

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

716 B




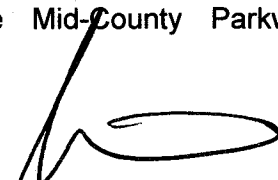
FROM: TLMA – Planning Department

SUBMITTAL DATE:
July 28, 2015

SUBJECT: SPECIFIC PLAN NO. 246 AMENDMENT NO. 3/TENTATIVE TRACT MAP NO. 33977 MINOR CHANGE NO. 1/TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO. 1/RESOLUTION NO. 2015-185 – Consider an Addendum No. 2 to Certified EIR 319 – Applicant: McCanna Hills, LLC/County of Riverside – Fifth Supervisorial District – Location: Northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Orange Avenue and westerly of the future alignment of Antelope Road – REQUEST: An amendment to the previously adopted McCanna Hills Specific Plan No. 246 Amendment No. 1 that would remove the Overlay Condition from the previously approved McCanna Hills Specific Plan and Tentative Tract Map Nos. 33977 and 33978 in accordance with the terms and conditions of the Settlement Agreement dated October 3, 2014, between the Riverside county Transportation Commission, the County of Riverside and the McCanna Hills, LLC. The Specific Plan Amendment No. 3 would retain all other previous approvals that include a maximum of 3,210 residential units to be developed on 575.1 acres, 57.2 acres for commercial retail, 43.5 acres for community parks, 61.4 acres for schools, 357.52 acres for open space, and a 1.2 acre proposed reservoir site. Tentative Tract Map No. 33977 Minor Change No. 1 and Tentative Tract Map 33978 Minor Change No. 1 would retain their original approvals except for the removal of the Overlay Condition for the Mid-County Parkway Alignment.

(Continued on next page)



Steve Weiss, AICP
Planning Director


Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Planning Department Budget				Budget Adjustment: 0	
				For Fiscal Year: 0	

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Alex Gann

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione and Benoit
Nays: None
Absent: Ashley
Abstain: Washington
Date: August 18, 2015
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board

BY: 
Deputy

16-3

Prev. Agn. Ref.:

District: 5

Agenda Number

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Departmental Concurrence

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER ADDENDUM NO. 2 for ENVIRONMENTAL IMPACT REPORT NO. 319**, based on the findings incorporated in the initial study and Addendum No. 2 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 and thus will not have a significant effect on the environment beyond those identified in the EIR; and
2. **APPROVE SPECIFIC PLAN NO. 246, AMENDMENT NO. 3** subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and
3. **ADOPT RESOLUTION NO. 2015-185 FOR SPECIFIC PLAN NO. 246, AMENDMENT NO. 3**, and
4. **APPROVE TENTATIVE TRACT MAP NO. 33977 MINOR CHANGE NO. 1 AND TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO. 1** subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The Riverside County Board of Supervisors adopted the original Preissman Specific Plan, Specific Plan No. 246, on December 27, 1994. The Board of Supervisors certified Environmental Impact Report (EIR) No. 319 on the same date. The Preissman Specific Plan comprises 1,108.6 acres, with 671 acres devoted to residential development, 49 acres for commercial/mixed use, 43 acres of parks, 20 acres of schools, 282.6 acres of natural open space, and 43 acres for project roadways.

In April 2005, the County of Riverside Board of Supervisors adopted Amendment No. 1 (SP 246A1) to Specific Plan No. 246, which was also given the new name of the McCanna Hills Specific Plan. In addition, Addendum No. 1 to EIR No. 319 was approved by the County in compliance with CEQA in conjunction with SP 246A1 at the same time. The project developer/applicant in 2005 requested a revision to the project boundaries and changes in land uses and/or densities at other locations on the project site. A transportation corridor route alternative had been referenced in the northerly portion of the Specific Plan area in 2005, when SP 246A1 was approved, that is now proposed for removal as part of the current proposed project. A proposed SP 246A2 was filed in 2007, but was then withdrawn and no new approvals were made in conjunction with the Specific Plan at that time.

The proposed project is McCanna Hills Specific Plan Amendment No. 3 (SP 246A3), which includes the same project characteristics and land use plan as were approved as part of Specific Plan Amendment No. 1 (SP 246A1), except one. The one difference is that the proposed project calls for the removal of a transportation corridor route alternative, which had been considered as part of SP 246A1. This transportation corridor route, known as the Southern Alignment of the Mid-County Parkway, bisects approximately 67 acres in the northern portion of the project site. The Specific Plan's proposed development concept still retains the predominantly residential nature of the original specific plan. The removal of the Transportation Corridor alternative is in conformance with the terms of a settlement agreement between McCanna Hills, LLC, the County, and the Riverside County Transportation Commission (RCTC).

Tentative Tract Map No. 33977 Minor Change No. 1 subdivides 127.73 gross acres into 340 residential lots and 14 open space lots; and Tentative Tract Map No. 33978 Minor Change No. 1 subdivides 51.15 acres into 139 residential lots and 7 open space lots and removes the references of the Mid-County Parkway Overlay Condition from the exhibits and conditions of approval consistent with McCanna Hills Specific Plan.

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SPECIFIC PLAN NO. 246 AMENDMENT NO. 3, TENTATIVE TRACT MAP NO. 33977
MINOR CHANGE NO. 1 and TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO. 1
DATE: July 28, 2015
PAGE: Page 3 of 3

Addendum No. 2 to Environmental Impact Report No. 319 has been prepared to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR with changes and additions for the proposed mixed use Specific Plan, and would not result in significant effects on the environment with additional mitigation measures. An Addendum was prepared to the previously certified EIR No. 319 because some changes or additions were necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred. A brief explanation of the decision not to prepare a subsequent EIR is included in the Addendum.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff.

SUPPLEMENTAL:

Staff Report

Resolution No. 2015-185

Revised maps and Specific Plan (on CD)

Board of Supervisors

County of Riverside

RESOLUTION NO. 2015-185
ADOPTING
AMENDMENT NO. 3 TO SPECIFIC PLAN NO. 246
(McCanna Hills) AND CONSIDERING
ADDENDUM NO. 2 TO EIR NO. 319

WHEREAS, in 1994, the County of Riverside ("County") certified Final Environmental Impact Report 319 ("EIR No. 319") and adopted Specific Plan 246 ("SP No. 246" or "the McCanna Hills Specific Plan") pursuant to Resolution No. 94-423. SP No. 246, as approved, comprised 1,108.6 acres, with 671 acres devoted to residential development, 49 acres for commercial/mixed use, 43 acres of parks, 20 acres of schools, 282.6 acres of natural open space, and 43 acres for project roadways; and

WHEREAS, on August 23, 2005, the County considered an Addendum to EIR No. 319 ("Addendum No. 1") and approved a related amendment to SP 246 ("SP No. 246A1"), which, as approved, reduced the amount of residential acreage from 671 to 575.10, increased the amount of commercial/mixed use acreage from 49 to 57.2, increased the amount of active parkland from 43 to 43.5, more than tripled the amount of acreage dedicated for school use from 20 to 61.4, and increased the amount of passive open space from 282.6 acres to 357.52 acres, while adding a 1.2-acre reservoir site. SP 246A1 and Tentative Tract Map No. 33977 and No. 33978 also included an Overlay Condition covering 67 acres of the SP 246 area for a Mid-County Parkway alignment alternative; and

WHEREAS, McCanna Hills, LLC filed litigation challenging the Overlay Condition in *McCanna Hills v. County of Riverside*, Case No. RIC 1104363 ("McCanna Hills Litigation"), in which the trial court found that the Overlay Condition was essentially extinguished upon Riverside County Transportation Commission's ("RCTC") issuance of a "Notice of Public Agency's Decision Not to Acquire"; and

WHEREAS, on October 3, 2014, the McCanna Hills Litigation was settled in a Settlement Agreement executed by McCanna Hills, LLC, RCTC, and the County in which the parties agreed that the extinguished Overlay Condition could be removed from SP No. 246 and Tentative Tract Map No. 33978 and No. 33977; and

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 8/10/15
DATE

1 **WHEREAS**, pursuant to California Code of Regulations, title 14 (“State CEQA
2 Guidelines”), section 15164(a), a lead agency shall prepare an addendum to a previously
3 certified EIR if some changes or additions are necessary to a project, but none of the conditions
4 described in State CEQA Guidelines section 15162 calling for the preparation of a subsequent or
5 supplemental EIR have occurred; and

6 **WHEREAS**, Amendment No. 3 to SP No. 246 was proposed to remove the extinguished
7 Overlay Condition from SP No. 246 and make a minor change to Tentative Tract Map No. 33978
8 and No. 33977 to remove the Overlay Condition (together, “the Project”); and

9 **WHEREAS**, the environmental effects of the Project have been fully studied in the
10 addendum to EIR No. 319 (“Addendum No. 2”), attached hereto as Exhibit “A” and incorporated
11 herein by reference, which was prepared to assess the project as it changed from that previously
12 approved and analyzed in EIR No. 319, Addendum No. 1, and related cases, as well as minor
13 changes in the existing environment that have occurred since 2005; and

14 **WHEREAS**, all the procedures of the California Environmental Quality Act (“CEQA”)
15 and the Riverside County CEQA implementing procedures have been satisfied and Addendum
16 No. 2 is sufficiently detailed so that all the potentially significant effects of the Project have been
17 evaluated in accordance with CEQA and the County’s implementing procedures; and

18 **WHEREAS**, in accordance with State CEQA Guidelines section 15165(c), addenda are
19 not circulated for public review; and

20 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a
21 public hearing was held before the Riverside County Board of Supervisors in Riverside,
22 California on August 18, 2015, to consider Amendment No. 3 to SP 246 and the Project; and,

23 **WHEREAS**, the Riverside County Board of Supervisors fully considered Addendum No.
24 2 along with EIR No. 319 and Addendum No. 1 prior to making a decision on the Project; and

25 **WHEREAS**, the matter was discussed fully with testimony and documentation presented
26 by the public and affected government agencies; now, therefore,

27 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
28 Supervisors of the County of Riverside, in regular session assembled on August 18, 2015, that:

- 1 A. The above recitations are true and constitute findings of the Board of Supervisors
2 with respect to the Project, Project changes, and Addendum No. 2.
- 3 1. Amendment No. 3 modifies the Specific Plan No. 246 by the
4 following: Amendment No. 3 maintains the all of the same project
5 characteristics and land use plan as were included in the Specific Plan
6 Amendment No. 1 (SP 246 A1), except for the removal of the transportation
7 corridor route alternative known as the Mid-County Parkway Southerly
8 alignment that was considered in the SP 246 A1, and is identified as
9 approximately 67 acres within Planning Areas 2B, 3, 4, 5B, 27B, 28B and
10 portions of Planning Areas 20 and 21, in the northern part of the Specific
11 Plan.
- 12 2. The proposed amendment will otherwise retain all previously approved
13 aspects of SP No. 246 and SP No. 246 A1, including the Project site's
14 division into 51 Planning Areas comprised of residential, commercial, open
15 space, school sites, and parks and the previously approved overall gross
16 density of 2.8 dwelling units per acre, with a maximum of 3,210 units.
- 17 3. The proposed Amendment No. 3 to Specific Plan No. 246 is associated with
18 Tentative Tract Map No. 33977 Minor Change No. 1 and Tentative Tract
19 Map No. 33978 Minor Change No. 1, which were considered concurrently at
20 the public hearing before the Board of Supervisors. As before, Tentative
21 Tract Map No. 33977 Minor Change No. 1 subdivides 127.73 gross acres
22 into 340 residential lots and 14 open space lots; and Tentative Tract Map No.
23 33978 Minor Change No. 1 subdivides 51.15 acres into 139 residential lots
24 and 7 open space lots. The only change made in these maps is to remove the
25 references to the Mid County Parkway Overlay Condition from the maps and
26 exhibits and conditions of approval consistent with McCanna Hills Specific
27 Plan.

