORE CA 92532-1636

DUCKWORTH, MORRIS KEITH
347-540-003
40950 DIANA LN
LAKE ELSINORE CA 92532-1636

EICHORN, BRUCE ALLEN
347-250-009
455 W NAOMI AVE
ARCADIA CA 91007-7311

EICHORN, BRUCE ALLEN
347-250-012
455 W NAOMI AVE
ARCADIA CA 91007-7311

ERBACHER, KARL F
347-542-005
40939 DIANA LN
LAKE ELSINORE CA 92532-1635

ESQUIVEL, RENE
347-542-004
40934 CARNEGIE CIR
LAKE ELSINORE CA 92532-1653

EYNARD, JUAN FACUNDO
347-531-007
40976 DIANA LN
LAKE ELSINORE CA 92532-1636

FERNANDEZ, JOSEPH F
347-542-009
40947 DIANA LN
LAKE ELSINORE CA 92532-1635

FININIS, ROBERT
377-391-017
18890 WELCH DR
LAKE ELSINORE CA 92532-2334

FRANCO, TAHREER
347-540-022
41097 HIGHTOWER ST
LAKE ELSINORE CA 92532-1649

GELLADUGA, LILY D
347-541-011
40922 WHITEHALL ST
LAKE ELSINORE CA 92532-1656

GHETTALAE, GAIL
347-541-019
40931 DIANA LN
LAKE ELSINORE CA 92532-1635

GIBSON, GERALD E
347-330-034
29150 MELBY DR
LAKE ELSINORE CA 92532-2300

GONZALES, GERARDO T
347-540-006
40944 DIANA LN
LAKE ELSINORE CA 92532-1636

GONZALEZ, EVAN A
347-540-024
41101 HIGHTOWER ST
LAKE ELSINORE CA 92532-1650

GONZALEZ, MICHELLE L
347-542-008
40945 DIANA LN
LAKE ELSINORE CA 92532-1635

GONZALEZ, PEDRO
377-391-005
28994 ALLAN ST
LAKE ELSINORE CA 92532-2340

GORTHY, PRASAD DK
347-531-006
40978 DIANA LN
LAKE ELSINORE CA 92532-1636

GUERRERO, GREGORIO
RUVALCABA
347-533-013
40989 DIANA LN
LAKE ELSINORE CA 92532-1635

GUTIERREZ, ROLANDO CARRILLO
377-100-012
29358 3RD ST
LAKE ELSINORE CA 92532-2329

GUZMAN, BOBBY L
347-540-007
40942 DIANA LN
LAKE ELSINORE CA 92532-1636

HALL, VELVA
347-540-014
40928 DIANA LN
LAKE ELSINORE CA 92532-1636

HEMBERGER, MATTHEW T
347-532-014
40956 DIANA LN
LAKE ELSINORE CA 92532-1636

HPA BORROWER 2017 1
347-532-002
180 N STETSON AVE STE 3650
CHICAGO IL 60601-6709

HPA JV BORROWER 2019-1 ATH
347-540-019
120 S RIVERSIDE PLZ STE 2000
CHICAGO IL 60606-6995

ITANI, HASSAN OSMAN
347-540-016
40924 DIANA LN
LAKE ELSINORE CA 92532-1636

JACINTO, JAVIER VEGA
377-402-004
18974 CONARD AVE
LAKE ELSINORE CA 92532-2302

JAUREQUI, MARTIN
377-391-019
18867 WELCH DR
LAKE ELSINORE CA 92532-2333

KARAS, AVA
347-330-001
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-330-002
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-330-065
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-330-070
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-330-068
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-330-067
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-330-073
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-330-074
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-330-069
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-330-072
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-330-071
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-360-001
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-330-022
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-330-075
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-531-001
1232 VILLAGE WAY
SANTA ANA CA 92705-4746

KARAS, AVA
347-330-023
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-540-002
1232 VILLAGE WAY
SANTA ANA CA 92705-4746

KARAS, AVA
377-090-012
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
377-100-009
4030 BIRCH ST
NEWPORT BEACH CA 92660-2214

KARAS, AVA
377-100-010
4030 BIRCH ST
NEWPORT BEACH CA 92660-2214

KARAS, AVA
377-090-004
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
377-090-002
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
347-360-002
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660-2257

