



## 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 February 24, 2026, 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:

**Planning Application No. 2020-86 (Nugg Hubb – DA Amendment):** The proposed request is an amendment to an approved Development Agreement (DA-2025-11) for an existing cannabis business, Nugg Hubb, located at 570 Central Avenue, Suite D-1. The amendment is primarily to reduce the Community Benefit Fund fees including establishing a separate fee rate for retail and non-retail cannabis uses and allowing fees to be paid in monthly payments. The amendment would not change the cannabis business' approved land use(s) and licenses(s).

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 15301 (Class 1: Existing Facilities).

**PLANNING COMMISSION RECOMMENDATION:** On January 20, 2026, at a duly noticed Public Hearing, the Lake Elsinore Planning Commission by a 5-0 vote recommended that the City Council approve the proposed amendment to the development agreement.

**ALL INTERESTED PERSONS** are invited to submit written information, express opinions or otherwise submit written evidence by email to [calvarez@Lake-Elsinore.org](mailto:calvarez@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 City Clerk's office at (951) 374-3124, ext. 269. 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) 824-7415.

Candice Alvarez, MMC  
City Clerk



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Candice Alvarez, MMC  
City Clerk

The Press-Enterprise  
Published: 2/14/26

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011778606

**FILE NO. 0011778606**

**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:

**02/14/2026**

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

Date: February 14, 2026.  
At: Riverside, California

Signature



AFFIDAVIT OF NOTIFICATION LIST

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

Applicant Name TODD M DAVIS

Project Name/Location 570 CENTRAL AVE UNIT D-1-D-2

I certify that on 5 day of JANUARY, 2026, we prepared a notification list and a radius map, including properties entirely and partially within 100 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) 570 CENTRAL AVE UNIT D-1-D-2. 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.

Applicant/Representative Signature

1/5/26

Date

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

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

\_\_\_\_\_  
Notary Public

SEE ATTACHED  
NOTARY FORM

My Commission expires on: \_\_\_\_\_

**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 ALL-PURPOSE ACKNOWLEDGMENT**

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

On 01/05/2026

before me, Helen M Frausto, Notary Public

DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Todd M Davis

NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Helen M Frausto*  
SIGNATURE OF NOTARY PUBLIC

(NOTARY SEAL)



**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

**CAPACITY CLAIMED BY SIGNER**

**DESCRIPTION OF ATTACHED DOCUMENT**

- INDIVIDUAL
- CORPORATE OFFICER

Affidavit Of Notification List

TITLE OR TYPE OF DOCUMENT

TITLE(S)

- PARTNER(S)       LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

NUMBER OF PAGES

DATE OF DOCUMENT

**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE

370-070-010  
Elsinore Airport Lake  
5451 Lockhaven Dr  
Buena Park CA 90621

370-080-002  
Hadley Family Trust Dtd 3/10/2004  
31902 Avenida Evita  
San Juan Capistrano CA 92675

370-080-003  
Lori G Lachance  
108 Townsend St  
Lake Elsinore CA 92530

370-080-029  
De La Torre Family Trust Dated  
38850 Calle De Companero  
Murrieta CA 92562

370-080-030  
Peter De La Torre  
23905 Clinton Keith Rd #114  
Wildomar CA 92595

370-090-031  
Herman Dejong  
31910 Corydon St  
Wildomar CA 92595

370-120-058,63  
Elsinore Skydive  
20701 Cereal St  
Lake Elsinore CA 92530

370-120-061  
Rd Corydon  
32371 Corydon Rd  
Lake Elsinore CA 92532

370-120-062  
Lake Elsinore Realty No 1  
3835 E Thousand Oaks Blvd #R269  
Westlake Village CA 91362

370-120-076  
Lake Elsinore Realty No 2  
3835 E Thousand Oaks Blvd  
Westlake Village CA 91362

370-320-015  
Leasing Kc  
5781 Vallecito Dr  
Westminster CA 92683

370-320-016  
Tavares Family Trust Dated 5/28/2019  
20040 Cathy Ln  
Wildomar CA 92595

370-330-001  
John Lotfi Nadrous  
608 Fountain Springs Ln  
Glendora CA 91741

370-330-002  
Johan Wilhelm Wintersberger  
32290 Corydon St  
Wildomar CA 92595

370-330-003  
Jose Rodolfo Diaz  
650 Elliot Peak  
Las Vegas NV 89183

370-330-004  
Bess Family Trust  
1930 Shadle Rd  
Poolville TX 76487

370-330-005  
Paulino Castanon  
20050 Plessner Way  
Wildomar CA 92595

370-330-006  
German Ustariz  
34520 Monte Vista Dr  
Wildomar CA 92595

370-330-007  
Armando Ramos Madrigal  
20080 Plessner Way  
Wildomar CA 92595

370-330-008  
San Judas Tadeo  
20080 Plessner Way  
Wildomar CA 92595

370-330-018  
Francisco Rodriguez  
20085 Plessner Way  
Wildomar CA 92595

370-330-019  
Tony Comejo  
20075 Plessner Way  
Wildomar CA 92595

370-330-020  
Anna Monge  
P O Box 658  
Lake Elsinore CA 92531

370-330-021  
Cft Revocable Trust Dtd 5/10/22  
217 N Roosevelt Ave  
Fullerton CA 92832

370-330-022  
Trevor Allen  
20045 Plessner Way  
Wildomar CA 92595

370-330-023  
Randall Bess  
20035 Plessner Way  
Wildomar CA 92595

370-330-024,25  
Carols F Arroyo  
22740 Lemon St  
Wildomar CA 92595

370-340-001  
Brumleu Family Trust Dtd 10/15/1987  
19355 Via Diana  
Murrieta CA 92562