28 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

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1. No Supplemental or Subsequent EIR is required under CEQA because all potential new or more severe significant effects of the Project: (a) have been adequately analyzed in the previously certified EIR No. 319, as supplemented by the Addendum No. 2 prepared in connection with proposed Amendment No. 3 to Specific Plan No. 246, pursuant to applicable legal standards; and (b) have been avoided or mitigated to the extent feasible pursuant to the mitigation measures referenced in EIR No. 319 (as supplemented or clarified in Addendum No. 1) that are imposed on the Project.
2. On December 27, 1994, the Riverside County Board of Supervisors certified the adequacy and completeness of EIR No. 319, and adopted Findings and a Statement of Overriding Considerations, in connection with its approval of Specific Plan No. 246.
3. On August 23, 2005, the Riverside County Board of Supervisors considered Addendum No. 1 to EIR No. 319 in connection with its approval of Specific Plan No. 246 Amendment No. 1.
4. The present applications for Specific Plan No. 246 Amendment No. 3, Tentative Tract Map No. 33977 Minor Change No. 1 and Tentative Tract Map No. 33978 Minor Change No. 1, reflect a change to the project previously analyzed in EIR No. 319 and Addendum No. 1, and not a separate project under the California Environmental Quality Act.
5. The proposed Project does not constitute a substantial change to Specific Plan No. 246, which will require major revisions of Final EIR No. 319, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
6. No substantial changes have occurred with respect to the circumstances under which the Project will be undertaken which will require major modifications or revisions of EIR No. 319, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously

1 identified significant effects.

2 7. No new information of substantial importance which was not known and could
3 not have been known with the exercise of reasonable diligence at the time EIR
4 No. 319 was certified as complete, has become available which shows any of the
5 following:

6 (A) The Project will have one or more significant effects not discussed in Final
7 EIR No. 319;

8 (B) Significant effects previously examined will be substantially more severe
9 than shown in EIR No. 319;

10 (C) Mitigation measures or alternatives previously found not to be feasible
11 would in fact be feasible, and would substantially reduce one or more
12 significant effects of the project, but the project proponents decline to
13 adopt the mitigation measures or alternatives; or

14 (D) Mitigation measures or alternatives which are considerably different from
15 those analyzed in the previous EIR No. 319 would substantially reduce
16 one or more significant effects on the environment, but the project
17 proponents decline to adopt the mitigation measures or alternatives.

18 8. Based upon these findings, the Board of Supervisors hereby accepts the findings
19 of Addendum No. 2 and determines that no Subsequent or Supplemental
20 Environmental Impact Report is required or appropriate under Public Resources
21 Code section 21166 and State CEQA Guidelines sections 15162 and 15163, and
22 therefore that Addendum No. 2 is appropriate under section 15164 in order to
23 update EIR No. 319 and Addendum No. 1.

24 9. These factual findings are based upon EIR No. 319, Addendum No. 1 to EIR No.
25 319, Addendum No. 2 to the EIR No. 319, and the files and records maintained by
26 the Riverside County Planning Department with respect to this Project and the
27 original Specific Plan No. 246.

28 **BE IT FURTHER RESOLVED** by Board of Supervisors that:

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- 1. The proposed amendment would be consistent with the intent, design and mitigation approved for Specific Plan No. 246.
- 2. The proposed amendment would be consistent with the applicable policies of the Comprehensive General Plan.

BE IT FURTHER RESOLVED by the Board of Supervisors that it has reviewed and considered Addendum No. 2, Addendum No. 1; and EIR No. 319 in evaluating the proposed amendment, and that Addendum No. 2, Addendum No. 1, and EIR No. 319 are incorporated herein by reference in their entirety.

BE IT FURTHER RESOLVED by the Board of Supervisors that it **APPROVES** the minor changes to Tentative Tract Map No. 33978 and No. 33977 and **APPROVES** Amendment No. 3 to Specific Plan No. 246, on file with the Clerk of the Board, including the final conditions of approval and exhibits, which is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in the plan, and said real property shall be developed substantially in accordance with the plan as amended, unless the plan is repealed or further amended by the Board.

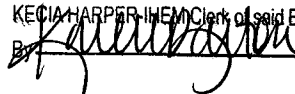
BE IT FURTHER RESOLVED by the Board of Supervisors that copies of Amendment No. 3 to Specific Plan No. 246 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director and in the Office of the Building and Safety Director, and that no applications for subdivision maps, conditional use permits or other development approvals shall be accepted for the real property described and shown in the plan, as amended, unless such applications are substantially in accordance therewith.

BE IT FURTHER RESOLVED by the Board of Supervisors that the custodians of the documents upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.

ROLL CALL:

Ayes:	Jeffries, Tavaglione and Benoit
Nays:	None
Absent:	Ashley
Abstain:	Washington

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-HEM, Clerk of said Board
 By  Deputy

Agenda Item No.
Area Plan: Lakeview/Nuevo Area Plan
Supervisory District: Fifth
Project Planner: Ken Baez
Board of Supervisors: August 18, 2015

SPECIFIC PLAN NO. 246 Amendment No. 3
TENTATIVE TRACT MAP NO. 33977 MINOR
CHANGE NO.1
TENTATIVE TRACT MAP NO. 33978 MINOR
CHANGE NO.1
Applicant: Riverside County
Engineer/Rep.: R.B.F Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan Amendment No. 3 (SP 246A3) proposes to maintain the same project characteristics and land use plan as were included in Specific Plan Amendment No. 1 (SP 246A1), except for the removal of the transportation corridor route alternative that was considered in SP 246A1, known as the Southern Alignment of the Mid-County Parkway which bisects approximately 67 acres in the northern portion of the project site. The Specific Plan's proposed development concept is unchanged and retains the predominantly residential nature of the original specific plan that includes a maximum of 3,210 residential units to be developed on 575.1 acres, 57.2 acres for commercial retail, 43.5 acres for community parks, 61.4 for schools, 357.52 acres for open space, and a 1.2 acre proposed reservoir site.

Tentative Tract Map No. 33977 Minor Change No. 1 proposes to subdivide 127.73 gross acres into 340 residential lots and 14 open space lots, as before, but now also removes the references of the Mid County Parkway Overlay Condition from the exhibits and conditions of approval consistent with McCanna Hills Specific Plan.

Tentative Tract Map No. 33978 Minor Change No. 1 proposes to subdivide 51.15 acres into 139 residential lots and 7 open space lots, as before, but now also removes the references to the Mid County Parkway Overlay Condition from the exhibits and conditions of approval consistent with McCanna Hills Specific Plan.

Addendum to Environmental Impact Report No. 319 has been prepared in conformance with State CEQA Guidelines section 15164 in order to address very minor changes and additions to the Specific Plan, changes that do not meet the conditions described in State CEQA Guidelines section 15162 calling for the preparation of a subsequent or supplemental EIR or negative declaration to occur.

PROJECT LOCATION:

The project is located within the Lakeview/Nuevo Area Plan of Western Riverside County. More specifically, the project partially abuts the City of Perris to the north and to the west. The project is bounded by Ramona Expressway to the northeast, Walnut Avenue directly to the north, Orange Avenue and Dunlap Drive located to the west, Nuevo Road to the south, and the future alignment of Antelope Road to the east.

BACKGROUND:

SP 246 was originally called the Preissman Specific Plan, which was adopted on December 27, 1994. As originally approved, it was comprised of 1,108.60 acres with 671 acres devoted to residential development, 49 acres for commercial/mixed use, 43 acres of parkland, 20 acres of schools, 282.6 acres of natural open space, and 43 acres for project circulation and roadway's.

**SPECIFIC PLAN NO. 246 AMENDMENT NO.3
TENTATIVE TRACT MAP NO. 33977 MINOR CHANGE NO.1
TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO.1
Board of Supervisors: August 18, 2015
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In April 2005 the County of Riverside Board of Supervisors adopted Amendment No. 1 (SP 246A1) to Specific Plan 246, which was also given the new name of the McCanna Hills Specific Plan. This amendment, reduced the amount of residential acreage from 671 to 575.10, increased the amount of commercial/mixed use acreage from 49 to 57.2, increased the amount of active parkland from 43 to 43.5, and more than tripled the amount of acreage dedicated for school use from 20 to 61.4. The amendment also increased the amount of passive open space from 282.6 acres to 357.52 acres, while also adding a 1.2-acre reservoir site located in the northeast portion of the project area. In addition, Addendum No.1 to EIR No. 319 was approved by the County in compliance with CEQA in conjunction with SP 246A1 at the same time.

A proposed SP 246A2 was filed in 2007, but was then withdrawn and no new approvals were made in conjunction with the Specific Plan at that time.

ISSUES OF POTENTIAL CONCERN:

Issues of potential concern relative to the proposed project are:

The proposed project is designed to conform to the terms and conditions of a Settlement Agreement dated October 3, 2014 among McCanna Hills, LLC; Riverside County Transportation Commission (RCTC); and the County of Riverside, in settlement of *McCanna Hills v. County of Riverside*, Case No. RIC 1104363. *McCanna Hills v. County of Riverside* challenged an Overlay Condition alternative reserving a transportation corridor for the Mid-County Parkway across a portion of the McCanna Hills Specific Plan site. The Overlay Condition covers the area within Specific Plan No. 246 Amendment No. 1, specifically within Planning Areas 2B, 3B, 4, 5B, 27B, 28B, and portions of Planning Areas 20 and 21 located in the northern part of the McCanna Hills Specific Plan 246, which potentially reserved that corridor for the potential future Mid-County Parkway Southerly Alignment alternative. The Superior Court determined that the Overlay Condition had been essentially extinguished when RCTC issued a "Notice of Public Agency's Decision Not to Acquire." In the Settlement Agreement, the parties agreed that this extinguished Overlay Condition could be removed from McCanna Hills Specific Plan, Tentative Tract Map No. 33978 and Tentative Tract Map No. 33977 upon application to the County for a Specific Plan Amendment and tentative map amendments.

More specifically condition 50.TRANS.8 from TR33977, condition 50.TRANS.6 from TR33978 and conditions 30.TRANS.3 for the Specific Plan were removed. Condition 30.TRANS.4 was modified to remove the references to the Parkway. The Specific Plan and maps also were revised to remove notes and references to the Parkway. Lastly, there were several conditions of approval on all three cases that were edited or removed because they were no longer applicable to the project. Many of these include programs that were proposed at the time the projects were originally approved but were never actually created.

1. Existing Land Use (Ex. #1): Formerly dry farmed, currently vacant land with two existing school sites located near Walnut Avenue to the north.
2. Surrounding Land Use (Ex. #1): Single family residential to the west, vacant land and single family residential to the south, vacant land to the east and Lake Perris State Recreation Area and the Ramona Expressway to the north.

