



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Damaris Abraham, Interim Assistant Community Development Director

Prepared by: Mathew Evans, Principal Planner

Date: May 16, 2023

Subject: **Planning Application No. 2023-11 (Bellevue Career College) – A Request for a Conditional Use Permit to establish a nursing school within a 2,975 sq. ft. unit located at 31569 Canyon Estates Drive Suites 207-222**

Applicant: Telecia Williams, Bellevue Career College

Recommendation

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2023-11 (CONDITIONAL USE PERMIT NO. 2023-04) TO ESTABLISH A 2,975 SQUARE FOOT NURSING SCHOOL LOCATED WITHIN SUITES 207 THRU 222 OF THE PLAZA AT LAKEVIEW OFFICE BUILDING LOCATED AT 31569 CANYON ESTATES DRIVE (APN: 363-912-043).

Project Location

The overall project site consists of two (2) office buildings on a 4.4-acre parcel located at 31569 and 31569 Canyon Estates Drive. The specific project site is located within Suites 207-222 of 31569 Canyon Estates Drive, which includes a 2,975 square foot office space located on the second floor of the Plaza at Lakeview Office Building (APN: 363-912-043). Access to the site is achieved from either Camino Del Norte to the north, or from Summerhill Drive via Railroad Canyon Road from the south.

Project Description

Planning Application No. 2023-11 (Conditional Use Permit No. 2023-04) proposes to establish a 2,975 square foot nursing school (Bellevue Nursing College) within Suites 207-222 of the Plaza at Lakeview Office Building. The project proposes to convert the units into a new nursing school



consisting of a classroom, reception area, office space, break room, exercise room, instruction space consisting of three-distinct areas, one future instruction area, and an internal hallway, in order to accommodate approximately 30 students per session with three (3) full-time faculty members.

The overall project site consists of two (2) office buildings on 4.4 acres with 310 parking spaces including 16 accessible parking spaces, landscaping, a trash enclosure area, and common open space areas. Pedestrian access to the site is achieved by an accessible path-of-travel walkway that leads to a sidewalk adjacent to Canyon Crest Estates Drive. Access to the overall internal project site is achieved through a common area foyer, an internal elevator or interior stairwell, as well as an interior common building corridor.

The school is anticipated to have approximately 30 students per session and three (3) full-time faculty members. Students are provided a 24-day course which includes 10 days within the nursing school building with the balance of the days spent off-site at “hands-on” training facility located in Murrieta. Business hours are anticipated to be Monday through Friday 8:00 AM to 5:00 PM. However, the applicant has indicated that there could potentially be an occasional night course offered that would extend the business hours to 10:00 PM Monday through Friday.

Analysis

The project is located within the Canyon Creek “Summerhill” Specific Plan, Amendment No. 1 (CCSP #1) and has a land use designation of Neighborhood Commercial Specific Plan (C-1/SP). The C-1/SP provides opportunities for administrative and professional offices as well as other similar uses. The proposed project is located within an existing Plaza at Lakeview Office Building, which includes general and medical offices. The proposed project is proposing to establish a nursing school within Suites 207-222 of the building. The proposed project is consistent with the land use goals and policies of the CCSP #1. The original CCSP and Amendment No. 1 were subject to a consistency finding with the General Plan prior to adoption. Therefore, the Project is consistent with the General Plan.

The project is designated Neighborhood Commercial Specific Plan (C-1/SP) within the CCSP #1. According to Section 030.B of the CCSP #1, business colleges and professional schools are permitted subject to a Conditional Use Permit.

Parking

The overall site consists of two (2) buildings representing approximately a total of 62,750 square feet of leasable office space, with a total parking count of approximately 310 parking spaces provided for the overall site. Per Section 17.148.030.E.14.d of the Lake Elsinore Municipal Code (LEMC), commercial or trade schools require “*one space per two students, plus one space per employee (including faculty) at capacity class attendance period.*” It is anticipated that there will be approximately 30 students and three (3) faculty members on-site during normal business hours. Based on the above calculations, 18 spaces for the school will be required. Per the owner of the plaza, parking is not assigned or limited to a certain number per tenant. Tenants within the

Plaza Buildings are comprised of medical office uses, financial services, real-estate brokers, and other professional services.

Per LEMC Section 17.148.030.A and Section 17.148.030.E.17 parking requirements for each tenant range from one (1) space per 250 square feet for general office to one (1) space per 175 square feet for medical office. According to the plaza owner, there are currently eight (8) medical related offices approximately 18,994 square feet in total and the remainder of currently leased space as general office comprised of 37,197 square feet. The proposed school will utilize 2,975 square feet. There is 3,584 square feet space that is currently un-leased/un-occupied. Based on these figures, the following parking standards would apply:

USE	TOTAL SQUARE FEET	TOTAL PARKING SPACES NEEDED	BALANCE OF 310 SPACES
Medical Office	18,994	1 space per 175 SF = 109	201
General Office	37,197	1 space per 250 SF = 149	52
Nursing School	2,975	1 space per two students, 1 space per employee = 18	34
Total parking spaces needed for the use as indicated above: <u>276 Spaces</u>			
Remaining Leasable Space	3,584	1 space per 175 SF = 20 or 1 space per 250 SF = 14	14 or 20

Based on the calculations above, there are 34 parking spaces remaining to allot to the 3,584 square feet of un-occupied/un-leased space within the buildings. Assuming the leasable spaces is taken up by medical office or general office still leaves a balance of 14-20 spaces. Thus, there is ample parking for the proposed school with the required 18 spaces needed per the LEMC.

The Development Review Committee, which is made up of staff from Planning, Building and Safety, Fire, and Engineering have reviewed the requested Conditional Use Permit application and have added recommended permit conditions of approval to ensure compliance with adopted plans, policies, and regulations.

Environmental Determination

Staff has determined that the proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1: Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project proposes to operate a nursing school in an existing approximately 2,975 sq. ft. unit located within an existing commercial condominium building. The site is fully developed, and only minor interior alterations are planned in association with the proposed use.

The project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is completely disturbed and is developed with an existing commercial center. The project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The project complies with all other applicable requirements of the MSHCP.

Public Notice

Notice of the hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within 300 feet of the subject property. As of the writing of this report, no written comments concerning this application have been received by staff.

Attachments

Attachment 1 - CUP Resolution
Attachment 2 - Conditions of Approval
Attachment 3 – GIS Exhibits
Attachment 4 – Floor Plans
Attachment 5 – Public Notice Materials

RESOLUTION NO. 2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2023-11 (CONDITIONAL USE PERMIT NO. 2023-04) TO ESTABLISH A 2,975 SQUARE FOOT NURSING SCHOOL LOCATED WITHIN SUITES 207 THRU 222 OF THE PLAZA AT LAKEVIEW OFFICE BUILDING LOCATED AT 31569 CANYON ESTATES DRIVE (APN: 363-912-043)

Whereas, Telicia Williams, Bellevue Career College has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2023-11 (Conditional Use Permit No. 2023-04) proposing to establish a 2,975 square foot nursing school (Bellevue Nursing College) within Suites 207-222 of the Plaza at Lakeview Office Building. The project site is located at 31569 Canyon Estates Drive, Suite 207-222 (APN: 363-912-043);

Whereas, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) process to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria;

Whereas, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives;

Whereas, Chapter 17.415.070.A of the Lake Elsinore Municipal Code (LEMC) provides that certain uses have operational characteristics that, depending on the location and design of the use, may have the potential to negatively impact adjoining properties, businesses or residents and therefore are permitted subject to the issuance of a Conditional Use Permit, which allows the City to comprehensively review and approve the use;

Whereas, pursuant to Chapter 17.415.070.B of the LEMC, the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying Conditional Use Permits; and

Whereas, on May 16, 2023, at a duly noticed Public Hearing, the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has considered the project and has found it acceptable.

Section 2: That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. The project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes as it is not located within a Criteria Cell.

2. The project site is developed with existing commercial uses. The project is proposing to remodel the interior of an existing multi-tenant commercial building. As such, the Riparian/Riverine Areas and Vernal Pool Guidelines as set forth in Section 6.1.2 of the MSHCP are not applicable.
3. The project is consistent with the Protection of Narrow Endemic Plant Species Guidelines as set forth in MSHCP Section 6.1.3 and the Additional Survey Needs and Procedures as set forth in MSHCP Section 6.3.2 because the project is not located within any Narrow Endemic Plant Species Survey Areas or Critical Species Survey Areas.
4. The project is consistent with the Fuels Management Guidelines because the project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas.
5. The project is exempt from MSHCP local development mitigation fees pursuant to LEMC Section 16.85.090.B because the project involves remodeling to an existing development project and will not result in additional usable square footage.

Section 3: The Commission hereby finds and determines that the project is categorically exempt from California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and CEQA Guidelines (14. Cal. Code Regs. §§15000 et seq.), specifically pursuant to Section 15301 (Class 1 – Existing Facilities), because the project is confined to the interior of an existing commercial building and proposed construction is limited exclusively to interior alterations not resulting in an expansion of building floor area.

Section 4: That in accordance with California Planning and Zoning Law and the LEMC Section 17.415.070.C (Findings), the Commission makes the following findings regarding the Conditional Use Permit No. 2023-04:

1. That the proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

The project is located within the Canyon Creek "Summerhill" Specific Plan, Amendment No. 1 (CCSP #1) and has a land use designation of Neighborhood Commercial Specific Plan (C-1/SP). The C-1/SP provides opportunities for administrative and professional offices as well as other similar uses. The proposed project is located within an existing Plaza at Lakeview Office Building, which includes general and medical offices. The proposed project is proposing to establish a nursing school within Suites 207-222 of the building. The proposed project is consistent with the land use goals and policies of the CCSP #1. The original CCSP and Amendment No. 1 were subject to a consistency finding with the General Plan prior to adoption. Therefore, the Project is consistent with the General Plan. The project is designated Neighborhood Commercial Specific Plan (C-1/SP) within the CCSP #1. According to Section 030.B of the CCSP #1, business colleges and professional schools are permitted subject to a Conditional Use Permit.

2. The proposed use will not be detrimental to the general health, safety, comfort or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

The proposed use will be located within an existing building. The proposed use does not propose either directly or indirectly any detrimental effects to the existing surrounding

community. The project has been conditioned as such to avoid any possible negative impacts associated with the conversion and operation of the proposed facility.

3. The site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by this title.

The proposed use has been reviewed for compliance with applicable sections of the LEMC, and the proposed use will complement the existing uses, based on the submitted plans and attached conditions of approval.

4. The site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.

The proposed use is located within an existing built environment, inclusive of streets. The existing streets are of adequate size to facilitate safe and convenient transportation to and from the site.

5. In approving the subject use at the specific location, there will be no adverse effect on abutting properties or the permitted and normal use thereof.

The project has been thoroughly reviewed and conditioned by all applicable City departments thereby eliminating the potential for any adverse effects.

6. Adequate conditions and safeguards pursuant to Section 17.415.070.B of the LEMC, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to ensure development of the property in accordance with the objectives of this chapter and the planning district in which the site is located.