370-340-002  
Jeremiah Harrison  
20085 Melinda Ln  
Wildomar CA 92595

370-340-003  
Andrew T Nishi  
20115 Melinda Ln  
Wildomar CA 92595

**370-340-004**  
**Miguel Mejia Escamilla**  
**20145 Melinda Ln**  
**Wildomar CA 92595**

**370-340-005**  
**Isaac Acosta**  
**20040 Bryant St**  
**Wildomar CA 92595**

**370-340-006**  
**Shiu Shao**  
**1568 Scenic Dr**  
**Pasadena CA 91103**

**370-340-007**  
**Prisciliano Madrigal**  
**20070 Bryant St**  
**Wildomar CA 92595**

Neighbor APN	Proximity	Owner	Mailing Address
1 377-410-037	<b>SUBJECT Property</b>	<b>WILLIAMS JOHN W &amp; BARBARA A TRUST (DATED 09/28/18); WILLIAMS JOHN</b>	<b>1901 NUTWOOD CIR, CORONA, CA 92881-7458</b>
2 377-410-001	Same Complex	Yukata Enterprises Inc., Mayan Ventures Inc.	23905 CLINTON KEITH RD # 114325, WILDOMAR, CA 92595-7897
3 377-410-002	Same Complex	Timothy J. Kimble, Marian Kimble	30525 EMPEROR DR, CANYON LAKE, CA 92587-7738
4 377-410-004	Same Complex	Toma Tomas, LLC	42311 GOLD CUP LN, MURRIETA, CA 92562-7415
5 377-410-005	Same Complex	Carlos E. Lara, Maria Lara	20365 TONEY ST, PERRIS, CA 92570-6739
6 377-410-006	Same Complex	Lake Central Property, LLC	1874 TANDEM, NORCO, CA 92860-3605
7 377-410-007	Same Complex	JRT Property Management, LLC.	506 S GRAHAM AVE STE 207, LAKE ELSINORE, CA 92530
8 377-410-008	Same Complex	Quinn James Allen Estate of Gozalez James A	22210 VILLAGE WAY DR, CANYON LAKE, CA 92587-7587
9 377-410-018	Same Complex	Megan Camer-Pearo	114 W 3RD AVE, ESCONDIDO, CA 92025-4107
10 377-410-019	Same Complex	Golie Brian M., Golie Debra J.	29540 NIGHTCREST CIR, TEMECULA, CA 92591-1885
11 377-410-021	Same Complex	AMCM, LLC	12391 DOHERTY ST, RIVERSIDE, CA 92503-4842
12 377-410-023	Same Complex	Lake Central Investment, LLC	4233 MORALES WAY, CORONA, CA 92883-0740
13 377-410-025	Same Complex	JUHAS, KARLA S; THE CENTRAL FAMILY TRUST,	33 CORTE MADERA, LAKE ELSINORE, CA 92532-0200
14 377-410-026	Same Complex	WILLIAMS FAMILY TRUST (DATED 6/16/1980); WILLIAMS MORLEY	41161 SANDALWOOD CIR, MURRIETA, CA 92562-7003
15 377-410-027	Same Complex	570 Central, LLC	570 CENTRAL AVE STE H, LAKE ELSINORE, CA 92530-2741
16 377-410-028	Same Complex	DM 570 CENTRAL	24275 CONEJO DR, QUAIL VALLEY, CA 92587-9225
17 377-410-032	Same Complex	Wildomar Valley Wood Products, Inc.	PO BOX 5955, NORCO, CA 92860-8032
18 377-410-033	Same Complex	Wamer Kathy L.	21930 THE TRAILS CIR, MURRIETA, CA 92562-9744
19 377-410-034	Same Complex	Rve SR Dynasty I	2498 OCEAN ST, CARLSBAD, CA 92008-2233
20 377-410-035	Same Complex	BASSE JOIN D & BEVERLY D LIVING TRUST (DTD 06/30/92); BASSE JOIN D	30391 POINT MARINA DR, CANYON LAKE, CA 92587
21 377-410-036	Same Complex	Linehan LLC	570 CENTRAL AVE STE C, LAKE ELSINORE, CA 92530-2741
22 377-410-038	Same Complex	Suspension Direct Inc.	571 CRANE ST STE B, LAKE ELSINORE, CA 92530-2742
23 377-410-042	Same Complex	Manton Robin L Family Trust (DTD 1/19/2017)	PO BOX 245, LAKE ELSINORE, CA 92531-0245
24 377-410-044	Same Complex	S&J Design Labs	601 CRANE ST STE A, LAKE ELSINORE, CA 92530-2744
25 377-410-044	Same Complex	S&J Design Labs	601 CRANE ST STE A, LAKE ELSINORE, CA 92530-2744
26 377-410-047	Same Complex	FEATHERINGILL	6323 EL CAJON BLVD, SAN DIEGO, CA 92115-2641
27 377-430-018	Next Door complex	STORAGE PORTFOLIO II SUBSIDIARY PTG-EXR-1481	PO BOX 800729, DALLAS, TX 75380-0729
28 377-430-019	Next Door complex	Rightway Holdings	653 W MINTHORN ST, LAKE ELSINORE, CA 92530-2801
29 377-120-056	Across Street	Target Corporation	PO BOX 9456, MINNEAPOLIS, MN 55440-9456
30 377-120-057	Across Street	Lucky King INV	14912 ROCKHILL DR, HACIENDA HEIGHTS, CA 91745-3928
31 377-120-073	Across Street	CC Lake Elsinore	8 CORPORATE PARK STE 110, IRVINE, CA 92606-3167