- | | |
|--|---|
| 3. Existing Zoning (Ex. #2): | S-P Zone (SP No. 246 Amendment No. 1) |
| 4. Surrounding Zoning (Ex. #2): | Open space areas of the Preissman Specific Plan and the Lake Perris State Recreation Area are located to the north. S-P Zone (SP No. 246 and 239) is located to the east. Rural Residential (R-R) and the City of Perris are located to the west. Rural Residential (R-R) is located to the south |
| 5. General Plan Designation (Ex. # 5): | Medium Density Residential, Medium High Density Residential, Very High Density Residential, Community Center, Rural Residential, Open Space-Rural and Recreation as designated on the Lakeview/Nuevo Area Plan, which are all part of the Specific Plan No. 246. |
| 6. Project Data: | Total Acreage: 1,147.60
Total Proposed Lots: 3,210
Commercial: 57.20 Acres
Open Space: 357.52 Acres
Parkland: 43.50 Acres
Overall project density: 2.8 d.u./ac
Schedule: A |
| 7. Environmental Concerns: | Refer to the Environmental Assessment No. 42820 and Addendum Document for Environmental Impact Report No. 319. |

RECOMMENDATIONS:

CONSIDER ADDENDUM NO. 2 TO ENVIRONMENTAL IMPACT REPORT NO. 319, based on the findings incorporated in the initial study and Addendum No. 2 concluding that the project will not trigger any aspect of CEQA Guidelines section 15164 and will not have a significant effect on the environment beyond those impacts identified in previously certified EIR No. 319; and,

APPROVE SPECIFIC PLAN 246, AMENDMENT NO.3 subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE TRACT MAP NO. 33977 MINOR CHANGE NO. 1 AND TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO. 1 subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,

ADOPT RESOLUTION 2015-185 RECOMMENDING ADOPTION of Specific Plan No. 246 Amendment No.3 to the Board of Supervisors based on the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

**SPECIFIC PLAN NO. 246 AMENDMENT NO.3
TENTATIVE TRACT MAP NO. 33977 MINOR CHANGE NO.1
TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO.1
Board of Supervisors: August 18, 2015
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1. The land use on the subject site is currently vacant, with the exception of two school sites under the jurisdiction of the Val Verde School District, which are located near Walnut Avenue to the north.
2. The current land uses on surrounding parcels are vacant land to the east, single-family residences to the west, vacant land and single-family residences to the south, vacant land, Ramona Expressway, and existing state recreation areas to the north
3. The current zoning on the subject site is SP (CZ 6981).
4. Surrounding zones include open space areas of the Specific Plan and the Lake Perris State Recreation Area are located to the north. SP Zone (SP No. 246 and 239) is located to the east. Rural Residential (R-R) and the City of Perris are located to the west, Rural Residential (R-R) is located to the north.
5. The intent of the changes to the Specific Plan 246 Amendment No. 1 and Tentative Tract Maps 33977 and 33978 are to remove the Overlay conditions of approval that would have reserved 67 acres in the northern portion of the project area that was considered as the potential Mid County Parkway Southern Alignment for the Riverside County Transportation Commission that has not yet been finalized.
6. The General Plan designations for the site, are reflected on the Land Use Plan for the Specific Plan and include Medium Density Residential, Medium High Density Residential, Very High Density Residential, Community Center, Rural Residential, Open Space-Rural and Recreation.
7. The project proposes a Specific Plan Amendment that would continue to permit medium and medium high residential uses within the two areas designated as Community Center (as it did in the first Amendment). These Community Center designations would accommodate village center type development, which includes pedestrian oriented "downtowns." The Specific Plan will provide the direction and standards for future development of the areas identified as Community Center and although General Plan policies encourage adherence to the policies listed in the Community Center Area Plan Land Use Designation.
8. Surrounding properties are designated as Medium Density Residential (2-5 d.u./ac) to the north, south, east, and west, Low Density Residential (2 d.u./ac) to the northwest, and Commercial Retail (CR) to the southwest.
9. A portion of this project is located within a Criteria Area Unit of the Multi-Species Habitat Conservation Plan (MSHCP). The RCA/HANS review and conditions of approval on previous projects within the Specific Plan ensure that the project will not affect the Western Riverside County adopted MSHCP.
 - a. Previous projects within the Specific Plan contribute to the Cell/Cell Group conservation goals.
 - b. The previous approvals within the project identified and required contribution of 8.0 acres of land to Conservation would fulfill the project requirements of the MSHCP. The development

as proposed fulfills the objectives for Proposed Extension of Existing Core 4 and is consistent with Reserve Assembly provisions of the WRMSHCP.

10. The project has been submitted to the Riverside County Airport Land Use Commission for review and has been found consistent with the Comprehensive Land Use Plan (CLUP) for March Air Reserve Base.
11. Addendum 2 to Environmental Impact Report (EIR) No. 319 was prepared as required by the California Environmental Quality Act (CEQA). As defined in CEQA Guidelines section 15164, the guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. Preparation of an Addendum can occur in cases where changes or additions create no new significant environmental impacts and the proposed project does not meet any of the conditions outlined in section 15162 of the CEQA Guidelines.

As provided in the attached Environmental Assessment (EA) No. 42820, the proposed Project will not result in any new significant environmental impacts not identified in the previously certified Environmental Impact Report (EIR) 319. The proposed Project will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 319, no considerably different mitigation measures have been identified and not mitigation measures found infeasible have become feasible because of the following:

- The project proposes to remove any reference to the Mid-County Parkway from Specific Plan No. 246 and TR33977 and TR33978 (using an Amendment to the SP and Minor Changes to the two maps). The removal of the alignment will not affect the maximum residential density as proposed in the Specific Plan and will not increase the environmental impact beyond or create new significant environmental impacts that were disclosed in Final EIR 319 and first addendum.
- The proposed removal of the alignment of the Mid County Parkway will not alter or impact any environmental effects to natural land resources, including biological resources and hydrology/water quality, will certainly be no greater than the effects previously disclosed in the Final EIR.
- The first addendum to the EIR analyzed the future alignment of the parkway as well as the possibility of home and infrastructure construction within the alignment. Thus, the proposed project does not identify any operational or construction characteristics that are significantly different than those identified within the Final EIR.

CONCLUSIONS:

1. The proposed project is consistent with the SP zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
2. The proposed project is in conformance with all elements of the Riverside County General Plan.

3. The project requires some necessary changes and additions, but none which meet the conditions described in Section 15162 calling for preparation of a subsequent EIR.
4. The project will not result in any significant impacts on the environment.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
6. The public's health, safety and general welfare are protected through project design.
7. The proposed project is compatible with Countywide Design Standards and Guidelines adopted January 13, 2004.
8. The proposed project is compatible with the present and future logical development of the area.
9. The proposed tentative tract map is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
10. The project is consistent with the Comprehensive Land Use Plan (CLUP) for March Air Reserve Base.

INFORMATIONAL ITEMS:

1. The project site is not located within:
 - a. an Alquist-Priolo earthquake fault hazard study zone;
 - b. a potential area for Quino checkerspot butterfly habitat;
 - c. a Redevelopment area;
 - e. an area of potential liquefaction;
 - f. a city sphere of influence;
 - g. a dam inundation area; or
 - h. a General Plan hazardous fire area.
2. The project site is located within:
 - a. an area of rock fall hazard and slope instability;
 - b. a 100 year flood plain and an area drainage plan;
 - c. the Val Verde Unifies School District and the Nuvview Unified School District;
 - d. the Preissman Specific Plan No. 246;
 - e. a County Service Area No. 146;
 - f. a Stephen's kangaroo rat fee area;
 - g. a Mt. Palomar lighting regulation zone (Zone B – 35.35 miles);
 - h. the Lakeview/Nuevo Area Plan;
 - i. the March Air Reserve Base Influence Area;
 - j. a WRMSHCP Criteria Area Unit; and
 - k. a WRMSHCP fee area.

SPECIFIC PLAN NO. 246 AMENDMENT NO.3
TENTATIVE TRACT MAP NO. 33977 MINOR CHANGE NO.1
TENTATIVE TRACT MAP NO. 33978 MINOR CHANGE NO.1
Board of Supervisors: August 18, 2015
Page 7 of 7

3. The subject site is currently designated as Assessor's Parcel Numbers: 307-240-041, 307-050-002, 307-050-001, 307-040-011, 307-040-008, 307-230-018, 307-250-051, 307-250-050, 307-240-031, 307-240-029, 307-230-017, 307-230-003, 307-060-007, 307-060-006, 307-060-005, 307-060-003, 307-050-001, 307-030-003, 307-030-002, 307-030-001.

Y:\TM2\ADAM R\SP246A1\SP246A1.PM32438SR_04.11.2005.doc
Date Prepared: 4/11/05
Date Revised: 8/6/15

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42820

Project Case Type (s) and Number(s): Specific Plan 246, Amendments 3, Tentative Tract Map No. 33977 M1, and Tentative Tract Map No. 33978M1

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Ken Baez

Telephone Number: 951-955-2009

Applicant's Name: County of Riverside

Applicant's Address: 4080 Lemon Street

I. PROJECT INFORMATION

A. Project Description: Specific Plan Amendment No. 3 (SP 246A3) proposes to maintain the same project characteristics and land use plan as were included in Specific Plan Amendment No. 1 (SP 246A1), except for the removal of the transportation corridor route alternative that was considered in SP 246A1, known as the Southern Alignment of the Mid-County Parkway which bisects approximately 67 acres in the northern portion of the project site. The Specific Plan's proposed development concept is unchanged and retains the predominantly residential nature of the original specific plan that includes a maximum of 3,210 residential units to be developed on 575.1 acres, 57.2 acres for commercial retail, 43.5 acres for community parks, 61.4 for schools, 357.52 acres for open space, and a 1.2 acre proposed reservoir site.

Tentative Tract Map No. 33977 Minor Change No. 1 proposes to subdivide 127.73 gross acres into 340 residential lots and 14 open space lots, as before, but now also removes the references of the Mid County Parkway Overlay Condition from the exhibits and conditions of approval consistent with McCanna Hills Specific Plan.

Tentative Tract Map No. 33978 Minor Change No. 1 proposes to subdivide 51.15 acres into 139 residential lots and 7 open space lots, as before, but now also removes the references to the Mid County Parkway Overlay Condition from the exhibits and conditions of approval consistent with McCanna Hills Specific Plan.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 1,108.6 acres

Residential Acres: 575.1

Max Units: 3,210

Projected No. of Residents: 9,630

Commercial Acres: 57.2

D. Assessor's Parcel No(s): 307-030-001, 307-030-002, 307-030-003, 307-040-008, 307-040-011, 307-050-001, 307-050-002, 307-060-001, 307-060-003, 307-060-005, 307-060-006, 307-060-007, 307-230-003, 307-230-017, 307-230-018, 307-240-029, 307-240-031, 307-240-057, 307-240-041, 307-250-050, 307-250-051

E. Street References: Interstate 215 provides north-south regional access to the project site, while Ramona Expressway and Nuevo Road provide regional access in an east-west fashion. Access to the project site is obtained via Foothill Avenue, Nuevo Road, or Walnut Avenue

F. Section, Township & Range Description or reference/attach a Legal Description: The McCanna Hills Specific Plan Amendment project site is located south of Lake Perris, within the Lakeview Nuevo area of western Riverside County. Figure 2-1, Regional Location, renders the project's location within the greater region. Consisting of 942.3 acres total, the site is located in Sections 14, 15, 22 and 23 of Township 4 South, Range 3 West, San Bernardino Base and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site lies east of Interstate 215 and south of the 60 Freeway. Nearby surface streets include Ramona Expressway to the north, Perris Boulevard to the west, Nuevo Road to the south, and Lakeview Avenue to the east of the project site. The project site abuts the city limits of Perris to the northwest, vacant land to the north, adopted Specific Plan 239 to the east, rural residential uses and vacant land to the south and west, and adopted Specific Plan 251 to the southwest. Lake Perris, the San Jacinto River, and March Air Reserve Base are nearby landmarks within western Riverside County.