Pursuant to Section 17.415.070.B of the LEMC, the project was considered by the Commission at a duly noticed Public Hearing on May 16, 2023, appropriate and applicable conditions of approval have been included to protect and promote the public health, safety, and general welfare.

Section 5: Based upon the evidence presented, both written and testimonial, and the above findings, the Commission hereby recommends that the Council find that project is consistent with the MSHCP.

Section 6: Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the project, the Commission hereby approves Planning Application No. 2023-11 (Conditional Use Permit No. 2023-04).

Section 7: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 16th day of May 2023.

Michael Carroll, Vice Chairman

Attest:

Damaris Abraham,
Interim Assistant Community Development Director

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Damaris Abraham, Interim Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2023-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held May 16, 2023 and that the same was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Damaris Abraham,
Interim Assistant Community Development Director

CONDITIONS OF APPROVAL

PROJECT: PA 2023-11/CUP 2023-04
PROJECT NAME: Bellevue Career College
PROJECT LOCATION: APN: 363-912-043
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL

1. Planning Application No. 2023-11 (Conditional Use Permit No. 2023-04) proposes to establish a 2,975 square foot nursing school (Bellevue Nursing College) within Suites 207-222 of the Plaza at Lakeview Office Building. The project proposes to convert the units into a new nursing school consisting of a classroom, reception area, office space, break room, exercise room, instruction space consisting of three-distinct areas, one future instruction area, and an internal hallway, in order to accommodate approximately 30 students per session with three (3) full-time faculty members. The project site is located at 31569 Canyon Estates Drive, Suite 207-222 (APN: 363-912-043).
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants (Indemnitees) from any claim, action, or proceeding against the Indemnitees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning approval, implementation and construction of CUP 2023-04, which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167, including the approval, extension or modification of CUP 2023-04 or any of the proceedings, acts or determinations taken, done, or made prior to the decision, or to determine the reasonableness, legality or validity of any condition attached thereto. The applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by Indemnitees and costs of suit, claim or litigation, including without limitation attorneys' fees, penalties and other costs, liabilities and expenses incurred by Indemnitees in connection with such proceeding. The City will promptly notify the applicant of any such claim, action, or proceeding against the City. If the project is challenged in court, the City and the applicant shall enter into formal defense and indemnity agreement, consistent with this condition.
3. Within 30 days of Project approval and prior to issuance of any building permits, the applicant shall sign and complete an "Acknowledgement of Conditions," and shall return the executed original to the Community Development Department for inclusion in the case records.

PLANNING DIVISION

4. Conditional Use Permit No. 2023-04 shall lapse and become void two years following the date on which the conditional use permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an

extension of the conditional use permit approval pursuant to subsections (a), (b), and (c) of Lake Elsinore Municipal Code (LEMC) Section 17.415.070.D.2. Subject to the provisions of LEMC Section 17.415.070.I, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure, which was the subject of the Conditional Use Permit application.

5. General hours of operation shall be Monday through Friday 8:00am to 5:00pm with an optional night course that could potentially operate on Monday through Friday 5:00pm-10:00pm.
6. Operational activities shall be conducted entirely within the leased area and in accordance with the floor plans approved by the Planning Commission.
7. Any outdoor activity will require a temporary use permit or special event permit, as applicable, shall be obtained from the City of Lake Elsinore prior to conducting any outdoor events on the subject property.
8. An application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of the Section 17.415.070 of the LEMC, in a similar manner as a new application.
9. If operation of this use raises concerns related to parking, noise, traffic, or other impacts, at the discretion of the Community Development Director, this Conditional Use Permit may be referred back to the Planning Commission for subsequent review at a Public Hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said Conditional Use Permit.
10. All Conditions of Approval shall be reproduced on page one of building plans prior to their acceptance by the Building and Safety Division, Community Development Department. All Conditions of Approval shall be met prior to the issuance of a Certificate of Occupancy and release of utilities.
11. All future development proposals shall be reviewed by the City on a project-by-project basis. If determined necessary by the Community Development Director or designee, additional environmental analysis will be required.
12. Any proposed minor revisions to the approved plans are subject to review and approval by the Community Development Director or designee. Any proposed substantial revisions to the approved plans shall be reviewed according to the provisions of the Municipal Code in a similar manner as a new application.
13. Provisions of the City's Noise Ordinance (LEMC Chapter 17.176) at all times.
14. No individual signs are approved as part of this approval. The applicant or designee shall submit an application for a sign permit, pay appropriate fees and receive approval from the Community Development Department for any sign(s) installed at the project site.
15. There shall be no loitering in or around the establishment.
16. Graffiti shall be removed within 24 hours.

17. The vicinity of the establishment shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
18. If any of the conditions of approval set forth herein fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation.

BUILDING DIVISION

19. The applicant shall meet all applicable building codes in effect at the time, including requirements for the occupancy.
20. A building permit shall be obtained prior to construction of building alterations.

CITY OF LAKE ELSINORE FIRE MARSHAL

21. The applicant/operator shall comply with all requirements of the Riverside County Fire Department Lake Elsinore Office of the Fire Marshal.

I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above-referenced project and do hereby agree to accept and abide by all Conditions of Approval as approved by the City of Lake Elsinore Planning Commission on _____. I also acknowledge that all Conditions shall be met as indicated.

Date: _____

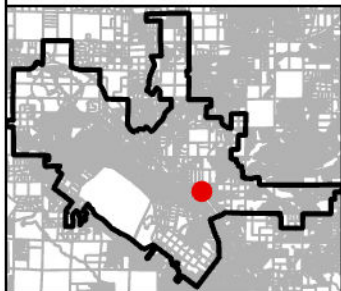
Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____

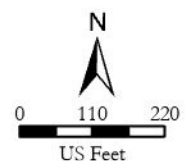
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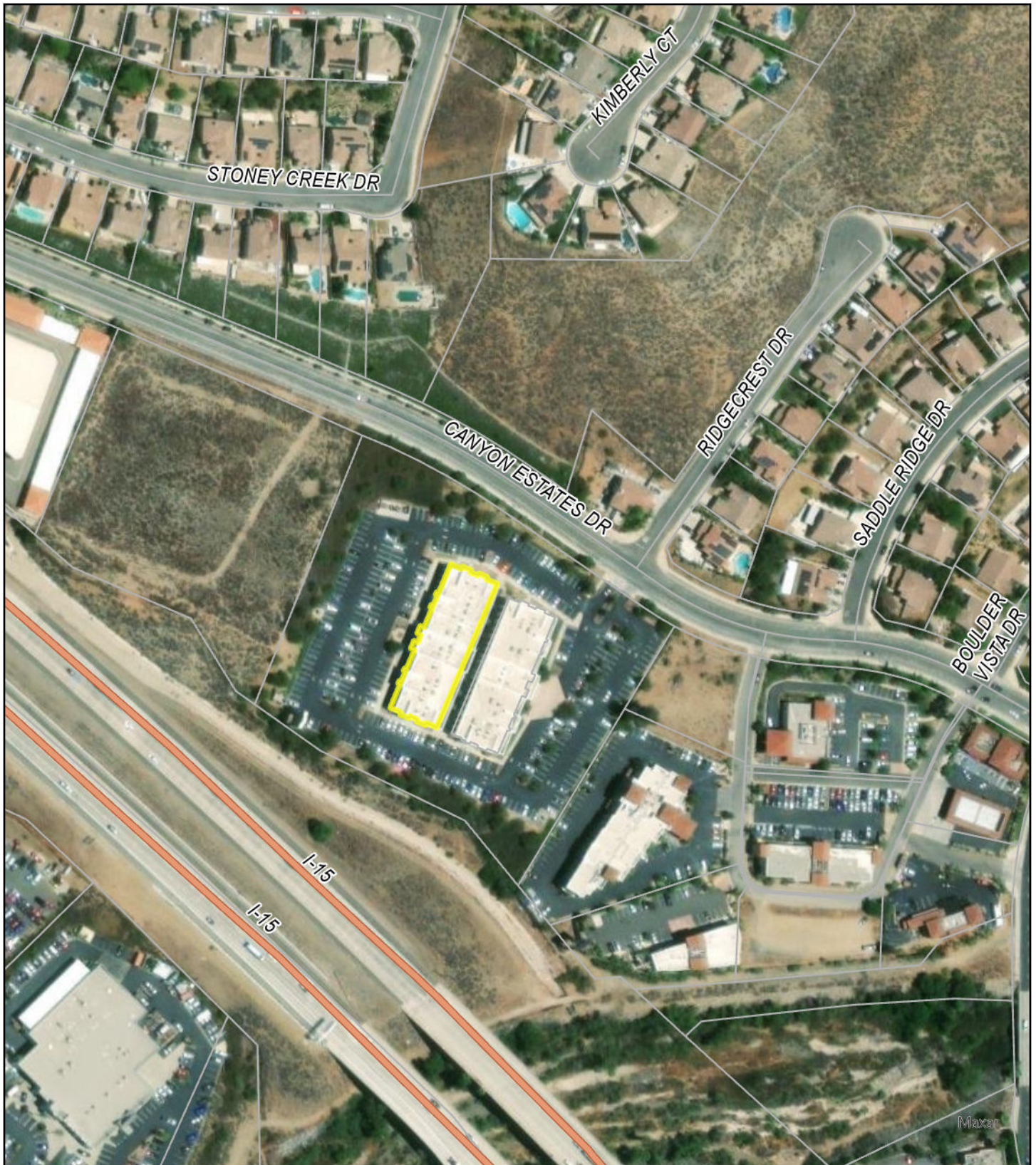