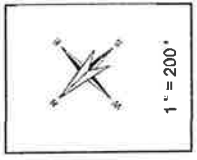
377-43  
377-15

TRA 005-018

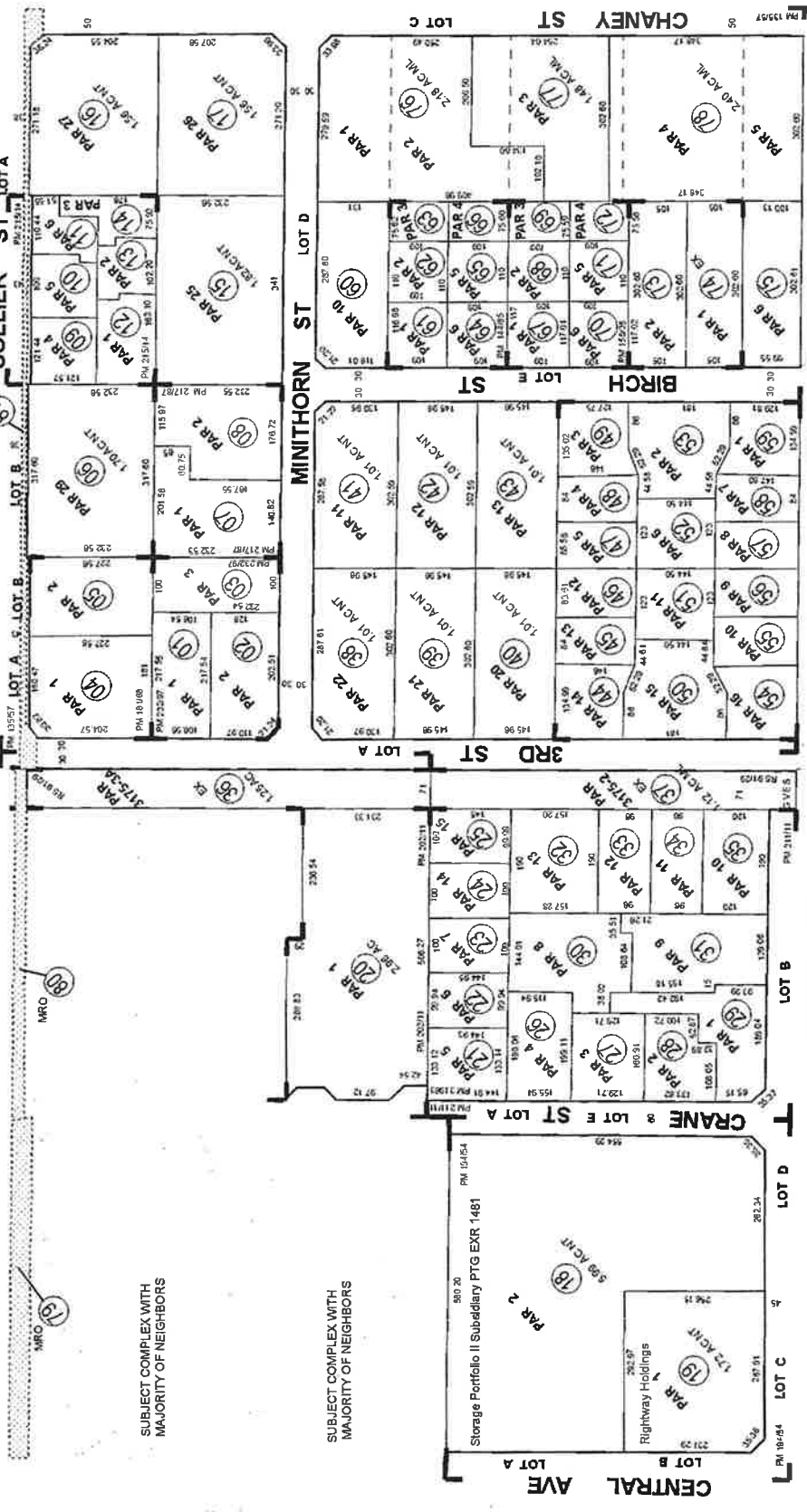
CITY OF LAKE ELSINORE

SEC. 31 T5S R4W  
POR. PROTRATED SEC. 6 T6S R4W

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



- Legend**
- Lot Lines
  - Right-of-Way
  - DM Lot Lines
  - Reference R.O.W
  - Other Easements
  - Leased Area
  - Establishment To/From



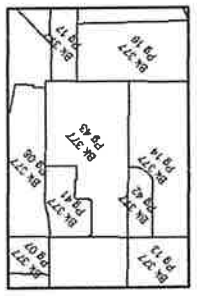
SUBJECT COMPLEX WITH MAJORITY OF NEIGHBORS

SUBJECT COMPLEX WITH MAJORITY OF NEIGHBORS

Storage Portfolio II Subsidiary PTG EXR 1461

Rightway Holdings

- Map Reference**
- MS 4024 SD GOODWIN, WHITTEN & ELLIOTS SUB
  - MS 8077 SD RO. LA LAGUNA
  - PM 13557-58 PM 21297
  - PM 14485-86 PM 21877
  - PM 15091-92 PM 22914
  - PM 15119-20 PM 22826
  - PM 15935-38 PM 21976
  - PM 18168-89 PM 20144
  - PM 19454-55 PM 20241
  - PM 20211-13 PARCEL MAP 30354
  - RS 3129-38 RECORD OF SURVEY
  - PM 21111-12 PARCEL MAP NO. 31960
  - PM 21514-15 PARCEL MAP NO. 31961
  - PM 21787-88 PARCEL MAP NO. 33184
  - PM 22027-33 PARCEL MAP NO. 33183



