



## 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. 2024-15 (Dexter Village):** The Dexter Village project is a proposed residential development with 230 apartment units (including 22 affordable units), 84 condominiums/townhomes, and 137 single-family residences for a total of 451 units on an approximately 23-acre site. The project's requests include Tentative Tract Map No. 38512 to subdivide the property into separate lots for single-family and multi-family residential development, Residential Design Review No. 2024-07 for the architectural design of the residential buildings, and Conditional Use Permit No. 2024-08 to allow development of condominiums within the Commercial Mixed Use (CMU) zoning designation. The townhomes consist of a mixture of two- and three-bedroom units ranging from 1,230 to 1,508 square feet (SF), the detached single-family homes consist of three- and four-bedroom units ranging in size from 1,323 to 2,936 SF, and the apartments consist of one- to three-bedroom units ranging from 657 to 1,371 SF. Parking is proposed to be provided in attached two-car garages and individual driveways for the single-family and condominium units and in one or two-car tandem garages for the apartments in addition to open parking spaces. Dexter Village proposes onsite amenities for residents such as recreation center, pool, playground, and fitness gym. The project is within the Commercial Mixed Use Zoning District and is located on Dexter Avenue between 2nd and 3rd Streets (APN: 377-090-013, 377-090-037, 377-090-039, and 377-090-040).

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study (IS; Environmental Review No. 2023-02) was prepared for the project to assess potential environmental impacts. The IS determined that the project would have potentially significant environmental impacts, but those potentially significant impacts could be mitigated to less than significant levels. A Mitigated Negative Declaration (MND; State Clearinghouse No. 2025110457) was prepared and was made available for a 30-day public review and comment period from November 12, 2025 to December 12, 2025. Notice to all interested persons and agencies inviting comments on the MND was published in accordance with the provisions of CEQA and the Lake Elsinore Municipal Code.

**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 project.

**ALL INTERESTED PERSONS** are invited to submit written information, express opinions or otherwise submit written evidence by email to [jmatie@Lake-Elsinore.org](mailto: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](http://www.lake-elsinore.org) the Friday before the Public Hearing.

**FURTHER INFORMATION** on this item may be obtained by contacting Tamara Harrison, Technical Manager in the Planning Division at [Tamara.Harrison@mbakerintl.com](mailto:Tamara.Harrison@mbakerintl.com) or (951) 506-2061.

Damaris Abraham,  
Community Development Director



## Advanced Listing Services Inc

Ownership Listings & Radius Maps  
P.O. Box 2593 • Dana Point, CA • 92624  
Office: (949) 361-3921 • Cell: (949) 310-6869  
www.Advancedlisting.com

# CERTIFIED PROPERTY OWNER'S LIST AFFIDAVIT

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

I, Denise Kaspar, hereby certify that the attached ownership list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest equalized assessment roll of the Riverside County Tax Collector, within the area described on said application (300' EXTENDED TO 900' TO MEET MINIMUM). Furthermore, I certify under penalty of perjury, that the foregoing statement and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

**APN:** 377-090-013, 037, 039, 040

**Subject Address:** DEXTER & 3RD  
LAKE ELSINORE CA 92532

October 6, 2025

Denise Kaspar  
Advanced Listing Services Inc

# THE PRESS-ENTERPRISE

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cgonzales@scng.com

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

<i>Account Number:</i>	5209153
<i>Ad Order Number:</i>	0011778429
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	02/13/2026
<i>Total Amount:</i>	\$549.12
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$549.12
<i>Notice ID:</i>	RQd8LAeTn9os5KTnsRKN
<i>Invoice Text:</i>	[ <a href="https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/exports/1770740667518/image001.jpg">https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/exports/1770740667518/image001.jpg</a> ] 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. 2024-15 (Dexter Village): The Dexter Village project is a proposed residential development with 230 apartment units (including 22 affordable units), 84 condominiums/townhomes, and 137 single-family residences for a total of 451 units on an approximately 23-acre site. The project's requests include Tentative Tract Map No. 38512 to subdivide the property into separate lots for single-family and multi-family residential development, Residential Design Review No. 2024-07 for the architectural design of the residential buildings, and Conditional Use Permit No. 2024-08 to allow development of condominiums within the Commercial Mixed Use (CMU) zoning designation. The townhomes consist of a mixture of two- and three-bedroom units ranging from 1,230 to 1,508 square feet (SF), the detached single-family homes consist of three- and four-bedroom units ranging in size from 1,323 to 2,936 SF, and the apartments consist of one- to three-bedroom units ranging from 657 to 1,371 SF. Parking is proposed to be provided in attached two-car garages and individual driveways for the single-family and condominium units and in one or two-car tandem garages for the apartments in addition to open parking spaces. Dexter Village proposes onsite amenities for residents such as recreation center, pool, playground,



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Damaris Abraham,  
Community Development Director  
The Press-Enterprise  
Published: 2/13/26

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

Publication: The Press-Enterprise

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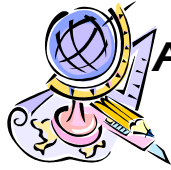
I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper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