Vicinity Map

Planning Application No. 2023-11
APN: 363-912-043

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

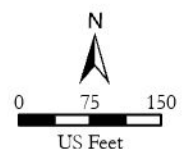


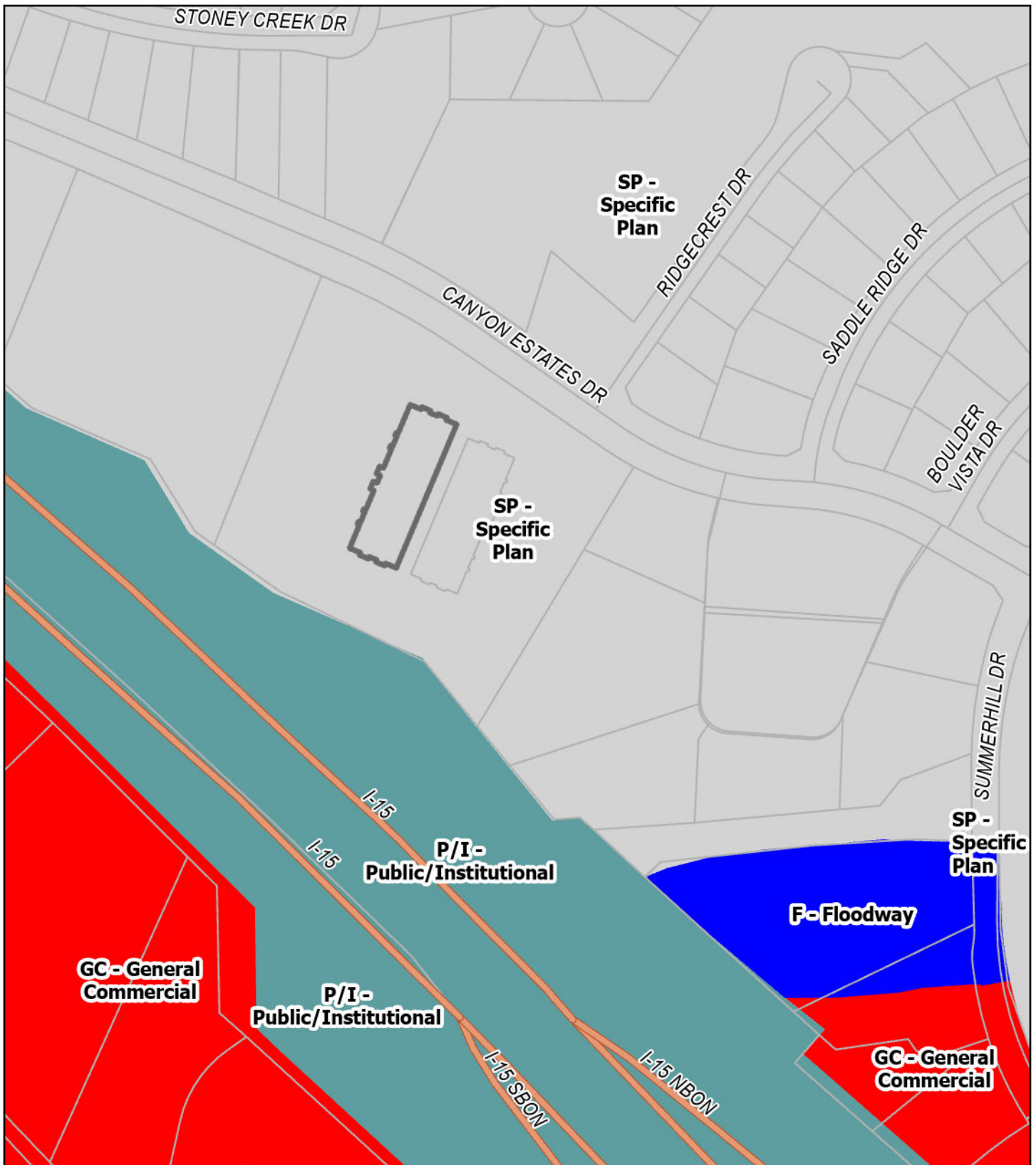


Aerial Map

Planning Application No. 2023-11
APN: 363-912-043

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

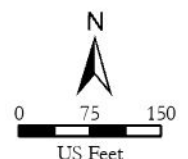


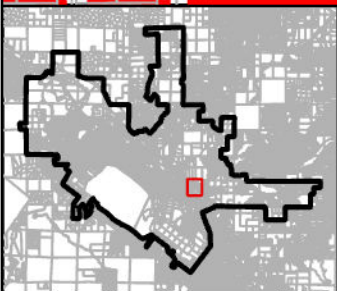
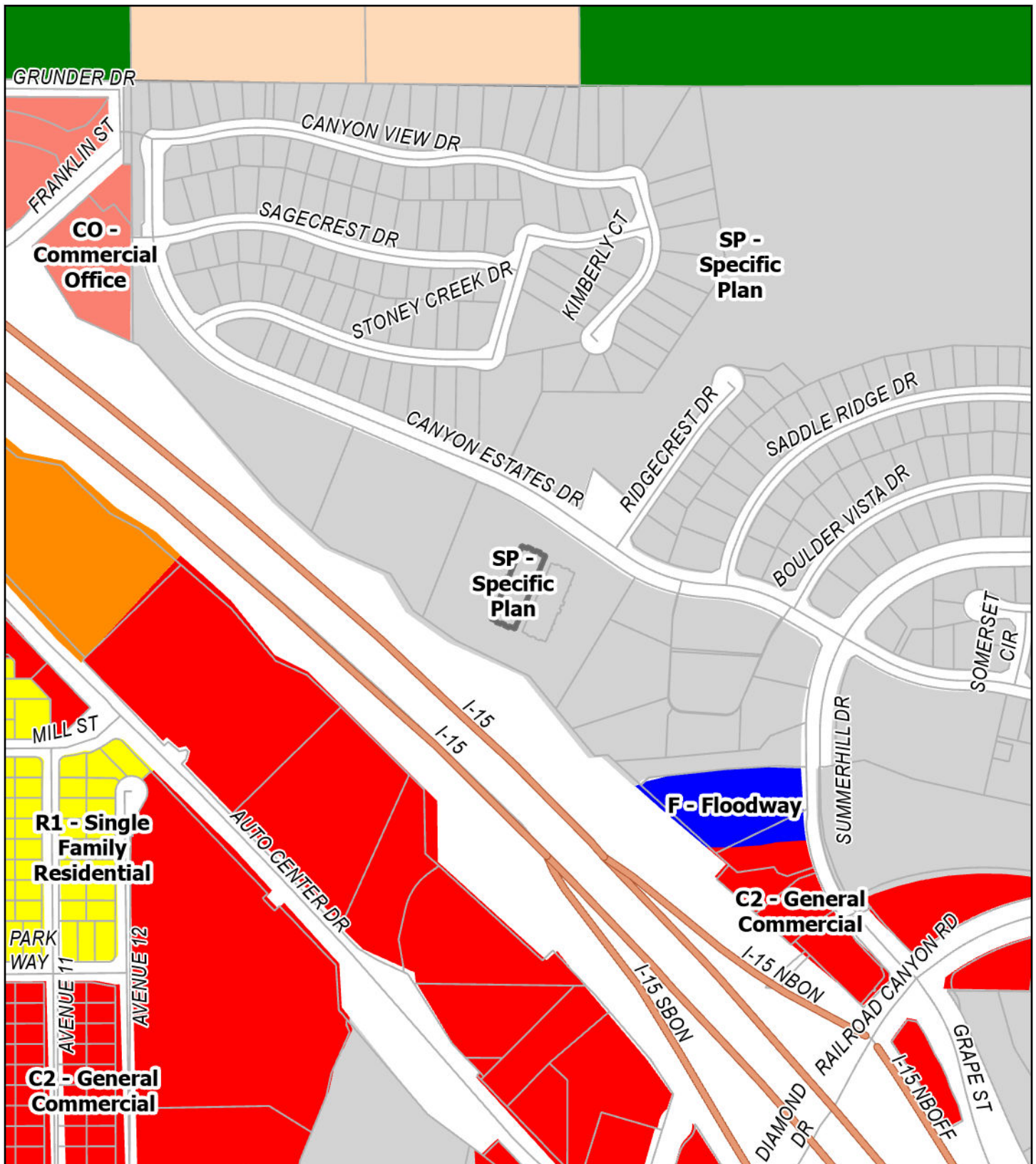