The project site is largely vacant, characterized by rocky knolls covered with native vegetation and surrounded by cultivated farmland. Two types of wildlife habitat can be found on the site: natural sage-scrub and rock outcrops and boulders. In 1992, three plant communities were identified on the proposed project site: coastal sage scrub vegetation, annual grassland, and cultivated fields.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed change to the previously approved entitlements are consistent with the Land Use element as it is not changing any aspect of the Land Use Element.
2. **Circulation:** The proposed change to the previously approved entitlements are consistent with the circulation element. The project proposes to remove any reference to the Mid County Parkway; however, the parkway was not an approved project and thus the removal of the references and requirements for dedication remain consistent with the circulation plan.
3. **Multipurpose Open Space:** The proposed change to the previously approved entitlements are consistent with the Open Space element as it is not changing any aspect of the Open Space Element.
4. **Safety:** The proposed change to the previously approved entitlements are consistent with the Safety element as it is not changing any aspect of the Safety Element.
5. **Noise:** The proposed change to the previously approved entitlements are consistent with the Noise element as it is not changing any aspect of the Noise Element.
6. **Housing:** The proposed change to the previously approved entitlements are consistent with the Housing element as it is not changing any aspect of the Housing Element.
7. **Air Quality:** The proposed change to the previously approved entitlements are consistent with the Air Quality element as it is not changing any aspect of the Air Quality Element.

B. General Plan Area Plan(s): Lakeview/Nuevo

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Public Facilities, Medium Residential, Very High Density Residential, Commercial Retail, Conservation Open Space-Recreation as reflected by the Land Use Plan for the Specific Plan.

E. **Overlay(s), if any:** Community Center

F. **Policy Area(s), if any:** None

G. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** SP246A1

H. **Existing Zoning:** Specific Plan

I. **Proposed Zoning, if any:**

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the

proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

8/3/15

Date

Matt Straite

Printed Name

For Steve Weiss AICP, Director

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. ENVIRONMENTAL ANALYSIS

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15162 and 15163, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, to determine whether a Negative Declaration, Mitigated Negative Declaration, Addendum to the Specific Plan EIR or a Supplemental Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to provide a basis of information and analysis to determine the appropriate environmental document to prepare for the McCanna Hills Specific Plan. According to Section 15162 below and the analysis included in the document, the most appropriate environmental document is an Addendum. Section 15162 provides:

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project will not result in any new significant environmental impacts not identified in the previously certified Environmental Impact Report (EIR) 319 or Addendum No. 1. The project is proposing to eliminate potential requirements for land dedication related to a potential future highway called the Mid County Parkway (MCP). The First Amendment and the maps studied a design with and without the MCP. Therefore, the proposed Project (removing the references to the MCP only) will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 319, no considerably different mitigation measures have been identified and not mitigation measures found infeasible have become feasible because of the following:

- The project proposes changes to the Specific Plan and the two Tentative Maps to remove any reference to the Mid-County Parkway from Specific Plan No. 246 and TR33977 and TR33978 (using an Amendment to the SP and Minor Changes to the two maps).
- The project was previously analyzed with *and* without the MCP; therefore, a full CEQA study was done assuming there would be no MCP and was fully analyzed in the EIR and the Addendum to the EIR. The new proposed project, proposing a removal of the MCP, is consistent with the previous CEQA analysis because that analysis studied both possible designs, with and without the alignment.
- The current proposed project, removal of a potential requirement for land dedication, will not result on any physical changes to the environment.
- The removal of the alignment will not affect the maximum residential density as proposed in the Specific Plan.
- The removal of the alignment will not increase the environmental impact beyond or create new significant environmental impacts that were disclosed in Final EIR 319 and first addendum.
- The proposed removal of the alignment will not alter, increase or impact any environmental effects to natural land resources, including biological resources and hydrology/water quality, will certainly be no greater than the effects previously disclosed in the Final EIR because the change is not proposing any changes that were not previously analyzed.
- The first addendum to the EIR analyzed the future alignment of the parkway as well as the possibility of home and infrastructure construction within the alignment. Thus, the proposed project does not identify any operational or construction characteristics that are significantly different than those identified within the Final EIR.
- No new mitigation measures are proposed beyond those included in the EIR and/or the first addendum to the EIR.

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to a program EIR, tiering, or another CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used:

Riverside County Integrated Project (RCIP)
 Riverside County Integrated Waste Management Plan
 US Soil Conservation Service, USDA, Soil Survey of Western Riverside County, California, 1971.
 EIR-319
 Addendum No. 1 to EIR319
 Lakeview/Nuevo Area Plan

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

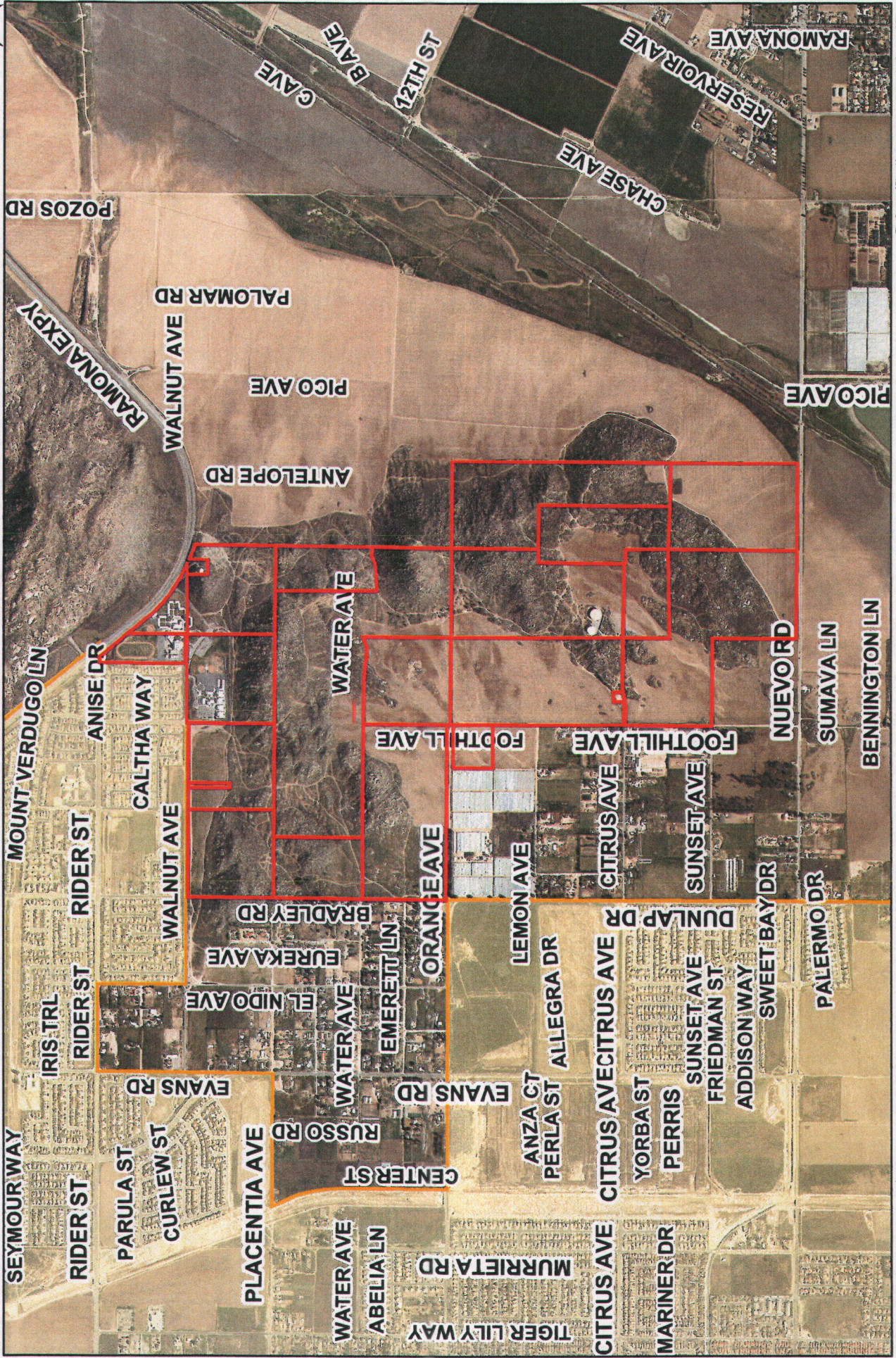
VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 8/6/2015 8:56 AM
 DRAFT addendum.docx