**02/13/2026**

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

Date: February 13, 2026.  
At: Riverside, California

Signature



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

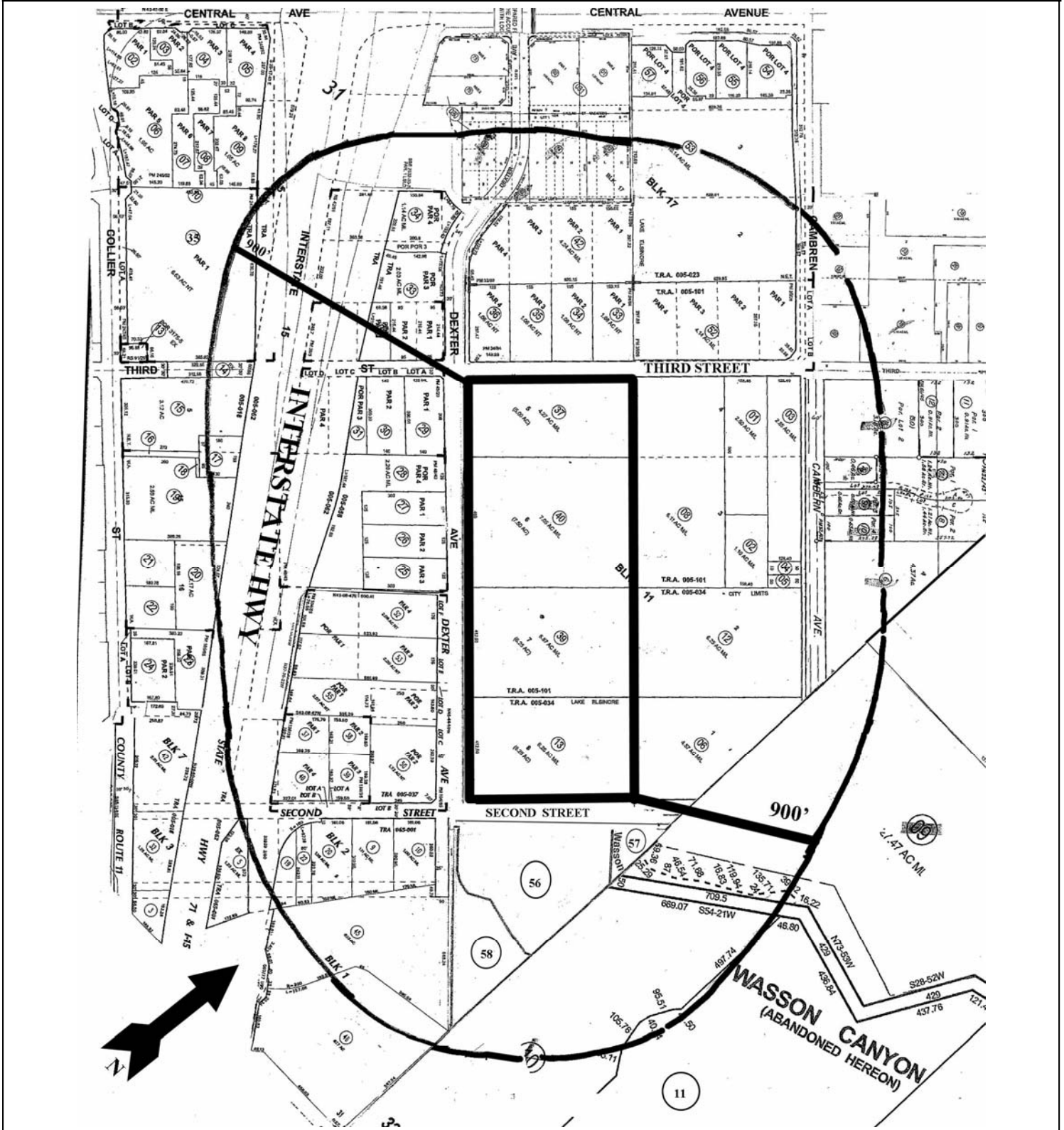
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[www.Advancedlisting.com](http://www.Advancedlisting.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 377-090-013, 037, 039, 040  
900' RADIUS

Address: DEXTER & 3RD  
LAKE ELSINORE CA 92532



#13008  
9/1/2025

**900' Ownership Listing**

**Prepared for:**

**377-090-013, 037, 039, 040**  
**3RD & DEXTER**  
**DEXTER & 3RD**  
**LAKE ELSINORE CA 92532**

**Fairbrook Communities LLC**  
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377-081-015  
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377-081-027, 029, 30, 031  
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SAN BERNARDINO CA 92401

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HEMET CA 92545

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377-110-020  
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29850 2ND ST  
LAKE ELSINORE CA 92532

377-110-037, 038, 039, 040, 050  
EDWARD L LAMBERT  
29885 2ND ST #A  
LAKE ELSINORE CA 92532

377-110-046  
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29910 OHANA CIR  
LAKE ELSINORE CA 92532

377-110-052, 053, 055  
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INC  
ONE KAISER PLAZA # 15L  
OAKLAND CA 94612

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18700 CAMBERN AVE  
LAKE ELSINORE CA 92532

377-380-017  
TIMOTHY RHODES  
18740 CAMBERN AVE  
LAKE ELSINORE CA 92532

377-380-018  
JULIO C BUSTOS  
29315 3RD ST  
LAKE ELSINORE CA 92532