General Plan Exhibit

Planning Application No. 2023-11
APN: 363-912-043

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

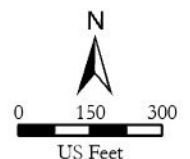


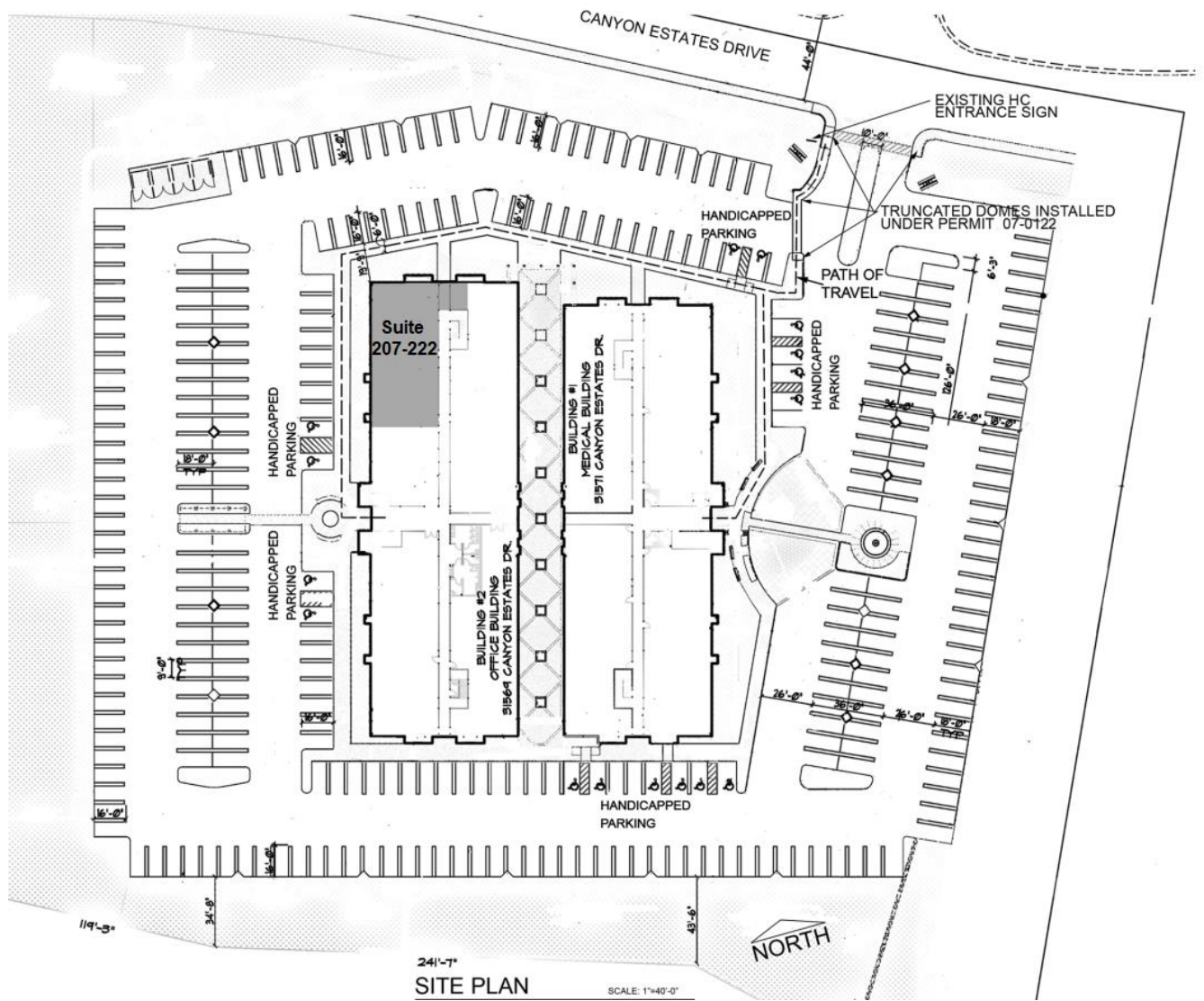


Zoning Exhibit

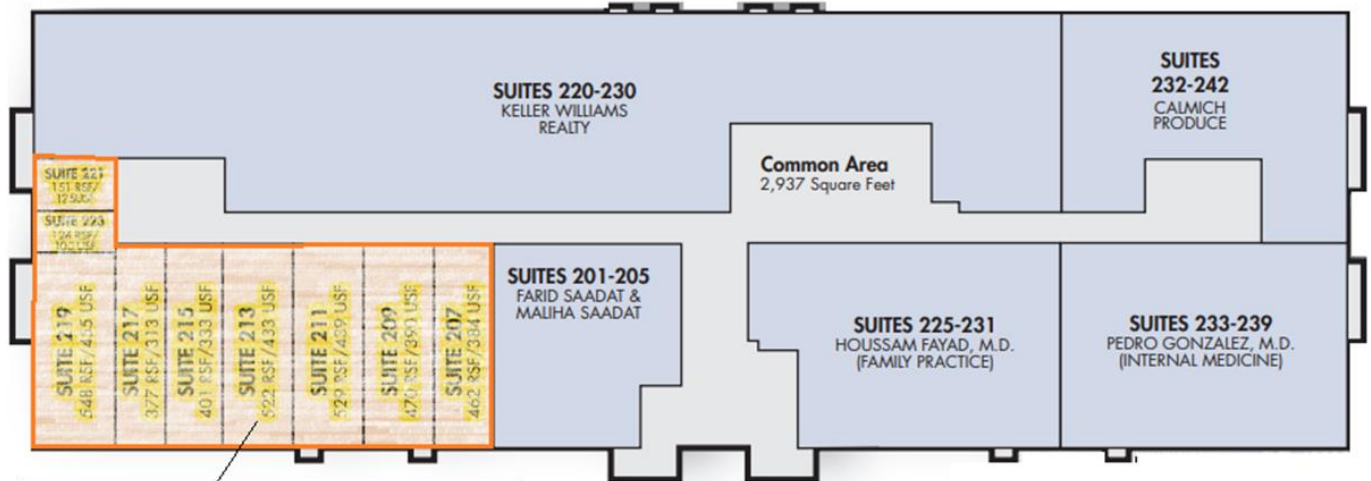
Planning Application No. 2023-11
APN: 363-912-043

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

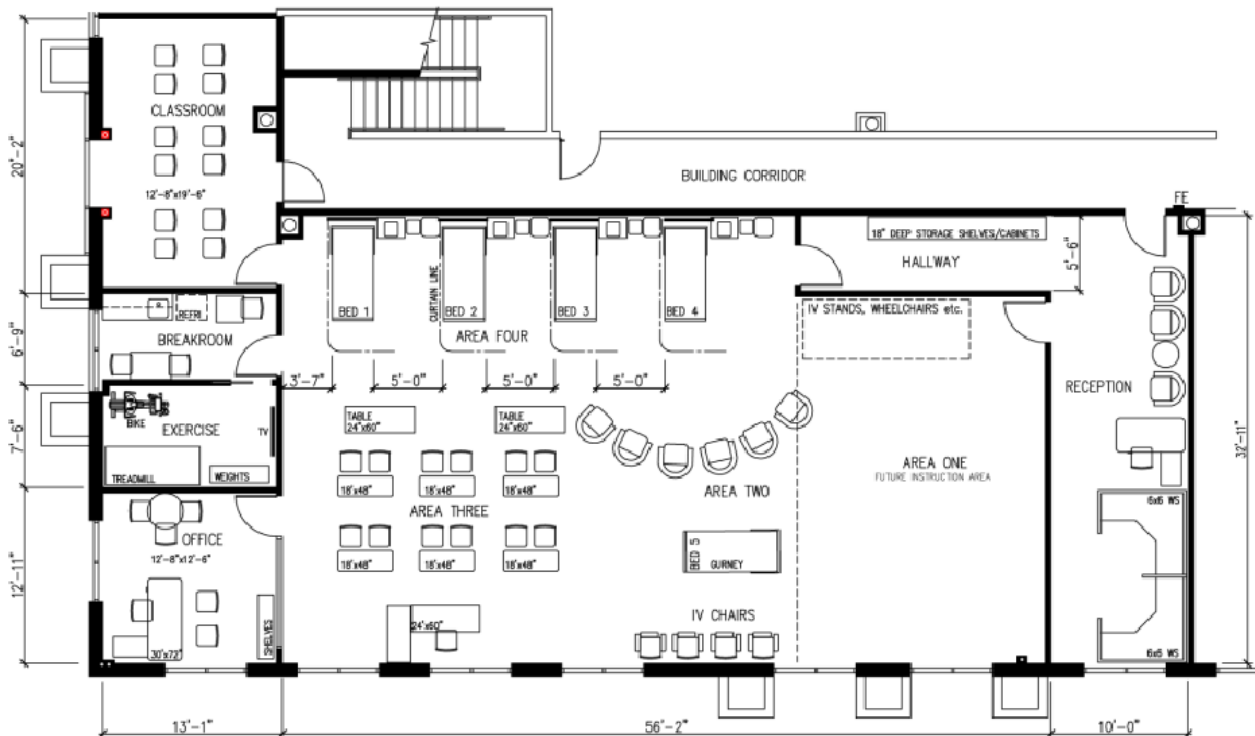




31569 BUILDING Second Floor



Suites 207-223 - 2,975 square feet



PROPOSED BELLEVUE COLLEGE FLOOR PLAN

2,975 s.f.

13-MAR-2023 J.N. 23-04-P1

31569 CANYON ESTATES DRIVE, SUITE 207
LAKE ELSINORE, CA 92

CONTACT: TELECIA WILLIAMS 951-550-1526
31660 GRAPE ST. SUITE C
LAKE ELSINORE, CA 92532



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 Tuesday, May 16, 2023 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:

Planning Application No. 2023-11 (Bellevue Career College): Planning Application No. 2023-11: Request for Approval a Conditional Use Permit (CUP 2023-04) to Allow Operation of the Operation of a Proposed 2,975 square feet Nursing School Located at 31569 Canyon Estates Drive, Suites 207-223. (APN's: 363-912-003 and 363-912-043; Applicant: Telecia Williams; Property Owner: Tim Ernst).

The 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 Section 15301 (Existing Facilities).

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to mevans@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.

FURTHER INFORMATION on this item may be obtained by contacting Mathew Evans, Principal Planner, at mevans@lake-elsinore.org or (951) 674-3124, ext. 284.

Damaris Abraham
Interim Assistant Community Development Director

Posted at City Hall on May 1, 2023
Published in the Press Enterprise on May 1, 2023



AFFIDAVIT OF NOTIFICATION LIST

Application No. _____

Applicant Name Telecia L. Williams

Project Name/Location Bellare Career College at Rusty Lake Elsinore CA

I certify that on 8th day of May, 20 23, 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) 31569 Canyon Estates Drive Sub 207 Lake Elsinore CA 92526. 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

5/8/2023

Date

This instrument was acknowledged before me on this 08 day of MAY, 20 23, by

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

Notary Public



My Commission expires on: Jun. 22, 2023

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.

Five Line Report

Riverside County Data as of: 04/20/2023

Number of Properties: 161

1	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Inder Inv CA 6013 Shady Brook Dr, Amarillo, TX 79124 363-550-013 11/22/2005 / 11/28/2005	Land Use: Commercial Lot
2	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Center For Natl Land Mangement CA 27258 Via Industria #B, Temecula, CA 92590 363-550-010 Sale Price/ Type:	Vacant -Residential L...
3	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Riverside Sunrise Motel LLC CA Sale Price/ Type:	Commercial Lot
4	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Summerhill Covenant Maintenance Assn CA 361 Railroad Canyon Rd #Noc, Lake Elsinore, CA 92532 363-670-010 Sale Price/ Type:	Commercial Lot
5	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza At Lakeview CA 1916 S Gilbert Rd, Mesa, AZ 85204 363-910-003 Sale Price/ Type:	Misc Improvements
6	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza At Lakeview 31569 Canyon Estates Dr, Lake Elsinore, CA 92532 1916 S Gilbert Rd, Mesa, AZ 85204 363-912-043 08/14/2008 / 11/06/2008	Office Building
7	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Derambakhsh, Mehdi F 31569 Canyon Estates Dr #100, Lake Elsinore, CA 92532 200 Newport Center Dr #301, Newport Beach, CA 92660 363-911-033 03/07/2017 / 03/23/2017	Medical Building
8	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Oakes Family Trust Dtd O / 1990 Oakes Oakes Lisa Lin 31569 Canyon Estates Dr #101, Lake Elsinore, CA 92532 2048 Hunter Rd, Chino Hills, CA 91709 363-911-001 07/30/2020 / 08/04/2020	Office Building
9	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Derambakhsh, Mehdi F 31569 Canyon Estates Dr #102, Lake Elsinore, CA 92532 31569 Canyon Estates Dr, Lake Elsinore, CA 92532 363-911-002 03/07/2017 / 03/23/2017	Office Building
10	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Oakes Family Trust Dtd O / 1990 Oakes Oakes Lisa Lin 31569 Canyon Estates Dr #103, Lake Elsinore, CA 92532 2048 Hunter Rd, Chino Hills, CA 91709 363-911-003 07/23/2014 / 10/28/2014	Office Building

11	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Canyon, 31569 31569 Canyon Estates Dr #104, Lake Elsinore, CA 92532 41730 Green Tree Rd, Temecula, CA 92592 363-911-004 12/07/2017 / 02/02/2018	Land Use: Sale Price/ Type:	Office Building
12	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Altamirano, Guillermo 31569 Canyon Estates Dr #105, Lake Elsinore, CA 92532 31896 Vinewood Ct, Lake Elsinore, CA 92532 363-911-005 03/18/2021 / 05/03/2021	Land Use: Sale Price/ Type:	Office Building
13	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Canyon, 31569 31569 Canyon Estates Dr #106, Lake Elsinore, CA 92532 41730 Green Tree Rd, Temecula, CA 92592 363-911-006 12/07/2017 / 02/02/2018	Land Use: Sale Price/ Type:	Office Building
14	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Altamirano, Guillermo 31569 Canyon Estates Dr #107, Lake Elsinore, CA 92532 31896 Vinewood Ct, Lake Elsinore, CA 92532 363-911-007 03/18/2021 / 05/03/2021	Land Use: Sale Price/ Type:	Office Building
15	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Canyon, 31569 31569 Canyon Estates Dr #108, Lake Elsinore, CA 92532 41730 Green Tree Rd, Temecula, CA 92592 363-911-008 12/07/2017 / 02/02/2018	Land Use: Sale Price/ Type:	Office Building
16	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Vyb Inv 31569 Canyon Estates Dr #109, Lake Elsinore, CA 92532 29 Volta Del Tintori St, Lake Elsinore, CA 92532 363-911-009 04/10/2009 / 11/04/2009	Land Use: Sale Price/ Type:	Office Building
17	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Trj Assoc 31569 Canyon Estates Dr #110, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #112, Lake Elsinore, CA 92532 363-911-010 12/07/2017 / 02/02/2018	Land Use: Sale Price/ Type:	Office Building
18	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza At Lakeview 31569 Canyon Estates Dr #111, Lake Elsinore, CA 92532 2355 E Camelback Rd #605, Phoenix, AZ 85016 363-911-011 12/07/2017 / 02/02/2018	Land Use: Sale Price/ Type:	Office Building
19	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Trj Assoc 31569 Canyon Estates Dr #112, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #112, Lake Elsinore, CA 92532 363-911-012 12/07/2017 / 02/02/2018	Land Use: Sale Price/ Type:	Office Building
20	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Yuta Realty LLC 31569 Canyon Estates Dr #113, Lake Elsinore, CA 92532 30437 Village Terrace Dr, Menifee, CA 92584 363-911-013 10/05/2021 / 11/09/2021	Land Use: Sale Price/ Type:	Office Building \$405,000 /
21	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Trj Assoc 31569 Canyon Estates Dr #114, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #112, Lake Elsinore, CA 92532 363-911-014 12/07/2017 / 02/02/2018	Land Use: Sale Price/ Type:	Office Building