KARAS, AVA
377-100-006
4030 BIRCH ST
NEWPORT BEACH CA 92660-2214

KARAS, AVA
347-540-037
1232 VILLAGE WAY
SANTA ANA CA 92705-4746

KARAS, AVA
347-540-001
1232 VILLAGE WAY
SANTA ANA CA 92705-4746

KONETZNY, PETER
377-402-002
18922 CONARD AVE
LAKE ELSINORE CA 92532-2302

LANDRY, MICHAEL
347-542-006
40941 DIANA LN
LAKE ELSINORE CA 92532-1635

LEE, IN DUK
347-540-004
40948 DIANA LN
LAKE ELSINORE CA 92532-1636

LEMUS, ROBERTO
377-380-021
18937 CONARD AVE
LAKE ELSINORE CA 92532-2301

LEWIS, JEFFREY S
347-540-020
40916 DIANA LN
LAKE ELSINORE CA 92532-1636

LONG, STEPHEN H
377-402-001
18906 CONARD AVE
LAKE ELSINORE CA 92532-2302

LOPEZ, GREGORIO RUELAS
347-541-012
40920 WHITEHALL ST
LAKE ELSINORE CA 92532-1656

LYNN, GINA
377-100-008
29490 THOMAS WAY
LAKE ELSINORE CA 92532-2411

MARTEL, GILLES G
347-541-018
40929 DIANA LN
LAKE ELSINORE CA 92532-1635

MARTINEZ, ABRAHAM
347-532-007
40959 WATERFORD ST
LAKE ELSINORE CA 92532-1637

MATIN, KOURASH KIRK
347-540-011
2420 SIERRA MORENA AVE
CARLSBAD CA 92010-2137

MATTHEWS, MICHAEL P
377-391-007
29026 ALLAN ST
LAKE ELSINORE CA 92532-2316

MENDEZ, JOSEPH
347-541-015
40923 DIANA LN
LAKE ELSINORE CA 92532-1635

MERCED, MERLINDA
377-380-008
29265 3RD ST
LAKE ELSINORE CA 92532-2323

MILLER, BILLY J
347-330-031
29155 MELBY DR
LAKE ELSINORE CA 92532-2344

MIRAMONTES, PABLO A
377-100-001
29300 3RD ST
LAKE ELSINORE CA 92532-2324

MOTA, GERARDO
377-391-006
29010 ALLAN ST
LAKE ELSINORE CA 92532-2316

MUNIZ, GREGORIO
377-392-006
29059 ALLAN ST
LAKE ELSINORE CA 92532-2315

MUNOZ, DANIEL A
377-391-004
28978 ALLAN ST
LAKE ELSINORE CA 92532-2340

NGO, BRENDA
347-533-015
13323 RANCHO PENASQUITOS
BLVD
SAN DIEGO CA 92129-4069

NGUYEN, THONG
347-531-002
40986 DIANA LN
LAKE ELSINORE CA 92532-1636

OLIVAR, JORGE
347-533-011
40985 DIANA LN
LAKE ELSINORE CA 92532-1635

OROZCO, PABLO
347-531-003
40984 DIANA LN
LAKE ELSINORE CA 92532-1636

OSBOURNE, SCOTT G
347-330-030
29135 MELBY DR
LAKE ELSINORE CA 92532-2344

PAAZ, PROP
377-090-006
861 6TH AVE STE 210
SAN DIEGO CA 92101-6312

PABON, JAIME
347-532-013
28290 TRELIS LN
LAKE ELSINORE CA 92532-1504

PADILLA, HEBER
347-330-037
29120 MELBY DR
LAKE ELSINORE CA 92532-2300

PENNY, CLARA
347-531-004
40982 DIANA LN
LAKE ELSINORE CA 92532-1636

PEREZ, DANIEL C
347-541-020
40933 CARNEGIE CIR
LAKE ELSINORE CA 92532-1653

PHAM, DOMI THANG
347-541-013
40919 DIANA LN
LAKE ELSINORE CA 92532-1635

PLAZA, JOSEPH
347-533-016
40995 DIANA LN
LAKE ELSINORE CA 92532-1635

PONCE, LORENZO A
377-380-022
18939 CONARD AVE
LAKE ELSINORE CA 92532-2301

PRAVONGVIENGKHAM, KENNII
347-532-001
40971 WATERFORD ST
LAKE ELSINORE CA 92532-1637

PROMTANAKON, TANADOL
347-530-003
40988 DIANA LN
LAKE ELSINORE CA 92532-1636

QUIROZ, BYRON
377-391-015
18856 WELCH DR
LAKE ELSINORE CA 92532-2334

RAMOS, ANAVELI GARCIA
347-540-017
40922 DIANA LN
LAKE ELSINORE CA 92532-1636

RATH, CHIN
347-541-014
40921 DIANA LN
LAKE ELSINORE CA 92532-1635

RENOUF, ROY R
347-532-012
40962 DIANA LN
LAKE ELSINORE CA 92532-1636

RICO, ALBERTO
347-532-015
40954 DIANA LN
LAKE ELSINORE CA 92532-1636

RIDGESTONE PARTNERS