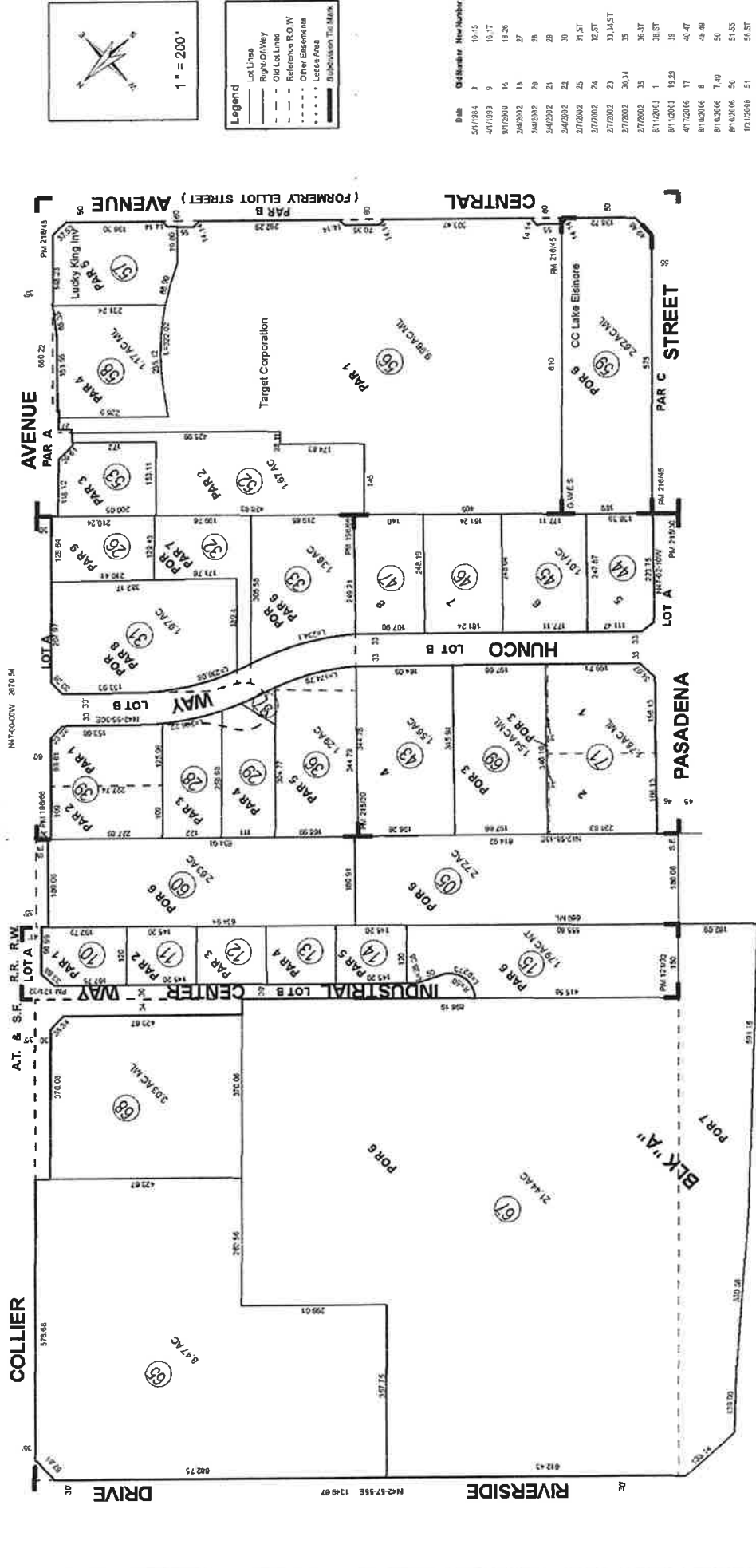
- Data**
- RS 44/43, 81/25-38
  - LLA 87-2, 89-5
  - PM 153/45-48



TRA005-018

POR. PROTRACTED SEC. 36 T. 5S, R. 5W  
SFC. 31 T. 5S R. 4W  
CITY OF LAKE ELSINORE

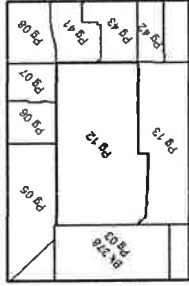
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**Legend**

- Lot Lines
- Prop. Cont. Way
- Old Lot Lines
- Reference R.O. W
- Other Elements
- Lot Area
- Discontinuity To Mark

Date	Officer	How Number
5/1/1984	3	10-15
4/1/1993	9	10-17
9/1/2000	16	18-26
2/4/2002	18	27
2/4/2002	20	28
2/4/2002	21	29
2/4/2002	22	30
2/7/2002	25	31-37
2/7/2002	24	32-37
2/7/2002	23	31, 34-37
2/7/2002	36, 34	35
2/7/2002	35	36-37
8/1/2001	1	38-37
8/1/2001	19, 29	39
4/17/2006	17	40-47
8/10/2006	8	48-49
8/10/2006	7, 40	50
8/10/2006	50	51-53
1/31/2008	51	54-57
1/31/2008	55	57-57
1/31/2008	54	58-57
1/31/2008	46	59-57
12/1/2008	4	60-57
10/6/2015	2	61-62
10/6/2015	36	63-65
10/6/2015	61, 61	66
10/6/2015	62, 64, 64, 61	67
10/6/2015	66	68-67
4/27/2017	42	69-70
4/27/2017	40, 41, 70	71



Date  
FS 44/43  
MB 8/377 SD



Map Reference  
MB 4/241 SD GOODWIN-WHITTEN & ELLIOTT'S SUB  
PM 127132 - 33 PARCEL MAP NO 19335  
PM 198696 - 67 PARCEL MAP NO 28325  
PM 215530 - 31 PARCEL MAP NO 28696  
PM 216845 - 46 PARCEL MAP NO 33058

May 2017





Lucky King INV

Carlos Lara  
Maria Lara

Carlos Lara  
Maria Lara

Toma Tomas, LLC

Timothy J.  
and Marian Kimble

Lake Central  
Property,  
LLC

Yukata Enterprises  
Inc., Mayan  
Ventures, Inc.