22	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Yuta Realty LLC 31569 Canyon Estates Dr #115, Lake Elsinore, CA 92532 30437 Village Terrace Dr, Menifee, CA 92584 363-911-015 07/23/2014 / 10/28/2014	Land Use: Office Building Sale Price/ Type:
23	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Yuta Realty LLC 31569 Canyon Estates Dr #117, Lake Elsinore, CA 92532 30437 Village Terrace Dr, Menifee, CA 92584 363-911-016 07/23/2014 / 10/28/2014	Land Use: Office Building Sale Price/ Type:
24	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Yuta Realty LLC 31569 Canyon Estates Dr #119, Lake Elsinore, CA 92532 30437 Village Terrace Dr, Menifee, CA 92584 363-911-017 07/23/2014 / 10/28/2014	Land Use: Office Building Sale Price/ Type:
25	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Newport, Commons 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 363-911-020 11/20/2017 / 02/23/2018	Land Use: Medical Building Sale Price/ Type:
26	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Newport, Commons 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 363-911-028 11/20/2017 / 02/23/2018	Land Use: Medical Building Sale Price/ Type:
27	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Newport, Commons 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 363-911-026 11/20/2017 / 02/23/2018	Land Use: Medical Building Sale Price/ Type:
28	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Newport, Commons 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 363-911-024 11/20/2017 / 02/23/2018	Land Use: Medical Building Sale Price/ Type:
29	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Newport, Commons 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 363-911-022 11/20/2017 / 02/23/2018	Land Use: Medical Building Sale Price/ Type:
30	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Newport, Commons 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 363-911-030 11/20/2017 / 02/23/2018	Land Use: Medical Building Sale Price/ Type:
31	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Newport, Commons 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #120, Lake Elsinore, CA 92532 363-911-018 11/20/2017 / 02/23/2018	Land Use: Medical Building Sale Price/ Type:
32	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Zack, Jonathan / Zack, Margaret Dilsaver 31569 Canyon Estates Dr #121, Lake Elsinore, CA 92532 26044 Verde Grande Ct, Menifee, CA 92586, (No Mail) 363-911-019 07/30/2021 / 08/06/2021	Land Use: Office Building Sale Price/ Type:

33	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	McClary, Robert 31569 Canyon Estates Dr #123, Lake Elsinore, CA 92532 29146 Allan St, Lake Elsinore, CA 92532 363-911-021 10/27/2017 / 11/08/2017	Land Use: Office Building Sale Price/ Type:
34	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Crusberg, Harry A/ Crusberg, Donna M / Decker Joseph S / Decker Karen A 31569 Canyon Estates Dr #125, Lake Elsinore, CA 92532 1440 Maria Ln #100, Walnut Creek, CA 94596 363-911-023	Land Use: Office Building Sale Price/ Type:
35	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Crusberg, Harry A/ Crusberg, Donna M / Decker Joseph S / Decker Karen A 31569 Canyon Estates Dr #127, Lake Elsinore, CA 92532 1440 Maria Ln #100, Walnut Creek, CA 94596 363-911-025	Land Use: Medical Building Sale Price/ Type:
36	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	American Spine Services 31569 Canyon Estates Dr #129, Lake Elsinore, CA 92532 25568 Via Sarah, Wildomar, CA 92595 363-911-027	Land Use: Medical Building
37	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	American Spine Services 31569 Canyon Estates Dr #131, Lake Elsinore, CA 92532 25568 Via Sarah, Wildomar, CA 92595 363-911-029	Land Use: Medical Building
38	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	American Spine Services 31569 Canyon Estates Dr #133, Lake Elsinore, CA 92532 25568 Via Sarah, Wildomar, CA 92595 363-911-031	Land Use: Medical Building Sale Price/ Type:
39	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	American Spine Services 31569 Canyon Estates Dr #135, Lake Elsinore, CA 92532 17 Oak Canyon Tri, Trabuco Canyon, CA 92679 363-911-032	Land Use: Medical Building Sale Price/ Type:
40	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza Partners 31569 Canyon Estates Dr #200, Lake Elsinore, CA 92532 11445 E Via Linda #2, Scottsdale, AZ 85259 363-912-001	Land Use: Office Building Sale Price/ Type:
41	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Saadat Family Trust Saadat Saadat Maliha 31569 Canyon Estates Dr #201, Lake Elsinore, CA 92532 26866 Orchid Tree Ave, Murrieta, CA 92562 363-912-002	Land Use: Medical Building Sale Price/ Type:
42	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza Partners 31569 Canyon Estates Dr #202, Lake Elsinore, CA 92532 11445 E Via Linda #2, Scottsdale, AZ 85259 363-912-003	Land Use: Medical Building Sale Price/ Type:
43	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Saadat Family Trust Saadat Saadat Maliha 31569 Canyon Estates Dr #203, Lake Elsinore, CA 92532 26866 Orchid Tree Ave, Murrieta, CA 92562 363-912-004	Land Use: Medical Building Sale Price/ Type:

44	Owner Name:	Plaza Partners		
	Site Address:	31569 Canyon Estates Dr #204, Lake Elsinore, CA 92532		
	Mailing Address:	11445 E Via Linda #2, Scottsdale, AZ 85259		
	APN:	363-912-005	Land Use:	Medical Building
	Sale/ Rec Date:	07/20/2018 / 08/31/2018	Sale Price/ Type:	
45	Owner Name:	Saadat Family Trust Saadat Saadat Maliha		
	Site Address:	31569 Canyon Estates Dr #205, Lake Elsinore, CA 92532		
	Mailing Address:	26866 Orchid Tree Ave, Murrieta, CA 92562		
	APN:	363-912-006	Land Use:	Medical Building
	Sale/ Rec Date:	07/29/2019 / 08/06/2019	Sale Price/ Type:	
46	Owner Name:	Plaza Partners		
	Site Address:	31569 Canyon Estates Dr #206, Lake Elsinore, CA 92532		
	Mailing Address:	11445 E Via Linda #2, Scottsdale, AZ 85259		
	APN:	363-912-007	Land Use:	Medical Building
	Sale/ Rec Date:	07/20/2018 / 08/31/2018	Sale Price/ Type:	
47	Owner Name:	Plaza At Lakeview		
	Site Address:	31569 Canyon Estates Dr #207, Lake Elsinore, CA 92532		
	Mailing Address:	2355 E Camelback Rd #605, Phoenix, AZ 85016		
	APN:	363-912-008	Land Use:	Medical Building
	Sale/ Rec Date:		Sale Price/ Type:	
48	Owner Name:	Plaza Partners		
	Site Address:	31569 Canyon Estates Dr #208, Lake Elsinore, CA 92532		
	Mailing Address:	11445 E Via Linda #2, Scottsdale, AZ 85259		
	APN:	363-912-009	Land Use:	Office Building
	Sale/ Rec Date:	07/20/2018 / 08/31/2018	Sale Price/ Type:	
49	Owner Name:	Plaza At Lakeview		
	Site Address:	31569 Canyon Estates Dr #209, Lake Elsinore, CA 92532		
	Mailing Address:	2355 E Camelback Rd #605, Phoenix, AZ 85016		
	APN:	363-912-010	Land Use:	Office Building
	Sale/ Rec Date:		Sale Price/ Type:	
50	Owner Name:	Plaza Partners		
	Site Address:	31569 Canyon Estates Dr #210, Lake Elsinore, CA 92532		
	Mailing Address:	11445 E Via Linda #2, Scottsdale, AZ 85259		
	APN:	363-912-011	Land Use:	Office Building
	Sale/ Rec Date:	07/20/2018 / 08/31/2018	Sale Price/ Type:	
51	Owner Name:	Plaza At Lakeview		
	Site Address:	31569 Canyon Estates Dr #211, Lake Elsinore, CA 92532		
	Mailing Address:	2355 E Camelback Rd #605, Phoenix, AZ 85016		
	APN:	363-912-012	Land Use:	Office Building
	Sale/ Rec Date:		Sale Price/ Type:	
52	Owner Name:	Plaza Partners		
	Site Address:	31569 Canyon Estates Dr #212, Lake Elsinore, CA 92532		
	Mailing Address:	11445 E Via Linda #2, Scottsdale, AZ 85259		
	APN:	363-912-013	Land Use:	Office Building
	Sale/ Rec Date:	07/20/2018 / 08/31/2018	Sale Price/ Type:	
53	Owner Name:	Plaza At Lakeview		
	Site Address:	31569 Canyon Estates Dr #213, Lake Elsinore, CA 92532		
	Mailing Address:	2355 E Camelback Rd #605, Phoenix, AZ 85016		
	APN:	363-912-014	Land Use:	Office Building
	Sale/ Rec Date:		Sale Price/ Type:	
54	Owner Name:	Plaza Partners		
	Site Address:	31569 Canyon Estates Dr #214, Lake Elsinore, CA 92532		
	Mailing Address:	11445 E Via Linda #2, Scottsdale, AZ 85259		
	APN:	363-912-015	Land Use:	Office Building
	Sale/ Rec Date:	07/20/2018 / 08/31/2018	Sale Price/ Type:	