RIVERSIDE COUNTY PLANNING DEPARTMENT
SP246A3, TR33977M1, TR33978M1
VICINITY MAP

Supervisor Ashley
 District 5



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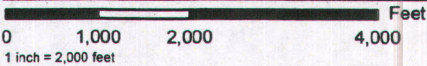
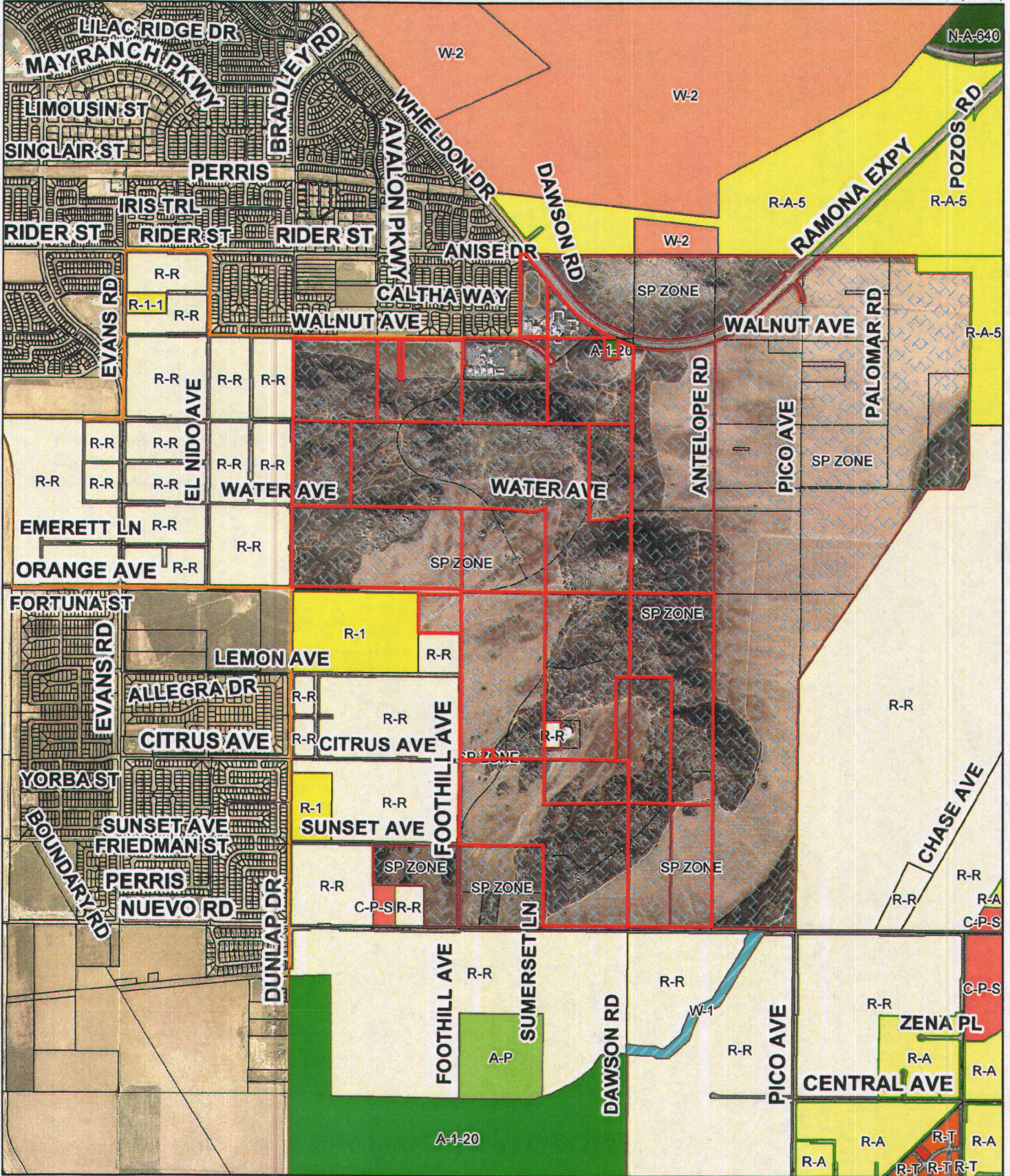
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 Printed by mstratle on 8/6/2015
 1 inch = 2,000 feet

RIVERSIDE COUNTY PLANNING DEPARTMENT

SP246A3, TR33977M1, TR33978M1

EXISTING ZONING

Supervisor Ashley
District 5



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
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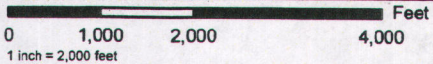
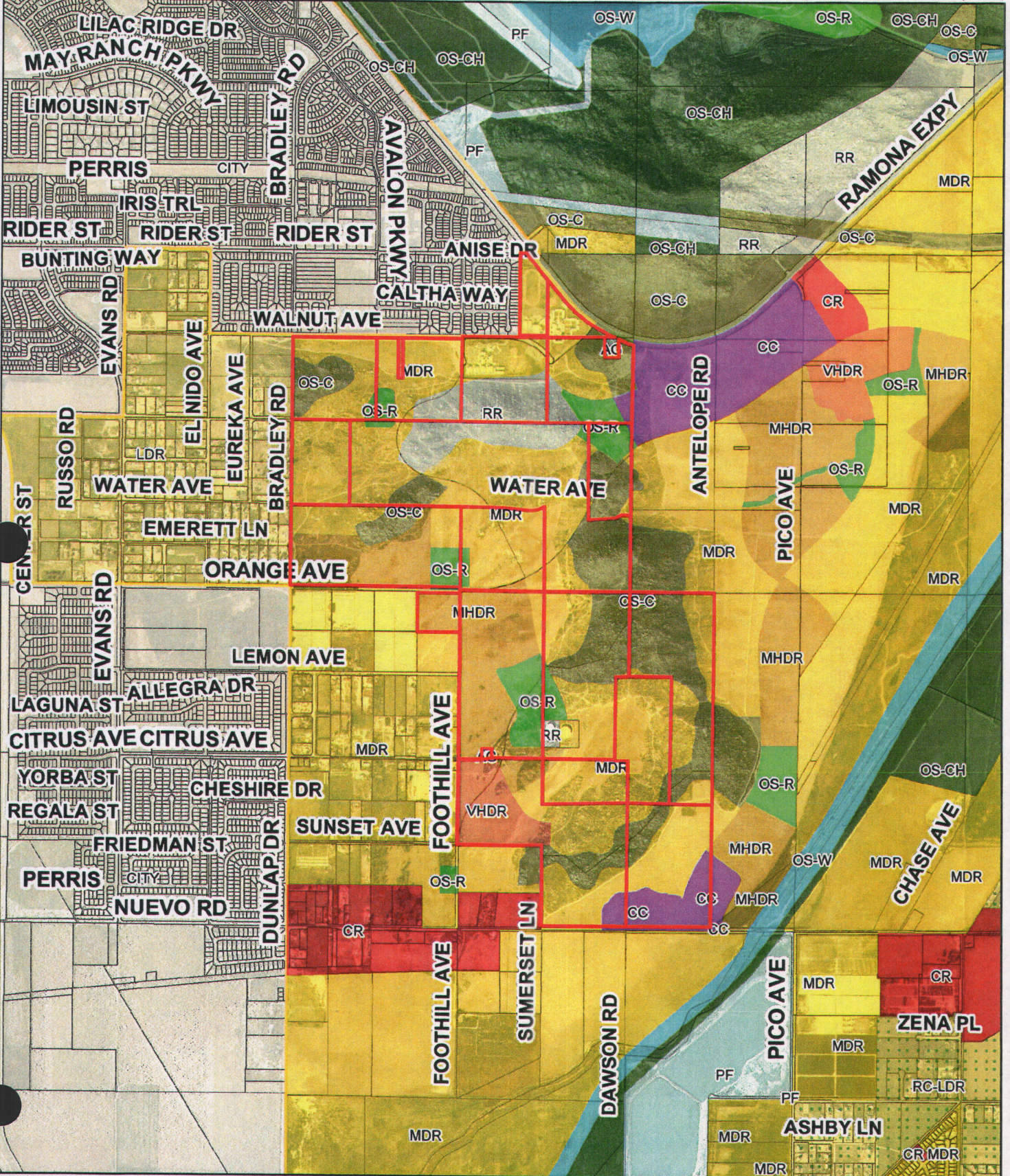
RIVERSIDE COUNTY PLANNING DEPARTMENT SP246A3, TR33977M1, TR33978M1

GENERAL PLAN LAND USE

N



Supervisor Ashley
District 5



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
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MCCANNA HILLS

TENTATIVE TRACT NO. 33978-M1

VILLAGE I NORTH

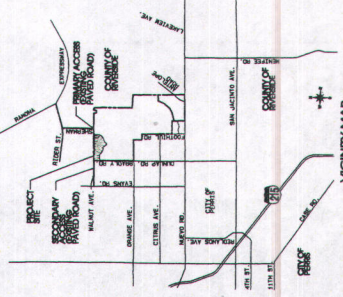
PA 1, 2A, 2B, 3A, & 4

County of Riverside, State of California

TM 30780
UNDER CONSTRUCTION

TM 32249
UNDER CONSTRUCTION

FAIR VIEW FARMS
M.B. 16/100



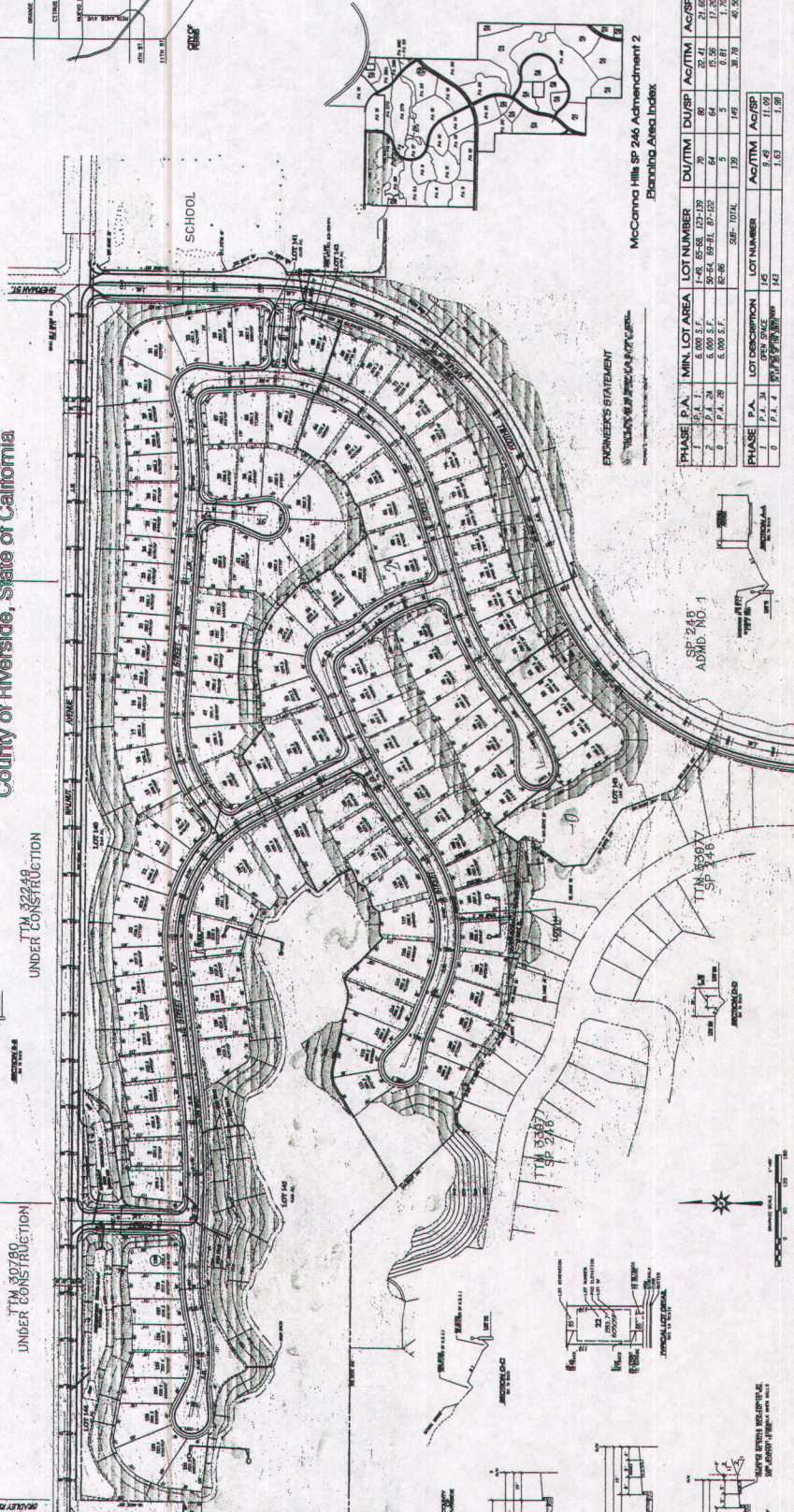
General Information

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LEGAL DESCRIPTION
TENTATIVE TRACT MAP NO. 33978
COUNTY OF RIVERSIDE, CALIFORNIA