JRT Property  
Management  
t, LLC

The Central Family  
Trust, Karla S.  
Juhas

S & J Design Labs

Target Corporation

James Allen Quinn  
Estate of James A.  
Gonzalez

Robin L. Manton  
Family Trust

Wildoar Valley  
Wood  
Products, Inc.

Lake Central  
Investment,  
LLC

Williams Family  
Trust, Morely  
Williams

570 Central Inc.

DM 570 Central

Williams Family  
Trust, Morley  
Williams

AMCM, LLC

John and Barbara  
Williams Trust

Suspension Direct Inc.

Rve SR Dynasty 1

Brian and Debra  
Golie

Linehan, LLC

Rve SR Dynasty 1

Megan Comer-Pearo

Storage Porfolio II Subsidiary PTG EXR 1481

John D. and  
Beverly D.  
Living Trust

Wildomar Valley  
Wood Products  
Inc.

Kathy L.  
Warner

Rve SR Dynasty 1

Rightway Holdings

<b>Neighbor APN</b>	<b>Proximity</b>
<b>1 377-410-037</b>	<b>SUBJECT Property</b>
2 377-410-001	Same Complex
3 377-410-002	Same Complex
4 377-410-004	Same Complex
5 377-410-005	Same Complex
6 377-410-006	Same Complex
7 377-410-007	Same Complex
8 377-410-008	Same Complex
9 377-410-018	Same Complex
10 377-410-019	Same Complex
11 377-410-021	Same Complex
12 377-410-023	Same Complex
13 377-410-025	Same Complex
14 377-410-026	Same Complex
15 377-410-027	Same Complex
16 377-410-028	Same Complex
17 377-410-032	Same Complex
18 377-410-033	Same Complex
19 377-410-034	Same Complex
20 377-410-035	Same Complex
21 377-410-036	Same Complex
22 377-410-038	Same Complex
23 377-410-042	Same Complex
24 377-410-044	Same Complex
25 377-410-044	Same Complex
26 377-410-047	Same Complex
27 377-430-018	Next Door complex
28 377-430-019	Next Door complex
29 377-120-056	Across Street
30 377-120-057	Across Street
31 377-120-073	Across Street

**Owner****WILLIAMS JOHN W & BARBARA A TRUST (DATED 09/28/18); WILLIAMS JOHN W JR**

Yukata Enterprises Inc., Mayan Ventures Inc.

Timothy J. Kimble, Marian Kimble

Toma Tomas, LLC

Carlos E. Lara, Maria Lara

Lake Central Property, LLC

JRT Property Management, LLC.

Quinn James Allen Estate of Gozalez James A

Megan Comer-Pearo

Golie Brian M., Golie Debra J.

AMCM, LLC

Lake Central Investment, LLC

JUHAS, KARLA S; THE CENTRAL FAMILY TRUST,

WILLIAMS FAMILY TRUST (DATED 6/16/1980); WILLIAMS MORLEY

570 Central, LLC

DM 570 CENTRAL

Wildomar Valley Wood Products, Inc.

Warner Kathy L.

Rve SR Dynasty 1

BASSE JOHN D &amp; BEVERLY D LIVING TRUST (DTD 06/30/92); BASSE JOHN D

Linehan LLC

Suspension Direct Inc.

Manton Robin L Familty Trust (DTD 1/19/2017)

S&amp;J Design Labs

S&amp;J Design Labs

FEATHERINGILL

STORAGE PORTFOLIO II SUBSIDIARY PTG-EXR-1481

Rightway Holdings

Target Corporation

Lucky King INV

CC Lake Elsinore

**Mailing Address****1901 NUTWOOD CIR**

---

23905 CLINTON KEITH RD # 114325

---

30525 EMPEROR DR

---

42311 GOLD CUP LN

---

20365 TONEY ST

---

1874 TANDEM

---

506 S GRAHAM AVE STE 207

---

22210 VILLAGE WAY DR

---

114 W 3RD AVE

---

29540 NIGHTCREST CIR

---

12391 DOHERTY ST

---

4233 MORALES WAY

---

33 CORTE MADERA

---

41161 SANDALWOOD CIR

---

570 CENTRAL AVE STE H

---

24275 CONEJO DR

---

PO BOX 5955

---

21930 THE TRAILS CIR

---

2498 OCEAN ST

---

30391 POINT MARINA DR

---

570 CENTRAL AVE STE C

---

571 CRANE ST STE B

---

PO BOX 245

---

601 CRANE ST STE A

---

601 CRANE ST STE A

---

6323 EL CAJON BLVD

---

PO BOX 800729

---

653 W MINTHORN ST

---

PO BOX 9456

---

14912 ROCKHILL DR

---

8 CORPORATE PARK STE 110

---

City	State	ZIP
CORONA	CA	92881-7458
WILDOMAR	CA	92595-7897
CANYON LAKE	CA	92587-7738
MURRIETA	CA	92562-7415
PERRIS	CA	92570-6739
NORCO	CA	92860-3605
LAKE ELSINORE	CA	92530
CANYON LAKE	CA	92587-7587
ESCONDIDO	CA	92025-4107
TEMECULA	CA	92591-1885
RIVERSIDE	CA	92503-4842
CORONA	CA	92883-0740
LAKE ELSINORE	CA	92532-0200
MURRIETA	CA	92562-7003
LAKE ELSINORE	CA	92530-2741
QUAIL VALLEY	CA	92587-9225
NORCO	CA	92860-8032
MURRIETA	CA	92562-9744
CARLSBAD	CA	92008-2233
CANYON LAKE	CA	92587
LAKE ELSINORE	CA	92530-2741
LAKE ELSINORE	CA	92530-2742
LAKE ELSINORE	CA	92531-0245
LAKE ELSINORE	CA	92530-2744
LAKE ELSINORE	CA	92530-2744
SAN DIEGO	CA	92115-2641
DALLAS	TX	75380-0729
LAKE ELSINORE	CA	92530-2801
MINNEAPOLIS	MN	55440-9456
HACIENDA HEIGHTS	CA	91745-3928
IRVINE	CA	92606-3167