55	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza At Lakeview 31569 Canyon Estates Dr #215, Lake Elsinore, CA 92532 2355 E Camelback Rd #605, Phoenix, AZ 85016 363-912-016 Land Use: Office Building Sale Price/ Type:
56	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza Partners 31569 Canyon Estates Dr #216, Lake Elsinore, CA 92532 11445 E Via Linda #2, Scottsdale, AZ 85259 363-912-017 Land Use: Office Building Sale Price/ Type:
57	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza At Lakeview 31569 Canyon Estates Dr #217, Lake Elsinore, CA 92532 2355 E Camelback Rd #605, Phoenix, AZ 85016 363-912-018 Land Use: Office Building Sale Price/ Type:
58	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza Partners 31569 Canyon Estates Dr #218, Lake Elsinore, CA 92532 11445 E Via Linda #2, Scottsdale, AZ 85259 363-912-019 Land Use: Office Building Sale Price/ Type:
59	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza At Lakeview 31569 Canyon Estates Dr #219, Lake Elsinore, CA 92532 2355 E Camelback Rd #605, Phoenix, AZ 85016 363-912-020 Land Use: Office Building Sale Price/ Type:
60	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza Partners 31569 Canyon Estates Dr #220, Lake Elsinore, CA 92532 11445 E Via Linda #2, Scottsdale, AZ 85259 363-912-021 Land Use: Office Building Sale Price/ Type:
61	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza At Lakeview 31569 Canyon Estates Dr #221, Lake Elsinore, CA 92532 2355 E Camelback Rd #605, Phoenix, AZ 85016 363-912-022 Land Use: Office Building Sale Price/ Type:
62	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza Partners 31569 Canyon Estates Dr #222, Lake Elsinore, CA 92532 11445 E Via Linda #2, Scottsdale, AZ 85259 363-912-023 Land Use: Office Building Sale Price/ Type:
63	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza At Lakeview 31569 Canyon Estates Dr #223, Lake Elsinore, CA 92532 2355 E Camelback Rd #605, Phoenix, AZ 85016 363-912-024 Land Use: Office Building Sale Price/ Type:
64	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza Partners 31569 Canyon Estates Dr #224, Lake Elsinore, CA 92532 11445 E Via Linda #2, Scottsdale, AZ 85259 363-912-025 Land Use: Office Building Sale Price/ Type:
65	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Fayad, Houssam / Fayad, Frederica 31569 Canyon Estates Dr #225, Lake Elsinore, CA 92532 12253 Baird Way, Riverside, CA 92505 363-912-026 Land Use: Office Building Sale Price/ Type:

66	Owner Name:	Plaza Partners		
	Site Address:	31569 Canyon Estates Dr #226, Lake Elsinore, CA 92532		
	Mailing Address:	11445 E Via Linda #2, Scottsdale, AZ 85259		
	APN:	363-912-027	Land Use:	Office Building
	Sale/ Rec Date:	07/20/2018 / 08/31/2018	Sale Price/ Type:	
67	Owner Name:	Fayad, Houssam / Fayad, Frederica		
	Site Address:	31569 Canyon Estates Dr #227, Lake Elsinore, CA 92532		
	Mailing Address:	12253 Baird Way, Riverside, CA 92505		
	APN:	363-912-028	Land Use:	Office Building
	Sale/ Rec Date:	05/25/2017 / 06/01/2017	Sale Price/ Type:	
68	Owner Name:	Plaza Partners		
	Site Address:	31569 Canyon Estates Dr #228, Lake Elsinore, CA 92532		
	Mailing Address:	11445 E Via Linda #2, Scottsdale, AZ 85259		
	APN:	363-912-029	Land Use:	Office Building
	Sale/ Rec Date:	07/20/2018 / 08/31/2018	Sale Price/ Type:	
69	Owner Name:	Fayad, Houssam / Fayad, Frederica		
	Site Address:	31569 Canyon Estates Dr #229, Lake Elsinore, CA 92532		
	Mailing Address:	12253 Baird Way, Riverside, CA 92505		
	APN:	363-912-030	Land Use:	Office Building
	Sale/ Rec Date:	05/25/2017 / 06/01/2017	Sale Price/ Type:	
70	Owner Name:	Plaza Partners		
	Site Address:	31569 Canyon Estates Dr #230, Lake Elsinore, CA 92532		
	Mailing Address:	11445 E Via Linda #2, Scottsdale, AZ 85259		
	APN:	363-912-031	Land Use:	Office Building
	Sale/ Rec Date:	07/20/2018 / 08/31/2018	Sale Price/ Type:	
71	Owner Name:	Fayad, Houssam / Fayad, Frederica		
	Site Address:	31569 Canyon Estates Dr #231, Lake Elsinore, CA 92532		
	Mailing Address:	12253 Baird Way, Riverside, CA 92505		
	APN:	363-912-032	Land Use:	Office Building
	Sale/ Rec Date:	03/27/2020 / 04/02/2020	Sale Price/ Type:	
72	Owner Name:	Calmich Produce Corp		
	Site Address:	31569 Canyon Estates Dr #232, Lake Elsinore, CA 92532		
	Mailing Address:	31569 Canyon Estates Dr #232, Lake Elsinore, CA 92532		
	APN:	363-912-033	Land Use:	Office Building
	Sale/ Rec Date:	06/13/2017 / 08/04/2017	Sale Price/ Type:	
73	Owner Name:	Gonzalez, Pedro L / Khan, Farah S		
	Site Address:	31569 Canyon Estates Dr #233, Lake Elsinore, CA 92532		
	Mailing Address:	1127 Wilshire Blvd #903, Los Angeles, CA 90017		
	APN:	363-912-034	Land Use:	Medical Building
	Sale/ Rec Date:		Sale Price/ Type:	
74	Owner Name:	Calmich Produce Corp		
	Site Address:	31569 Canyon Estates Dr #234, Lake Elsinore, CA 92532		
	Mailing Address:	31569 Canyon Estates Dr #234, Lake Elsinore, CA 92532		
	APN:	363-912-035	Land Use:	Office Building
	Sale/ Rec Date:	06/13/2017 / 08/04/2017	Sale Price/ Type:	
75	Owner Name:	Gonzalez, Pedro L / Khan, Farah S		
	Site Address:	31569 Canyon Estates Dr #235, Lake Elsinore, CA 92532		
	Mailing Address:	1127 Wilshire Blvd #903, Los Angeles, CA 90017		
	APN:	363-912-036	Land Use:	Office Building
	Sale/ Rec Date:		Sale Price/ Type:	
76	Owner Name:	Calmich Produce Corp		
	Site Address:	31569 Canyon Estates Dr #236, Lake Elsinore, CA 92532		
	Mailing Address:	31569 Canyon Estates Dr #236, Lake Elsinore, CA 92532		
	APN:	363-912-037	Land Use:	Office Building
	Sale/ Rec Date:	06/13/2017 / 08/04/2017	Sale Price/ Type:	

77	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Gonzalez, Pedro L / Khan, Farah S 31569 Canyon Estates Dr #237, Lake Elsinore, CA 92532 1127 Wilshire Blvd #903, Los Angeles, CA 90017 363-912-038 Land Use: Office Building Sale Price/ Type:
78	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Calmich Produce Corp 31569 Canyon Estates Dr #238, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #238, Lake Elsinore, CA 92532 363-912-039 Land Use: Office Building Sale Price/ Type:
79	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Gonzalez, Pedro L / Khan, Farah S 31569 Canyon Estates Dr #239, Lake Elsinore, CA 92532 1127 Wilshire Blvd #903, Los Angeles, CA 90017 363-912-040 Land Use: Medical Building Sale Price/ Type:
80	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Calmich Produce Corp 31569 Canyon Estates Dr #240, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #240, Lake Elsinore, CA 92532 363-912-041 Land Use: Medical Building Sale Price/ Type:
81	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Calmich Produce Corp 31569 Canyon Estates Dr #242, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #242, Lake Elsinore, CA 92532 363-912-042 Land Use: Office Building Sale Price/ Type:
82	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Kimes, Donald M / Kimes, Tina T 31571 Canyon Estates Dr #100, Lake Elsinore, CA 92532 Po Box 189, Murrieta, CA 92564 363-911-064 Land Use: Medical Building Sale Price/ Type:
83	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Oakes Family Trust Dtd O / 1990 Oakes Oakes Lisa Lin 31571 Canyon Estates Dr #101, Lake Elsinore, CA 92532 2048 Hunter Rd, Chino Hills, CA 91709 363-911-034 Land Use: Medical Building Sale Price/ Type:
84	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Kimes, Donald M / Kimes, Tina T 31571 Canyon Estates Dr #102, Lake Elsinore, CA 92532 Po Box 189, Murrieta, CA 92564 363-911-035 Land Use: Medical Building Sale Price/ Type:
85	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Oakes Family Trust Dtd O / 1990 Oakes Oakes Lisa Lin 31571 Canyon Estates Dr #103, Lake Elsinore, CA 92532 2048 Hunter Rd, Chino Hills, CA 91709 363-911-036 Land Use: Medical Building Sale Price/ Type:
86	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Kimes, Donald M / Kimes, Tina T 31571 Canyon Estates Dr #104, Lake Elsinore, CA 92532 Po Box 189, Murrieta, CA 92564 363-911-037 Land Use: Medical Building Sale Price/ Type:
87	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Oakes Family Trust Dtd O / 1990 Oakes Oakes Lisa Lin 31571 Canyon Estates Dr #105, Lake Elsinore, CA 92532 2048 Hunter Rd, Chino Hills, CA 91709 363-911-038 Land Use: Medical Building Sale Price/ Type:

88	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Kimes, Donald M / Kimes, Tina T 31571 Canyon Estates Dr #106, Lake Elsinore, CA 92532 Po Box 189, Murrieta, CA 92564 363-911-039 Land Use: Sale Price/ Type:	Medical Building
89	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	American Spine Services 31571 Canyon Estates Dr #107, Lake Elsinore, CA 92532 17 Oak Canyon Tri, Trabuco Canyon, CA 92679 363-911-040 Land Use: Sale Price/ Type:	Medical Building
90	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Kimes, Donald M / Kimes, Tina T 31571 Canyon Estates Dr #108, Lake Elsinore, CA 92532 20010 Alpine View Ln, Murrieta, CA 92562 363-911-041 Land Use: Sale Price/ Type:	Medical Building
91	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	American Spine Services 31571 Canyon Estates Dr #109, Lake Elsinore, CA 92532 31569 Canyon Estates Dr #135, Lake Elsinore, CA 92532 363-911-042 Land Use: Sale Price/ Type:	Medical Building
92	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Kimes, Donald M / Kimes, Tina T 31571 Canyon Estates Dr #110, Lake Elsinore, CA 92532 Po Box 189, Murrieta, CA 92564 363-911-043 Land Use: Sale Price/ Type:	Medical Building
93	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	American Spine Services 31571 Canyon Estates Dr #111, Lake Elsinore, CA 92532 17 Oak Canyon Tri, Trabuco Canyon, CA 92679 363-911-044 Land Use: Sale Price/ Type:	Medical Building
94	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Kimes, Donald M / Kimes, Tina T 31571 Canyon Estates Dr #112, Lake Elsinore, CA 92532 Po Box 189, Murrieta, CA 92564 363-911-045 Land Use: Sale Price/ Type:	Medical Building
95	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	American Spine Services 31571 Canyon Estates Dr #113, Lake Elsinore, CA 92532 17 Oak Canyon Tri, Trabuco Canyon, CA 92679 363-911-046 Land Use: Sale Price/ Type:	Medical Building
96	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	American Spine Services 31571 Canyon Estates Dr #115, Lake Elsinore, CA 92532 17 Oak Canyon Tri, Trabuco Canyon, CA 92679 363-911-047 Land Use: Sale Price/ Type:	Medical Building
97	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Hauser Family Prop 31571 Canyon Estates Dr #117, Lake Elsinore, CA 92532 31571 Canyon Estates Dr #117, Lake Elsinore, CA 92532 363-911-048 Land Use: Sale Price/ Type:	Medical Building
98	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Van Lou Inv 31571 Canyon Estates Dr #118, Lake Elsinore, CA 92532 31571 Canyon Estates Dr #118, Lake Elsinore, CA 92532 363-911-049 Land Use: Sale Price/ Type:	Medical Building