MCCANNA HILLS
TENTATIVE TRACT MAP NO. 33978
County of Riverside

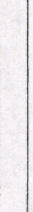


ENGINEER'S STATEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

PHASE	P.A.	MIN. LOT AREA	LOT NUMBER	DU/TM	DU/SP	Ac/TM	Ac/SP
1	P.A. 1	6,000 S.F.	1-45	65-66	127-159	70	80
2	P.A. 2A	6,000 S.F.	55-56	69-81	87-122	64	64
3	P.A. 2B	6,000 S.F.	82-85	TOTAL	138	149	149
4	P.A. 3A	6,000 S.F.	143			1.53	1.58
5	P.A. 4	6,000 S.F.	144			1.53	1.58

Typical Street Sections



RFI CONSULTING

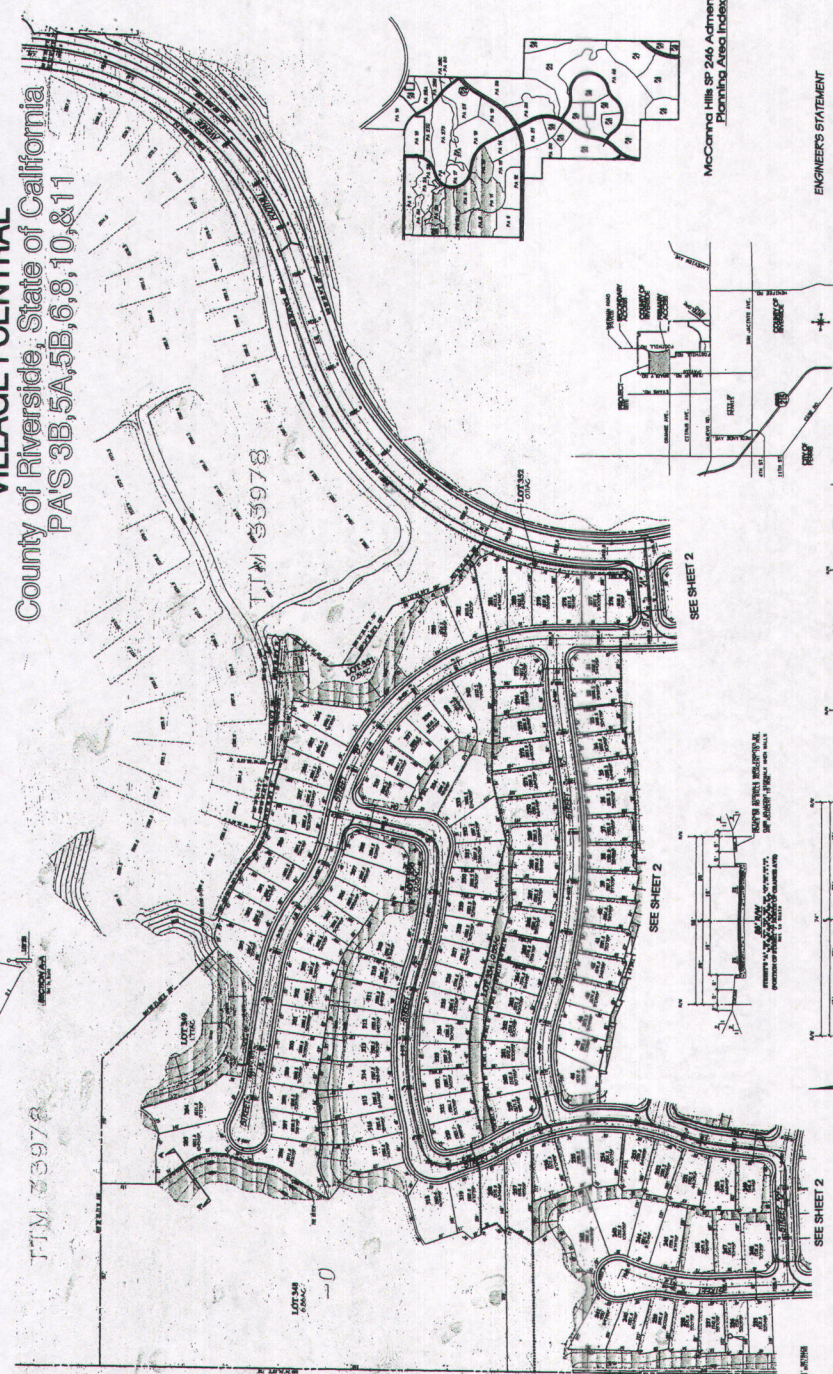
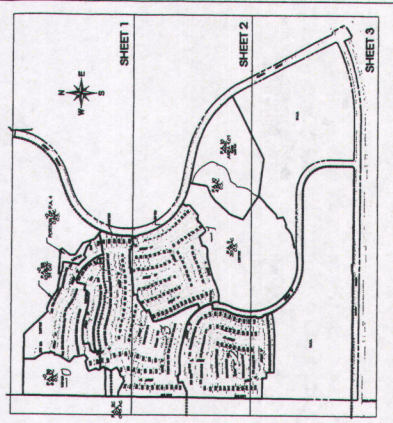
CASE: TR33978M1
DATE: 8/05/15
PLANNER: K. BAEZ

MCCANNA HILLS

TENTATIVE TRACT NO. 33977-M1

VILLAGE I CENTRAL

County of Riverside, State of California
 PA'S 3B, 5A, 5B, 6, 8, 10, & 11



INDEX MAP

PHASE	LOT NUMBER	DU/TJM
1	1-8, 10-11	80
2	12-20	80
3	21-24, 17-18, 25-28	80
4	29-31	80
TOTAL		320

P.A.	MIN. LOT AREA	LOT NUMBER	DU/TJM	DU/SP	AC./TJM	AC./SP
1	5,000 S.F.	12-20	80	10	10.00	10.00
2	5,000 S.F.	12-20	80	10	10.00	10.00
3	5,000 S.F.	12-20	80	10	10.00	10.00
4	5,000 S.F.	12-20	80	10	10.00	10.00
TOTAL		320	320	40	40.00	40.00

PHASE	P.A.	LOT DESCRIPTION	LOT NUMBER	AC./TJM	AC./SP
0	P.A. 3B	0.000 SPACE	340	0.00	0.00
0	P.A. 4	0.000 SPACE	341	0.00	0.00
0	P.A. 4	0.000 SPACE	342	0.00	0.00
1	P.A. 10	0.000 SPACE	343	0.00	0.00
1	P.A. 11	0.000 SPACE	344	0.00	0.00
TOTAL		0.000 SPACE	340-344	0.00	0.00

Legend

Legal Description

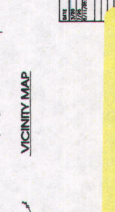
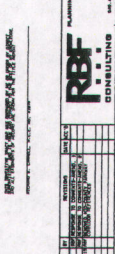
Project Area