## 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 February 24, 2026, 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:

**Planning Application No. 2019-28 (Roots 2 Harvest – DA Amendment):** The proposed request is an amendment to an approved Development Agreement (DA-2025-10) for an existing cannabis business, Roots 2 Harvest, located at 29370 Hunco Way. The amendment is primarily to reduce the Community Benefit Fund fees including establishing a separate fee rate for retail and non-retail cannabis uses and allowing fees to be paid in monthly payments. The amendment would not change the cannabis business' approved land use(s) and licenses(s).

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 15301 (Class 1: Existing Facilities).

**PLANNING COMMISSION RECOMMENDATION:** On January 20, 2026, at a duly noticed Public Hearing, the Lake Elsinore Planning Commission by a 5-0 vote recommended that the City Council approve the proposed amendment to the development agreement.

**ALL INTERESTED PERSONS** are invited to submit written information, express opinions or otherwise submit written evidence by email to [calvarez@Lake-Elsinore.org](mailto:calvarez@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 City Clerk's office at (951) 374-3124, ext. 269. 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) 824-7415.

Candice Alvarez, MMC  
City Clerk



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Candice Alvarez, MMC  
City Clerk

**The Press-Enterprise**  
Published: 2/14/26

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011778608

**FILE NO. 0011778608**

**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:

**02/14/2026**

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

Date: February 14, 2026.  
At: Riverside, California

Signature



## NOTIFICATION PACKAGE

29370 Hunco Way Lake Elsinore

APNs 377-120-032

INCLUDES:

700' OWNER LIST

700' RADIUS MAP\*

\*expanded to incl. 30 unique min owners

EXCEL FILE / ELECTRONIC WORD LABEL FILE

CERTIFICATION

COUNT: 35 (duplicates consolidated)

PREPARED 12/05/2025

FILE #350670

4000 Barranca Pkwy #250 Irvine CA 92604  
(949) 494-6105  
orders@susancaseinc.com





AFFIDAVIT OF NOTIFICATION LIST

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

Applicant Name \_\_\_\_\_

Project Name/Location 29370 Hunco Way Lake Elsinore

I certify that on 5th day of December, 2025, we prepared a notification list and a radius map, including properties entirely and partially within 700 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) 29370 Hunco Way Lake Elsinore. 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

Date 12/05/2025

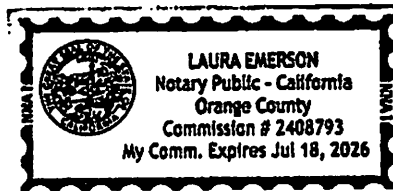
This instrument was acknowledged before me on this 5th day of December, 2025, by

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

[Signature]

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.**

377-050-070  
Elsinore Valley Cemetery Dist  
18170 Collier  
Lake Elsinore CA 92530

377-060-014  
Hd Dev Of Maryland Inc  
2455 Paces Ferry Rd  
Atlanta GA 30339

377-060-015  
Realty Holdings Elsinore  
1445 5Th St  
Santa Monica CA 90401

377-060-016  
Elsinorejay Lake  
5151 Balboa Blvd #307  
Encino CA 91316

377-070-032  
Rsm Prop Inc  
3452 University Ave  
Riverside CA 92501

377-070-033  
Prop Rsm  
1949 Auto Centre Dr  
Glendora CA 91740

377-070-034  
Walgreens Co  
Po Box 1159  
Deerfield IL 60015

377-070-035  
Prop Rsm  
1949 Auto Center Dr  
Glendora CA 91740

377-120-005  
Rodana Investments Llc  
4981 Woodcrest Cir  
Yorba Linda CA 92886

377-120-010, multiple  
Charles Dale Sacks  
29126 Old Wrangler Rd  
Canyon Lake CA 92587

377-120-014, multiple  
Gary M Morris  
31115 Lancashire Dr  
Lake Elsinore CA 92530

377-120-026, multiple  
Elsinore Skyking Lake  
27286 Via Industria #B  
Temecula CA 92590

377-120-028  
Tortomasi Enterprises  
26605 Madison Ave  
Murrieta CA 92562

377-120-029, multiple  
Holding Tvs  
12037 Clark St  
Arcadia CA 91006

377-120-032  
Inv R2H  
20930 Malaga Rd  
Lake Elsinore CA 92530

377-120-033  
Real Inv Vista  
1201 S Olive St  
Los Angeles CA 90015

377-120-036  
Brothers Ryan  
29385 Hunco Way  
Lake Elsinore CA 92530

377-120-039  
Pitts Marvin E Trust  
14552 Whittier Blvd  
Whittier CA 90605

377-120-043  
Industrial Park Pasadena  
43414 Business Park Dr  
Temecula CA 92590

377-120-045  
Prop Boudreaux  
38240 Bear Canyon Dr  
Murrieta CA 92562

377-120-046  
Sterns & Walker  
29400 Hunco Way #G  
Lake Elsinore CA 92530

377-120-047, multiple  
29390 Hunco Way Lic/Erdtsieck  
4501 E La Palma Ave  
Santa Ana CA 92707