99	Owner Name:	Hauser Family Prop		
	Site Address:	31571 Canyon Estates Dr #119, Lake Elsinore, CA 92532		
	Mailing Address:	31571 Canyon Estates Dr #117, Lake Elsinore, CA 92532		
	APN:	363-911-050	Land Use:	Medical Building
	Sale/ Rec Date:		Sale Price/ Type:	
100	Owner Name:	Van Lou Inv		
	Site Address:	31571 Canyon Estates Dr #120, Lake Elsinore, CA 92532		
	Mailing Address:	31571 Canyon Estates Dr #120, Lake Elsinore, CA 92532		
	APN:	363-911-051	Land Use:	Medical Building
	Sale/ Rec Date:		Sale Price/ Type:	
101	Owner Name:	Hauser Family Prop		
	Site Address:	31571 Canyon Estates Dr #121, Lake Elsinore, CA 92532		
	Mailing Address:	31571 Canyon Estates Dr #117, Lake Elsinore, CA 92532		
	APN:	363-911-052	Land Use:	Medical Building
	Sale/ Rec Date:		Sale Price/ Type:	
102	Owner Name:	Van Lou Inv Inc		
	Site Address:	31571 Canyon Estates Dr #122, Lake Elsinore, CA 92532		
	Mailing Address:	31571 Canyon Estates Dr #120, Lake Elsinore, CA 92532		
	APN:	363-911-053	Land Use:	Office Condo
	Sale/ Rec Date:		Sale Price/ Type:	
103	Owner Name:	Hauser Family Prop		
	Site Address:	31571 Canyon Estates Dr #123, Lake Elsinore, CA 92532		
	Mailing Address:	31571 Canyon Estates Dr #117, Lake Elsinore, CA 92532		
	APN:	363-911-054	Land Use:	Medical Building
	Sale/ Rec Date:		Sale Price/ Type:	
104	Owner Name:	Lou Investments		
	Site Address:	31571 Canyon Estates Dr #124, Lake Elsinore, CA 92532		
	Mailing Address:	31571 Canyon Estates Dr #124, Lake Elsinore, CA 92532		
	APN:	363-911-055	Land Use:	Office Condo
	Sale/ Rec Date:		Sale Price/ Type:	
105	Owner Name:	Hauser Family Prop		
	Site Address:	31571 Canyon Estates Dr #125, Lake Elsinore, CA 92532		
	Mailing Address:	31571 Canyon Estates Dr #117, Lake Elsinore, CA 92532		
	APN:	363-911-056	Land Use:	Medical Building
	Sale/ Rec Date:		Sale Price/ Type:	
106	Owner Name:	Hauser Family Prop		
	Site Address:	31571 Canyon Estates Dr #127, Lake Elsinore, CA 92532		
	Mailing Address:	31571 Canyon Estates Dr #117, Lake Elsinore, CA 92532		
	APN:	363-911-057	Land Use:	Medical Building
	Sale/ Rec Date:		Sale Price/ Type:	
107	Owner Name:	Lou Re Inv		
	Site Address:	31571 Canyon Estates Dr #128, Lake Elsinore, CA 92532		
	Mailing Address:	31571 Canyon Estates Dr #120, Lake Elsinore, CA 92532		
	APN:	363-911-058	Land Use:	Office Condo
	Sale/ Rec Date:		Sale Price/ Type:	
108	Owner Name:	Hauser Family Prop		
	Site Address:	31571 Canyon Estates Dr #129, Lake Elsinore, CA 92532		
	Mailing Address:	31571 Canyon Estates Dr #117, Lake Elsinore, CA 92532		
	APN:	363-911-059	Land Use:	Medical Building
	Sale/ Rec Date:		Sale Price/ Type:	
109	Owner Name:	Lou Re Inv		
	Site Address:	31571 Canyon Estates Dr #130, Lake Elsinore, CA 92532		
	Mailing Address:	31571 Canyon Estates Dr #120, Lake Elsinore, CA 92532		
	APN:	363-911-060	Land Use:	Office Condo
	Sale/ Rec Date:		Sale Price/ Type:	

110	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Eastman Hong Enterprises 31571 Canyon Estates Dr #131, Lake Elsinore, CA 92532 28078 Baxter Rd #530, Murrieta, CA 92563 363-911-061 08/01/2013 / 10/09/2013	Land Use: Sale Price/ Type:	Medical Building
111	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Lou Re Inv 31571 Canyon Estates Dr #132, Lake Elsinore, CA 92532 31571 Canyon Estates Dr #120, Lake Elsinore, CA 92532 363-911-062 Sale Price/ Type:	Land Use:	Office Condo
112	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Eastman Hong Enterprises 31571 Canyon Estates Dr #133, Lake Elsinore, CA 92532 28078 Baxter Rd #530, Murrieta, CA 92563 363-911-063 08/01/2013 / 10/09/2013	Land Use: Sale Price/ Type:	Medical Building
113	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Xqos Group 31571 Canyon Estates Dr #200, Lake Elsinore, CA 92532 2376 Ridgeview Ave, Rowland Heights, CA 91748 363-912-044 02/23/2011 / 04/12/2011	Land Use: Sale Price/ Type:	Medical Building
114	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Deza, Rocia De Jesus 31571 Canyon Estates Dr #201, Lake Elsinore, CA 92532 23080 Alessandro Blvd #201, Moreno Valley, CA 92553 363-912-045 03/04/2010 / 08/18/2010	Land Use: Sale Price/ Type:	Office Building
115	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Xqds Group 31571 Canyon Estates Dr #202, Lake Elsinore, CA 92532 2376 Ridgeview Ave, Rowland Heights, CA 91748 363-912-046 02/23/2011 / 04/12/2011	Land Use: Sale Price/ Type:	Office Building
116	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Deza, Rocia De Jesus 31571 Canyon Estates Dr #203, Lake Elsinore, CA 92532 23080 Alessandro Blvd #201, Moreno Valley, CA 92553 363-912-047 03/04/2010 / 08/18/2010	Land Use: Sale Price/ Type:	Medical Building
117	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Xqds Group 31571 Canyon Estates Dr #204, Lake Elsinore, CA 92532 2376 Ridgeview Ave, Rowland Heights, CA 91748 363-912-048 02/23/2011 / 04/12/2011	Land Use: Sale Price/ Type:	Medical Building
118	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Deza, Rocia De Jesus 31571 Canyon Estates Dr #205, Lake Elsinore, CA 92532 23080 Alessandro Blvd #201, Moreno Valley, CA 92553 363-912-049 03/04/2010 / 08/18/2010	Land Use: Sale Price/ Type:	Medical Building
119	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Xqds Group 31571 Canyon Estates Dr #206, Lake Elsinore, CA 92532 2376 Ridgeview Ave, Rowland Heights, CA 91748 363-912-050 02/23/2011 / 04/12/2011	Land Use: Sale Price/ Type:	Medical Building
120	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Deza, Rocia De Jesus 31571 Canyon Estates Dr #207, Lake Elsinore, CA 92532 23080 Alessandro Blvd #201, Moreno Valley, CA 92553 363-912-051 03/04/2010 / 08/18/2010	Land Use: Sale Price/ Type:	Medical Building

121	Owner Name:	Plaza At Lakeview		
	Site Address:	31571 Canyon Estates Dr #208, Lake Elsinore, CA 92532		
	Mailing Address:	2355 E Camelback Rd #605, Phoenix, AZ 85016		
	APN:	363-912-080	Land Use:	Office Building
	Sale/ Rec Date:		Sale Price/ Type:	
122	Owner Name:	Lentejas, Juliet Pido		
	Site Address:	31571 Canyon Estates Dr #208, Lake Elsinore, CA 92532		
	Mailing Address:	26990 Sugarite Canyon Dr, Moreno Valley, CA 92555		
	APN:	363-912-052	Land Use:	Medical Building
	Sale/ Rec Date:	05/17/2011 / 07/14/2011	Sale Price/ Type:	
123	Owner Name:	Deza, Rocia De Jesus		
	Site Address:	31571 Canyon Estates Dr #209, Lake Elsinore, CA 92532		
	Mailing Address:	23080 Alessandro Blvd #201, Moreno Valley, CA 92553		
	APN:	363-912-053	Land Use:	Medical Building
	Sale/ Rec Date:	03/04/2010 / 08/18/2010	Sale Price/ Type:	
124	Owner Name:	Lentejas, Juliet		
	Site Address:	31571 Canyon Estates Dr #210, Lake Elsinore, CA 92532		
	Mailing Address:	26990 Sugarite Canyon Dr, Moreno Valley, CA 92555		
	APN:	363-912-054	Land Use:	Medical Building
	Sale/ Rec Date:	05/17/2011 / 07/14/2011	Sale Price/ Type:	
125	Owner Name:	Deza, Rocia De Jesus		
	Site Address:	31571 Canyon Estates Dr #211, Lake Elsinore, CA 92532		
	Mailing Address:	23080 Alessandro Blvd #201, Moreno Valley, CA 92553		
	APN:	363-912-055	Land Use:	Office Building
	Sale/ Rec Date:	03/04/2010 / 08/18/2010	Sale Price/ Type:	
126	Owner Name:	Lentejas, Juliet		
	Site Address:	31571 Canyon Estates Dr #212, Lake Elsinore, CA 92532		
	Mailing Address:	26990 Sugarite Canyon Dr, Moreno Valley, CA 92555		
	APN:	363-912-056	Land Use:	Office Building
	Sale/ Rec Date:	05/17/2011 / 07/14/2011	Sale Price/ Type:	
127	Owner Name:	Deza, Rocia De Jesus		
	Site Address:	31571 Canyon Estates Dr #213, Lake Elsinore, CA 92532		
	Mailing Address:	23080 Alessandro Blvd #201, Moreno Valley, CA 92553		
	APN:	363-912-057	Land Use:	Office Building
	Sale/ Rec Date:	03/04/2010 / 08/18/2010	Sale Price/ Type:	...
128	Owner Name:	Lentejas, Juliet		
	Site Address:	31571 Canyon Estates Dr #214, Lake Elsinore, CA 92532		
	Mailing Address:	26990 Sugarite Canyon Dr, Moreno Valley, CA 92555		
	APN:	363-912-058	Land Use:	Office Building
	Sale/ Rec Date:	05/17/2011 / 07/14/2011	Sale Price/ Type:	
129	Owner Name:	Deza, Rocia De Jesus		
	Site Address:	31571 Canyon Estates Dr #215, Lake Elsinore, CA 92532		
	Mailing Address:	23080 Alessandro Blvd #201, Moreno Valley, CA 92553		
	APN:	363-912-059	Land Use:	Medical Building
	Sale/ Rec Date:	03/04/2010 / 08/18/2010	Sale Price/ Type:	
130	Owner Name:	Lentejas, Juliet		
	Site Address:	31571 Canyon Estates Dr #216, Lake Elsinore, CA 92532		
	Mailing Address:	26990 Sugarite Canyon Dr, Moreno Valley, CA 92555		
	APN:	363-912-060	Land Use:	Office Building
	Sale/ Rec Date:	05/17/2011 / 07/14/2011	Sale Price/ Type:	
131	Owner Name:	Deza, Rocia De Jesus		
	Site Address:	31571 Canyon Estates Dr #217, Lake Elsinore, CA 92532		
	Mailing Address:	23080 Alessandro Blvd #201, Moreno Valley, CA 92553		
	APN:	363-912-061	Land Use:	Medical Building
	Sale/ Rec Date:	03/04/2010 / 08/18/2010	Sale Price/ Type:	