347-120-034
5355 MIRA SORRENTO PL STE 100
SAN DIEGO CA 92121-3812

RIOS, JOAQUIN
377-391-016
18872 WELCH DR
LAKE ELSINORE CA 92532-2334

ROSALES, MATTHEW
347-540-005
40946 DIANA LN
LAKE ELSINORE CA 92532-1636

ROSALES, OSCAR A
347-532-010
40966 DIANA LN
LAKE ELSINORE CA 92532-1636

ROSETTA CANYON COMMUNITY
ASSN
347-120-052
1451 RIMPAU AVE STE 107
CORONA CA 92879-7521

ROSETTA CANYON COMMUNITY
ASSN
347-120-051
1451 RIMPAU AVE STE 107
CORONA CA 92879-7521

ROSETTA HILLS COMMUNITY ASSN
347-530-004
16845 VON KARMAN AVE STE 200
IRVINE CA 92606-4960

ROSETTA HILLS COMMUNITY
ASSN
347-531-009
16845 VON KARMAN AVE STE 200
IRVINE CA 92606-4960

ROSETTA HILLS COMMUNITY ASSN
347-360-010
16845 VON KARMAN AVE STE 200
IRVINE CA 92606-4960

ROSETTA HILLS COMMUNITY ASSN
347-533-028
16845 VON KARMAN AVE STE 200
IRVINE CA 92606-4960

ROSETTA HILLS COMMUNITY
ASSN
347-532-017
2280 WARDLOW CIR STE 100
CORONA CA 92878-9079

ROSETTA HILLS COMMUNITY ASSN
347-531-010
16845 VON KARMAN AVE STE 200
IRVINE CA 92606-4960

ROSETTA HILLS COMMUNITY ASSN
347-532-016
16845 VON KARMAN AVE STE 200
IRVINE CA 92606-4960

ROSETTA HILLS COMMUNITY
ASSN
347-540-038
16845 VON KARMAN AVE STE 200
IRVINE CA 92606-4960

ROSETTA HILLS COMMUNITY ASSN T
WILSON
347-510-008
25 ENTERPRISE STE 300
ALISO VIEJO CA 92656-2711

RUIZ, CLAUDIA
347-532-006
40961 WATERFORD ST
LAKE ELSINORE CA 92532-1637

SAI, SOM
377-100-011
29350 3RD ST
LAKE ELSINORE CA 92532-2328

SANCHEZ, HUGO C
347-542-007
40943 DIANA LN
LAKE ELSINORE CA 92532-1635

SANDOVAL, ALEXANDER
347-533-012
40987 DIANA LN
LAKE ELSINORE CA 92532-1635

SAUCEDO, JUAN I
347-541-016
40925 DIANA LN
LAKE ELSINORE CA 92532-1635

SEM, PETER
347-530-001
40992 DIANA LN
LAKE ELSINORE CA 92532-1636

SERRATO, JENNIFER L
347-540-023
41099 HIGHTOWER ST
LAKE ELSINORE CA 92532-1649

SEUGA, LARRY
347-542-003
40936 CARNEGIE CIR
LAKE ELSINORE CA 92532-1653

SIEGEL, WENDY ELISSA
377-100-004
18890 APPLEWOOD WAY
LAKE ELSINORE CA 92530-8353

TE, KIMVUOCH
347-532-003
40967 WATERFORD ST
LAKE ELSINORE CA 92532-1637

THOMAS, PHYLISS
377-100-007
29491 THOMAS WAY
LAKE ELSINORE CA 92532-2411

TO, CAN T
347-530-002
40990 DIANA LN
LAKE ELSINORE CA 92532-1636

TRAN, KENNETH T
347-533-014
40991 DIANA LN
LAKE ELSINORE CA 92532-1635

VARGAS, GERARDO
347-330-029
29185 3RD ST
LAKE ELSINORE CA 92532-2322

VARGAS, IMELDA ESTRADA
377-402-003
18946 CONARD AVE
LAKE ELSINORE CA 92532-2302

VARGAS, JORGE
347-540-009
40938 DIANA LN
LAKE ELSINORE CA 92532-1636

VELASQUEZ, RAUL ARTURO
347-531-008
28975 THIRD ST
LAKE ELSINORE CA 92532-2332

VENEGAS, DAVID J
347-330-032
29200 MELBY DR
LAKE ELSINORE CA 92532-2313

VENERABLE, WENDELL E
377-090-001
23535 STATE HIGHWAY 74
PERRIS CA 92570-6255

WALLACE, DOROTHY A
347-541-017
40927 DIANA LN
LAKE ELSINORE CA 92532-1635

WANG, XIAOWEI
347-533-010
40983 DIANA LN
LAKE ELSINORE CA 92532-1635

WASSON, CANYON HOLDINGS
347-530-006
391 N MAIN ST STE 300
CORONA CA 92878-4006

WASSON, CANYON HOLDINGS
347-530-005
391 N MAIN ST STE 300
CORONA CA 92878-4006

WESSELING, JERRY
377-392-007
28971 ALLAN ST
LAKE ELSINORE CA 92532-2343