377-120-052  
Murari L Gupta  
3800 Concours #100  
Ontario CA 91764

377-120-053  
Mcdonalds Usa  
110 N Carpenter St  
Chicago IL 60607

377-120-056  
Target Corp  
P O Box 9456  
Minneapolis MN 55440

377-120-057  
King Inv Lucky  
14912 Rockhill Dr  
Hacienda Heights CA 91745

377-120-060  
Shan Shan Chi  
42250 Baldaray Cir #B  
Temecula CA 92590

377-120-067  
Wintersun Group Usa Inc  
1250 E Belmont St  
Ontario CA 91761

377-120-071  
Investop Enterprise  
29415 Hunco Way #C&D  
Lake Elsinore CA 92530

377-120-073  
Lake Elsinore Cc  
8 Corporate Park #110  
Irvine CA 92606

377-120-074  
Mmwr  
P O Box 5126  
Sherman Oaks CA 91413

377-410-001  
Yukata Enterprises Inc  
23905 Clinton Keith Rd #114-325  
Wildomar CA 92595

377-410-002  
Timothy J Kimble  
30525 Emperor Dr  
Canyon Lake CA 92587

377-410-025  
Central Family Trust  
33 Corte Madera  
Lake Elsinore CA 92530

377-410-026  
Williams Family Trust  
41161 Sandalwood Cir  
Murrieta CA 92562



## NOTICE OF PUBLIC HEARING

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**Planning Application No. 2018-45 (Hyperwolf – DA Amendment):** The proposed request is an amendment to an approved Development Agreement (DA-2025-07) for an existing cannabis business, Hyperwolf, located at 571 Crane Street, Units D, E, and F. The amendment is primarily to reduce the Community Benefit Fund fees including establishing a separate fee rate for retail and non-retail cannabis uses and allowing fees to be paid in monthly payments. The amendment would not change the cannabis business' approved land use(s) and licenses(s).

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Candice Alvarez, MMC  
City Clerk



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Candice Alvarez, MMC  
City Clerk

**The Press-Enterprise**  
**Published: 2/14/26**

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011778609

**FILE NO. 0011778609**

**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:

**02/14/2026**

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

Date: February 14, 2026.  
At: Riverside, California

Signature



## NOTIFICATION PACKAGE

571 Crane St Units D,E,F Lake Elsinore CA 92530

APNs 377410034,377410031,377410020

### INCLUDES:

300' OWNER LIST

300' RADIUS MAP\*

\*Min 30 unique owners included

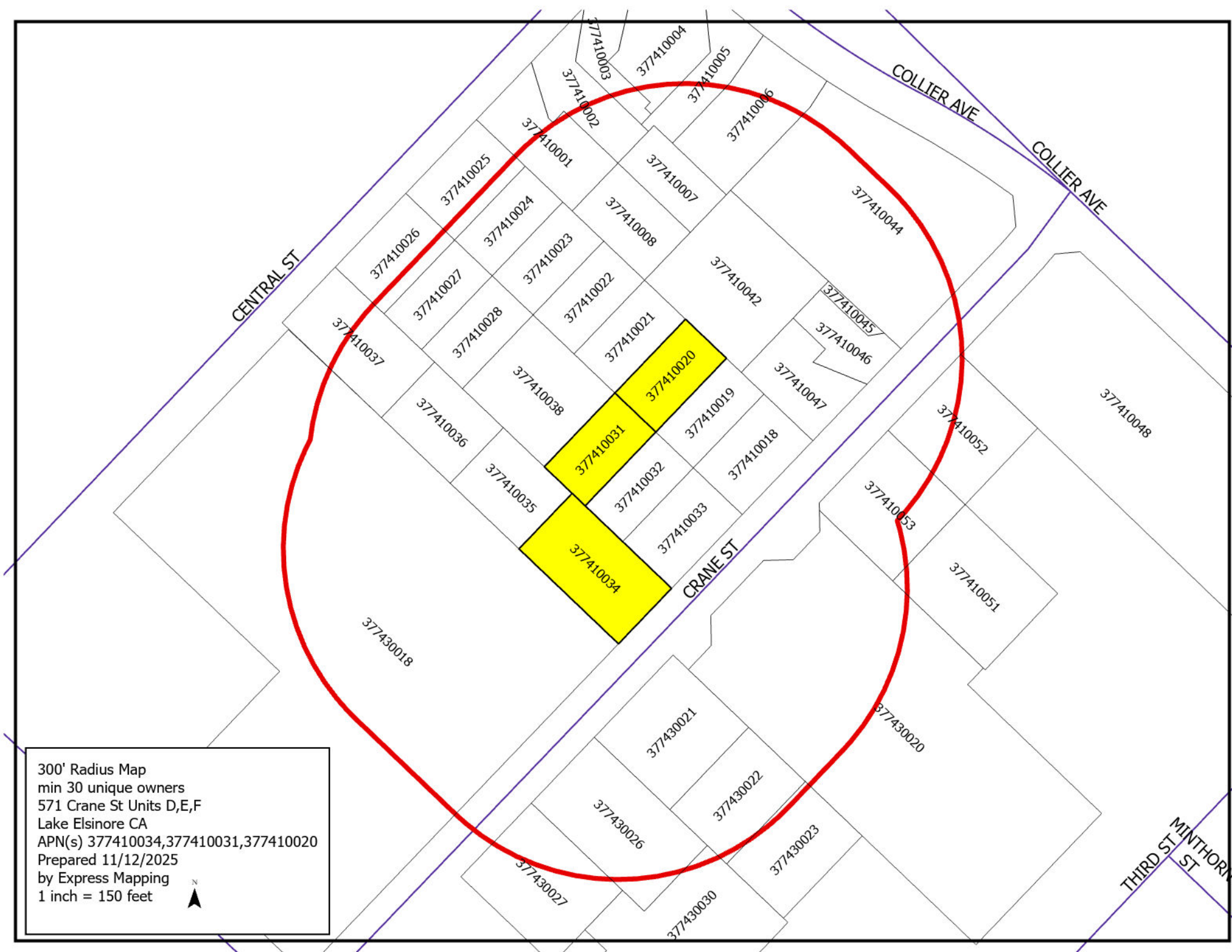
EXCEL / WORD LABEL FORMAT

CERTIFICATION

COUNT: 38 (duplicates consolidated)