132	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza Partners 31571 Canyon Estates Dr #218, Lake Elsinore, CA 92532 11445 E Via Linda #2, Scottsdale, AZ 85259 363-912-062 07/20/2018 / 08/31/2018	Land Use: Office Building Sale Price/ Type:
133	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Maheshwari, Anoop / Maheshwari, Meenu 31571 Canyon Estates Dr #219, Lake Elsinore, CA 92532 1157 W Grand Blvd, Corona, CA 92882 363-912-063 03/02/2011 / 07/28/2011	Land Use: Medical Building Sale Price/ Type:
134	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza Partners 31571 Canyon Estates Dr #220, Lake Elsinore, CA 92532 11445 E Via Linda #2, Scottsdale, AZ 85259 363-912-064 07/20/2018 / 08/31/2018	Land Use: Medical Building Sale Price/ Type:
135	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Maheshwari, Anoop / Maheshwari, Meenu 31571 Canyon Estates Dr #221, Lake Elsinore, CA 92532 613 S Howard St, Corona, CA 92879 363-912-065 03/02/2011 / 07/28/2011	Land Use: Medical Building Sale Price/ Type:
136	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza Partners 31571 Canyon Estates Dr #222, Lake Elsinore, CA 92532 11445 E Via Linda #2, Scottsdale, AZ 85259 363-912-066 07/20/2018 / 08/31/2018	Land Use: Medical Building Sale Price/ Type:
137	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Maheshwari, Anoop / Maheshwari, Meenu 31571 Canyon Estates Dr #223, Lake Elsinore, CA 92532 613 S Howard St, Corona, CA 92879 363-912-067 03/02/2011 / 07/28/2011	Land Use: Medical Building Sale Price/ Type:
138	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza Partners 31571 Canyon Estates Dr #224, Lake Elsinore, CA 92532 11445 E Via Linda #2, Scottsdale, AZ 85259 363-912-068 07/20/2018 / 08/31/2018	Land Use: Medical Building Sale Price/ Type:
139	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Oakes Family Trust Dtd O / 1990 Oakes Oakes Lisa Lin 31571 Canyon Estates Dr #225, Lake Elsinore, CA 92532 2048 Hunter Rd, Chino Hills, CA 91709 363-912-069 07/30/2020 / 08/04/2020	Land Use: Medical Building Sale Price/ Type:
140	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Plaza Partners 31571 Canyon Estates Dr #226, Lake Elsinore, CA 92532 11445 E Via Linda #2, Scottsdale, AZ 85259 363-912-070 07/20/2018 / 08/31/2018	Land Use: Medical Building Sale Price/ Type:
141	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Oakes Family Trust Dtd O / 1990 Oakes Oakes Lisa Lin 31571 Canyon Estates Dr #227, Lake Elsinore, CA 92532 2048 Hunter Rd, Chino Hills, CA 91709 363-912-071 07/30/2020 / 08/04/2020	Land Use: Medical Building Sale Price/ Type:/
142	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Shadi A Qasqas MD & Linda Musaitif MD Inc 31571 Canyon Estates Dr #228, Lake Elsinore, CA 92532 31571 Canyon Estates Dr #228, Lake Elsinore, CA 92532 363-912-072 03/28/2011 / 06/09/2011	Land Use: Medical Building Sale Price/ Type:

143	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Oakes Family Trust Dtd O / 1990 Oakes Oakes Lisa Lin 31571 Canyon Estates Dr #229, Lake Elsinore, CA 92532 2048 Hunter Rd, Chino Hills, CA 91709 363-912-073 07/30/2020 / 08/04/2020	Land Use: Sale Price/ Type:	Medical Building
144	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Shadi A Qasqas MD & Linda Musaitif MD Inc 31571 Canyon Estates Dr #230, Lake Elsinore, CA 92532 31571 Canyon Estates Dr #228, Lake Elsinore, CA 92532 363-912-074 03/28/2011 / 06/09/2011	Land Use: Sale Price/ Type:	Medical Building
145	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Oakes Family Trust Dtd O / 1990 Oakes Oakes Lisa Lin 31571 Canyon Estates Dr #231, Lake Elsinore, CA 92532 2048 Hunter Rd, Chino Hills, CA 91709 363-912-075 07/30/2020 / 08/04/2020	Land Use: Sale Price/ Type:	Medical Building
146	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Shadi A Qasqas MD & Linda Musaitif MD Inc 31571 Canyon Estates Dr #232, Lake Elsinore, CA 92532 31571 Canyon Estates Dr #228, Lake Elsinore, CA 92532 363-912-076 03/28/2011 / 06/09/2011	Land Use: Sale Price/ Type:	Medical Building
147	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Shadi A Qasqas MD & Linda Musaitif MD Inc 31571 Canyon Estates Dr #233, Lake Elsinore, CA 92532 31571 Canyon Estates Dr #228, Lake Elsinore, CA 92532 363-912-077 03/28/2011 / 06/09/2011	Land Use: Sale Price/ Type:	Medical Building
148	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Shadi A Qasqas MD & Linda Musaitif MD Inc 31571 Canyon Estates Dr #234, Lake Elsinore, CA 92532 31571 Canyon Estates Dr #228, Lake Elsinore, CA 92532 363-912-078 03/28/2011 / 06/09/2011	Land Use: Sale Price/ Type:	Medical Building
149	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Shadi A Qasqas MD & Linda Musaitif MD Inc 31571 Canyon Estates Dr #236, Lake Elsinore, CA 92532 31571 Canyon Estates Dr #228, Lake Elsinore, CA 92532 363-912-079 03/28/2011 / 06/09/2011	Land Use: Sale Price/ Type:	Medical Building
150	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Bera, Rajesh B / Bera, Ranjan R 31573 Canyon Estates Dr, Lake Elsinore, CA 92532 7819 Sanctuary Dr, Corona, CA 92883 363-670-016 08/13/2020 / 08/25/2020	Land Use: Sale Price/ Type:	Hotel
151	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Alk 31581 Canyon Estates Dr, Lake Elsinore, CA 92532 27320 Glenwood Dr, Mission Viejo, CA 92692 363-670-005 04/05/2005 / 04/12/2005	Land Use: Sale Price/ Type:	Medical Building
152	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Le, Tanya J / Nguyen, Krystal H 31600 Ridgecrest Dr, Lake Elsinore, CA 92532 31600 Ridgecrest Dr, Lake Elsinore, CA 92532 363-301-031 12/12/2013 / 12/23/2013	Land Use: Sale Price/ Type:	SFR
153	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Valencia, Damian Profirio 31601 Ridgecrest Dr, Lake Elsinore, CA 92532 363-301-001 09/05/2013 / 09/27/2013	Land Use: Sale Price/ Type:	SFR

154	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Moon, David A JR/ Moon, Jennifer D 31605 Ridgecrest Dr, Lake Elsinore, CA 92532 31605 Ridgecrest Dr, Lake Elsinore, CA 92532 363-301-002 05/17/2002 / 05/24/2002	Land Use: SFR Sale Price/ Type:
155	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Marquez Family 2017 Revocable Trust Marquez Marquez Danelia R 31609 Ridgecrest Dr, Lake Elsinore, CA 92532 31609 Ridgecrest Dr, Lake Elsinore, CA 92532 363-301-003 02/24/2014 / 03/13/2014	Land Use: SFR Sale Price/ Type:
156	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Trumpet Joyce Patricia Living Trust Dated/ 95 Trumpet 31600 Saddle Ridge Dr, Lake Elsinore, CA 92532 31600 Saddle Ridge Dr, Lake Elsinore, CA 92532 363-301-030 12/05/2014 / 12/09/2014	Land Use: SFR Sale Price/ Type:
157	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Chung, Cuong Chi/ Te, Jennifer Muihoung 31529 Stoney Creek Dr, Lake Elsinore, CA 92532 31529 Stoney Creek Dr, Lake Elsinore, CA 92532 363-334-008	Land Use: SFR
158	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Taylor, Erika Nicholle 31533 Stoney Creek Dr, Lake Elsinore, CA 92532 31533 Stoney Creek Dr, Lake Elsinore, CA 92532 363-334-009	Land Use: SFR
159	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Lewis, Brian / Lewis, Lori 31537 Stoney Creek Dr, Lake Elsinore, CA 92532 31537 Stoney Creek Dr, Lake Elsinore, CA 92532 363-341-027	Land Use: SFR
160	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	31541 Stoney Creek Dr, Lake Elsinore, CA 92532 31541 Stoney Creek Dr, Lake Elsinore, CA 92532 363-341-028	Land Use: SFR
161	Owner Name: Site Address: Mailing Address: APN: Sale/ Rec Date:	Minick, Mark D 31545 Stoney Creek Dr, Lake Elsinore, CA 92532 31545 Stoney Creek Dr, Lake Elsinore, CA 92532 363-341-029	Land Use: SFR

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **The Press-Enterprise** on the dates indicated below.
If changes are needed, please contact us prior to deadline at **(951) 368-9229**.

Notice ID: x4foLILIKeSzoMr0JKBu | **Proof Updated: May. 01, 2023 at 10:32am PDT**
Notice Name: Planning App No. 2023-11 Bellevue (5209153)

See Proof on Next Page

FILER

Mathew Evans
mevans@lake-elsinore.org
(951) 674-3124

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The Press-Enterprise

Columns Wide: 4

Ad Class: Legals

05/04/2023: Display Ad

312.22

Subtotal \$312.22

Tax % 0

Total \$312.22

Expected print dimensions of advertisement:
Width: 3.92 in., Height: 4.87 in.

Newspaper page size: Width: 9.89 in., Height: 20.00 in.
Publisher may wrap or break notice between pages.

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 Tuesday, May 16, 2023 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:

Planning Application No. 2023-11 (Bellevue Career College): Planning Application No. 2023-11: Request for Approval a Conditional Use Permit (CUP 2023-04) to Allow Operation of the Operation of a Proposed 2,975 square feet Nursing School Located at 31569 Canyon Estates Drive, Suites 207-223. (APN's: 363-912-003 and 363-912-043; Applicant: Telecia Williams; Property Owner: Tim Ernst).

The 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 Section 15301 (Existing Facilities).

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to mevans@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.

FURTHER INFORMATION on this item may be obtained by contacting Mathew Evans, Principal Planner, at mevans@lake-elsinore.org or (951) 674-3124, ext. 284.

Damaris Abraham
Interim Assistant Community Development Director

Posted at City Hall on May 1, 2023
Published in the Press Enterprise on May 1, 2023
The Press-Enterprise
Published: 5/4/23