TENTATIVE TRACT MAP NO. 33977

MCCANNA HILLS
 TENTATIVE TRACT MAP NO. 33977
 COUNTY OF RIVERSIDE

ENGINEER'S STATEMENT

McCanna Hills SP 246 Amendment 2
 Planning Area Index

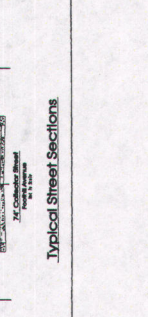
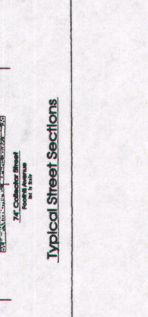
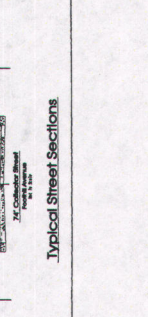
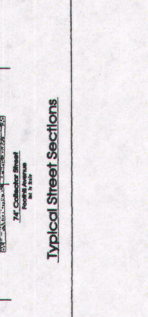
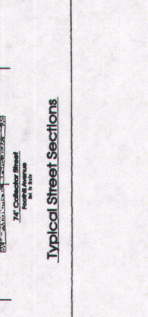
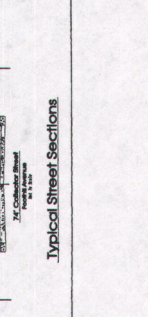
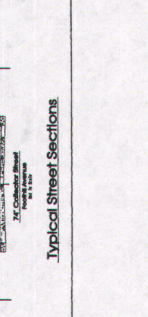
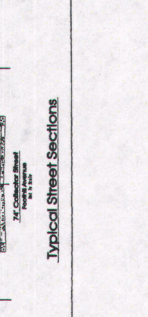
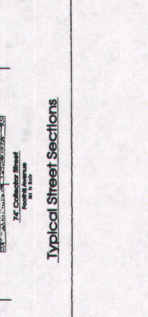
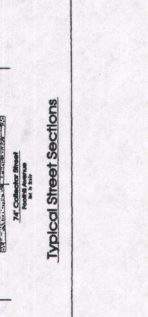
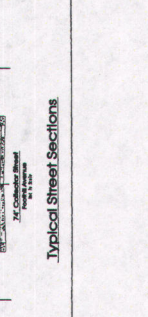
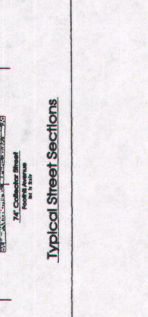
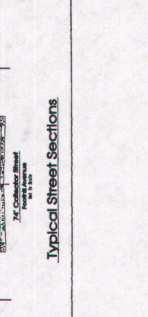
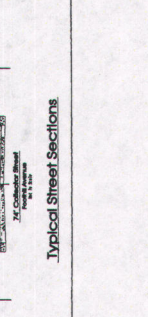
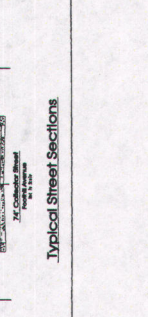
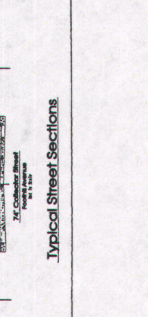
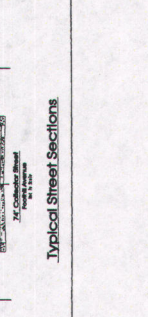
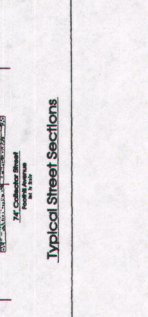
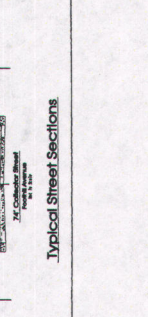
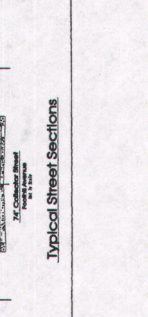
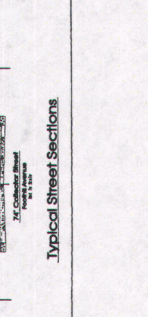
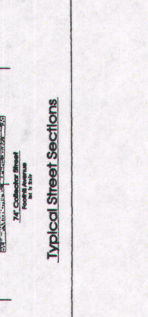
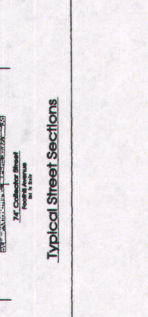
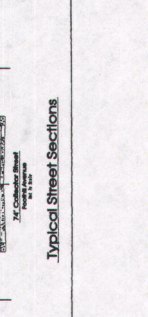
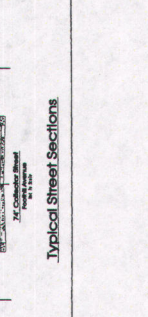
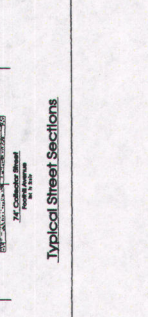
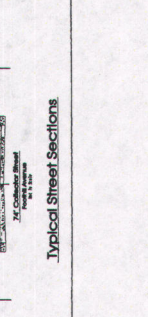
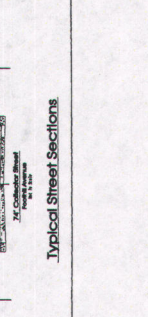
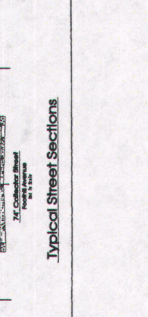
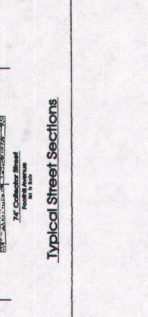
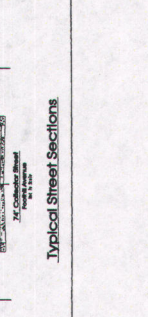
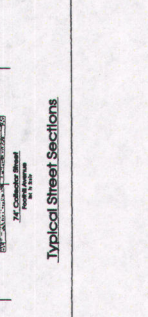
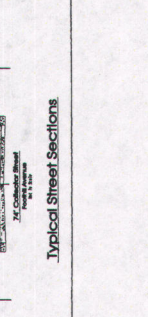
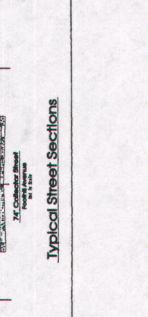
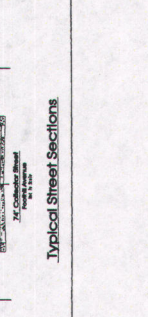
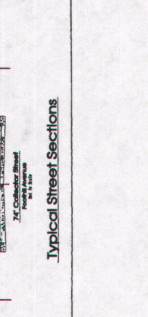
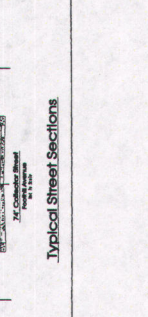
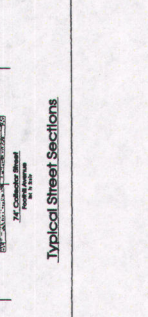
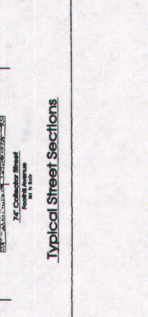
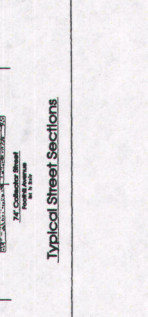
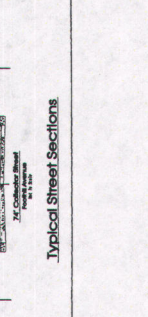
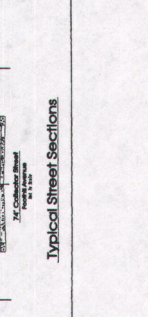
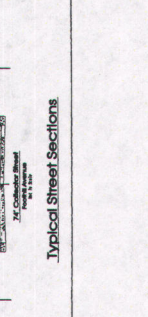
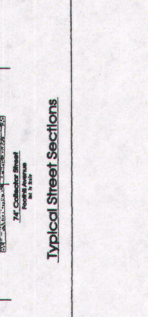
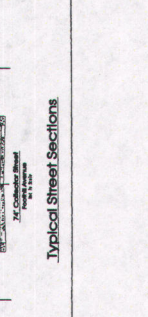
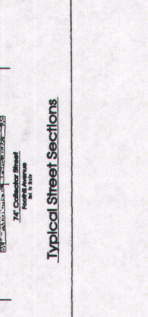
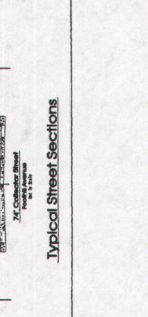
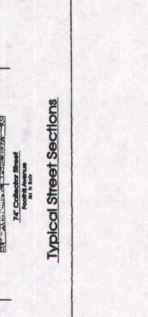
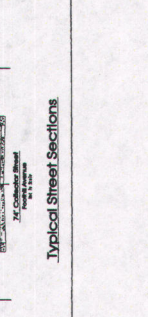
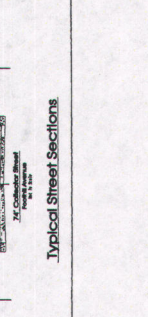
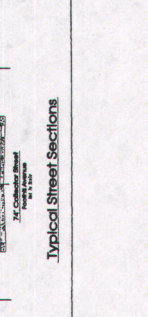
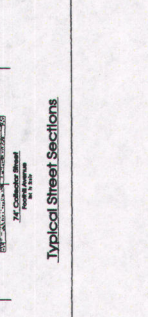
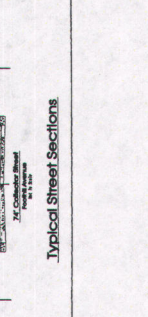
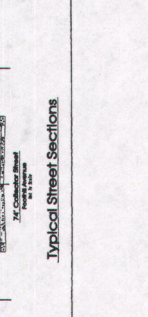
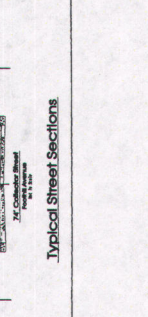
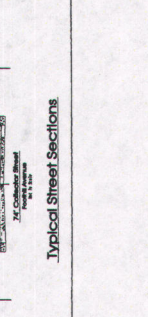
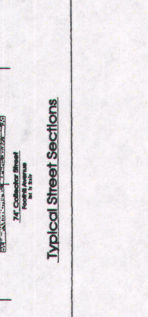
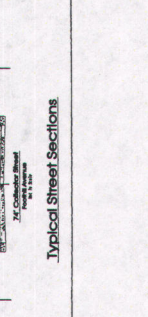
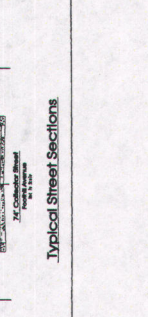
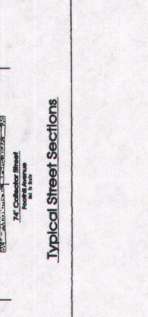
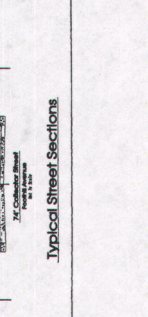
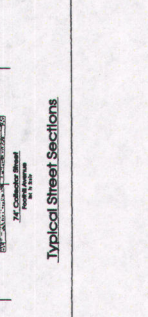
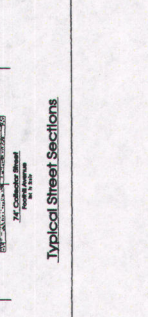
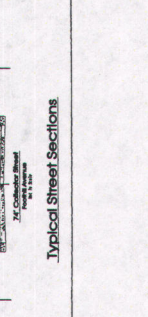
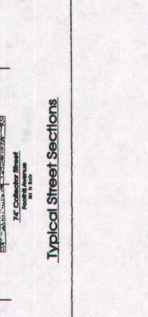
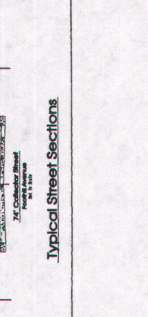
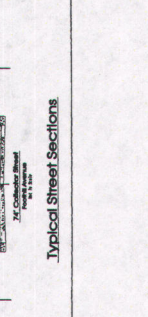
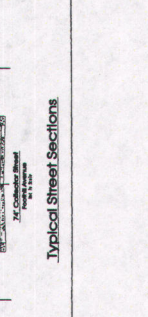
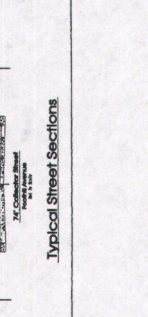
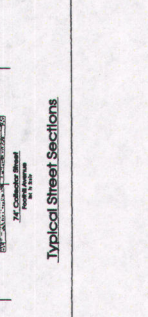
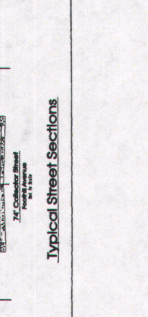
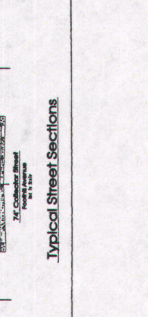