PREPARED 11/12/2025

FILE #5058



300' Radius Map  
min 30 unique owners  
571 Crane St Units D,E,F  
Lake Elsinore CA  
APN(s) 377410034,377410031,377410020  
Prepared 11/12/2025  
by Express Mapping  
1 inch = 150 feet





AFFIDAVIT OF NOTIFICATION LIST

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

Applicant Name \_\_\_\_\_

Project Name/Location 571 Crane St Units D,E,F Lake Elsinore CA 92530

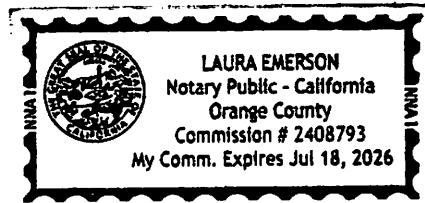
I certify that on 12th day of November, 2025, we prepared a notification list and a radius map, including properties entirely and partially within 300 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) 571 Crane St Units D,E,F Lake Elsinore CA 92530. 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]* 11/12/2025  
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 12th day of November, 20 25, by

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

\_\_\_\_\_  
*Laura Emerson*  
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.**

377-410-001  
Yukata Enterprises Inc  
23905 Clinton Keith Rd #114-325  
Wildomar CA 92595

377-410-002  
Timothy J Kimble  
30525 Emperor Dr  
Canyon Lake CA 92587

377-410-003  
Carlos Lara  
20365 Toney St  
Perris CA 92570

377-410-004  
Tomas Toma  
42311 Gold Cup Ln  
Murrieta CA 92562

377-410-005  
Carlos E Lara  
20365 Toney St  
Perris CA 92570

377-410-006  
Central Prop Lake  
1874 Tamden Way  
Norco CA 92860

377-410-007  
Jrt Property Mgmt  
506 S Graham Ave #207  
Lake Elsinore CA 92530

377-410-008  
Quinn James Allen Estate Of  
22210 Village Way Dr  
Canyon Lake CA 92597

377-410-018  
Megan Comer-Pearo  
114 W 3Rd Ave  
Escondido CA 92025

377-410-019  
Brian M Golie  
29540 Nightcrest Cir  
Temecula CA 92591

377-410-020, multiple  
Rve Sr Dynasty 1  
2498 Ocean St  
Carlsbad CA 92008

377-410-021  
Amcm  
12391 Doherty St  
Riverside CA 92503

377-410-022, multiple  
Williams Family Trust  
41161 Sandalwood Cir  
Murrieta CA 92562

377-410-023  
Lake Central Investment  
4233 Morales Way  
Corona CA 92883

377-410-024  
Wildomar Valley Wood Products Inc  
2498 Ocean St  
Carlsbad CA 92008

377-410-025  
Central Family Trust  
33 Corte Madera  
Lake Elsinore CA 92530

377-410-027  
570 Central  
570 Central Ave #H  
Lake Elsinore CA 92530

377-410-028  
Dm 570 Central  
24275 Conejo Dr  
Quail Valley CA 92587

377-410-032  
Wildomar Valley Wood Products Inc  
Po Box 5955  
Norco CA 92860

377-410-033  
Kathy L Warner  
604 Blackberry Cove  
Opelika AL 36804

377-410-035  
Basse John D & Beverly D Trust  
30397 Point Marina Dr  
Canyon Lake CA 92587

377-410-036  
Linehan  
570 Central Ave #C  
Lake Elsinore CA 92530

377-410-037  
Williams John W & Barbara A Trust  
1901 Nutwood Cir  
Corona CA 92881

377-410-038  
Suspension Direct Inc  
571 Crane St #B  
Lake Elsinore CA 92530

377-410-042  
Manton Robin L Family Trust  
Po Box 245  
Lake Elsinore CA 92531

377-410-044  
S & J Design Labs  
601 Crane St #A  
Lake Elsinore CA 92530

377-410-045, multiple  
Featheringill  
6322 El Cajon Blvd  
San Diego CA 92115

377-410-048  
C&C Collier Dev Partners  
2440 Hannaford Dr  
Tustin CA 92782

377-410-051  
Time Warner Cable Pacific West  
Po Box 7467  
Charlotte NC 28241

377-410-052  
Rock Dev White  
2440 Hannaford Dr  
Tustin CA 92782

377-410-053  
Strikes & Gutters  
512 Chaney St  
Lake Elsinore CA 92530

377-430-018  
Portfolio Subsidiary Storage  
Po Box 800729  
Dallas TX 75380

377-430-020  
Pangma  
Po Box 1020  
Pleasant Grove UT 84062

377-430-021  
Clyde W Brunner  
171 B Avenida Vaquero  
San Clemente CA 92672

377-430-022  
Donna M Dettman  
18530 Pasadena St  
Lake Elsinore CA 92530

377-430-023  
Le Pasadena Investment  
18352 Pasadena St  
Lake Elsinore CA 92530

377-430-026, multiple  
Manchester Ljl  
26540 Jefferson Ave #D  
Murrieta CA 92562

377-430-030  
Ave Holdings Limonite  
2845 Westwood Blvd  
Los Angeles CA 90064