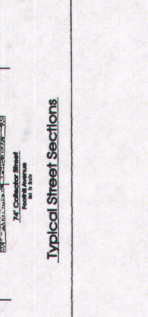
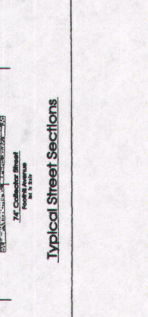
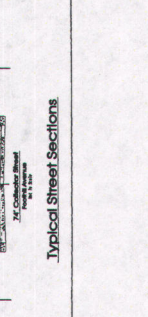
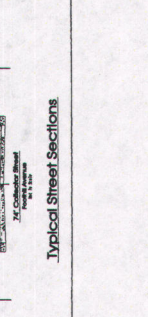
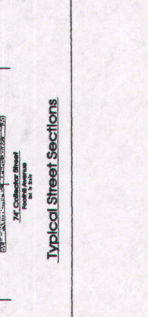
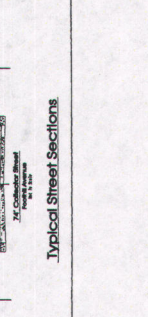
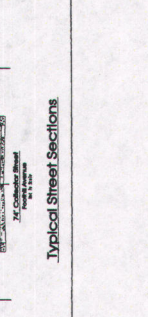
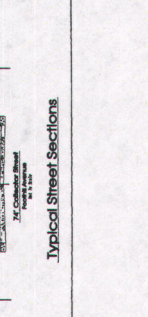
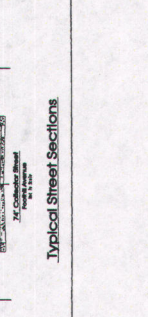
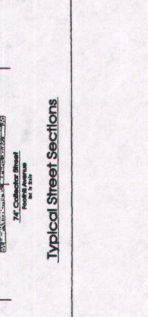
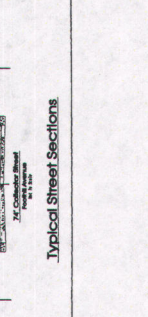
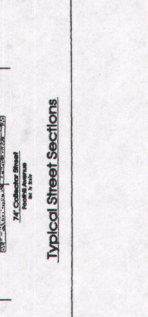
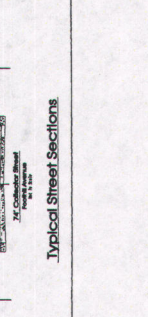
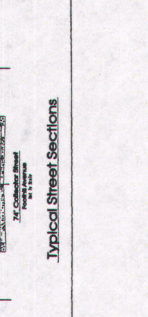
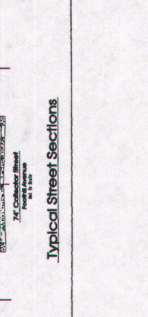
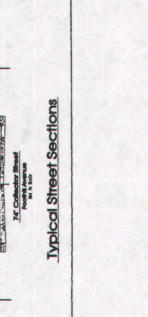
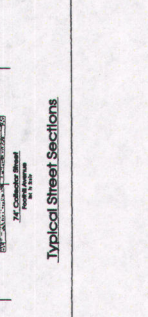
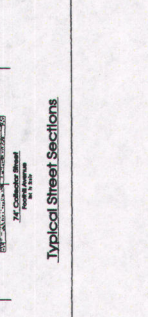
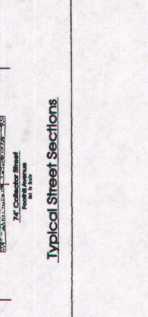
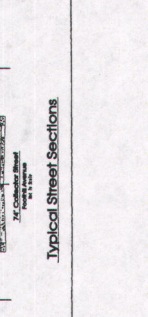
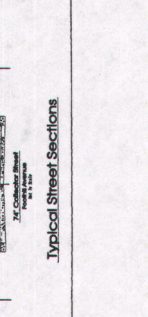
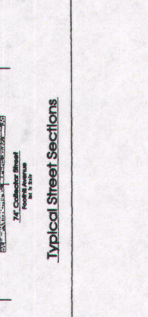
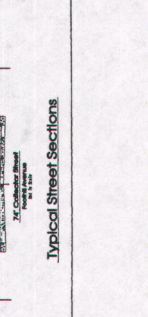
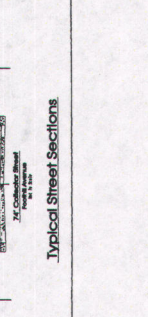
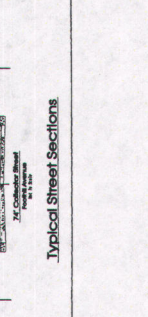
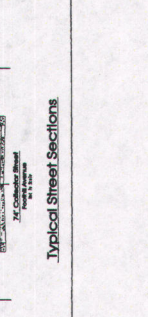
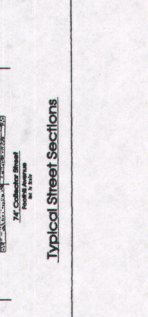
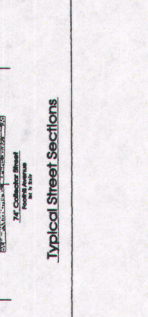
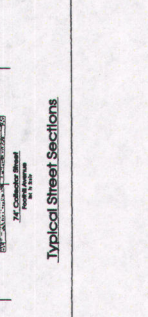
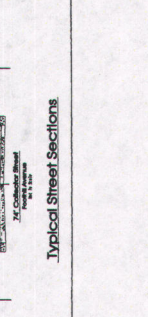
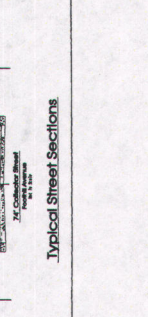
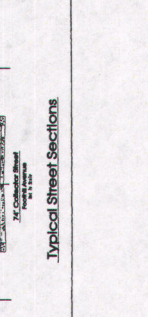
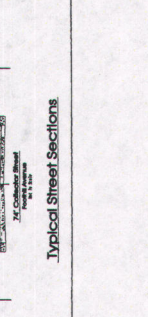
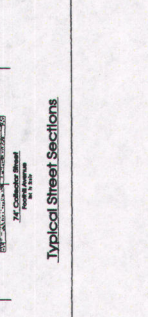
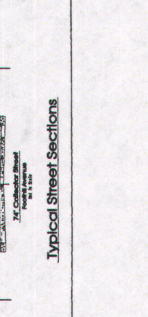
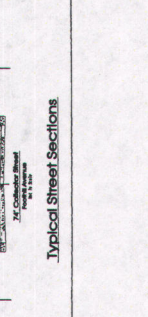
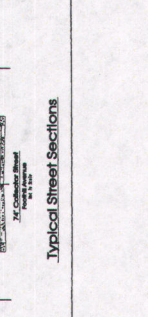
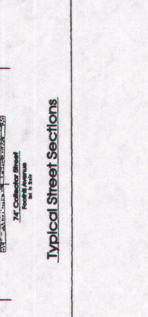
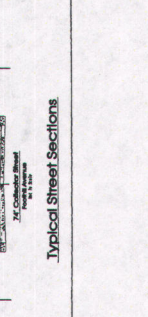
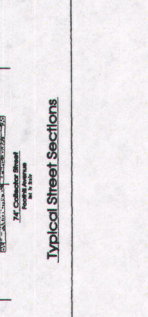
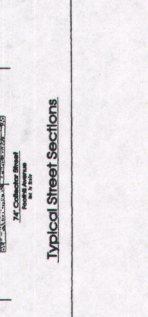
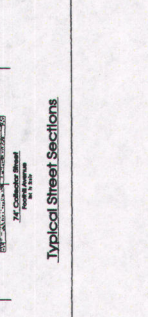
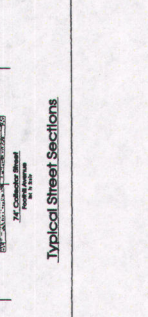
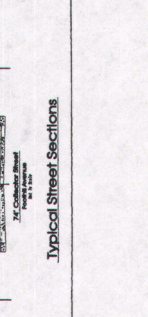
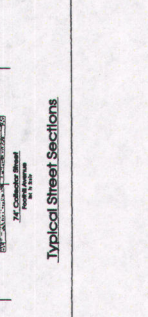
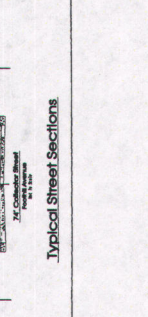
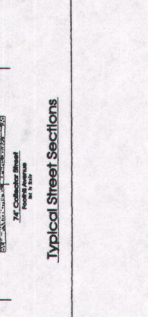
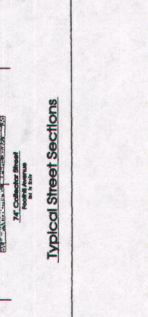
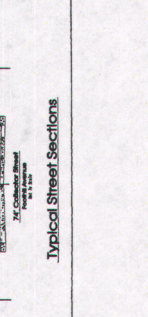
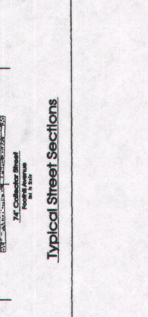
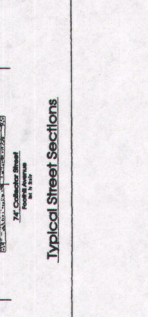
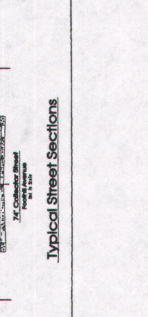
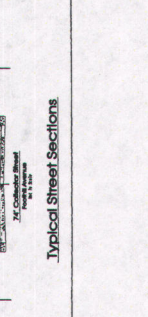
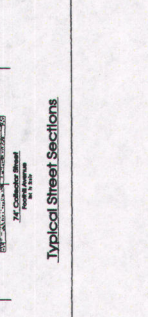
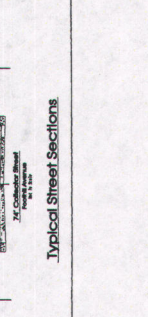
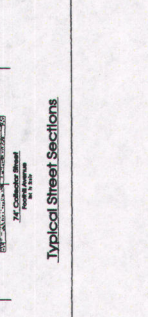
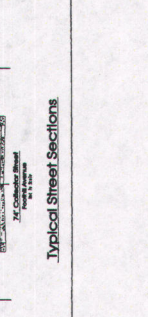
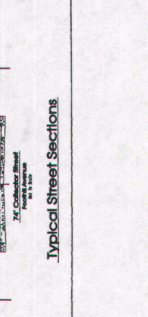
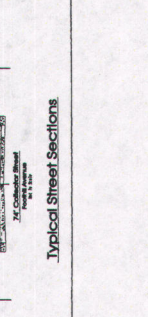
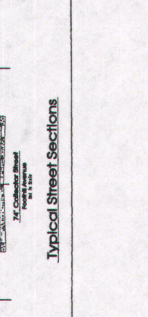
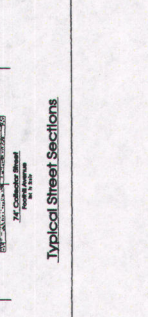
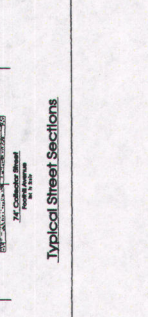
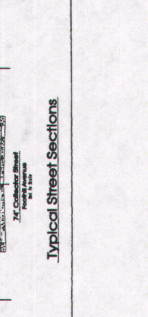
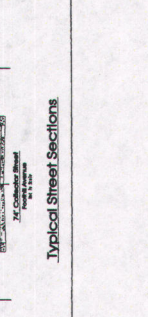
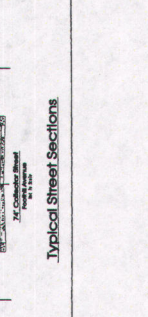
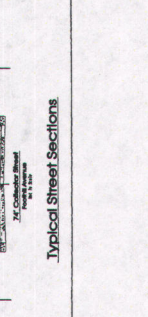
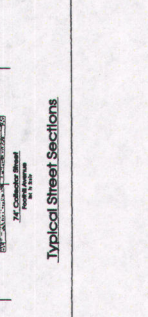
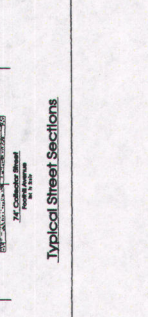
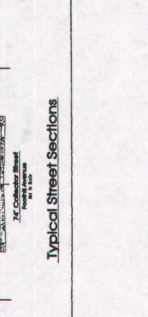
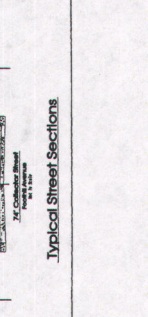
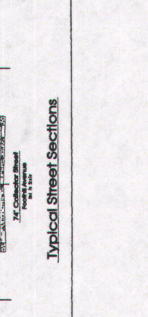
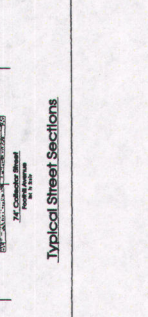
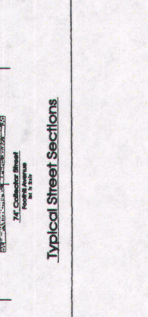
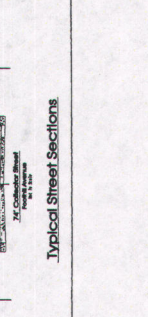
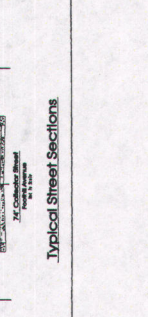
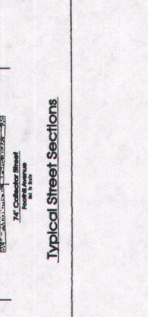
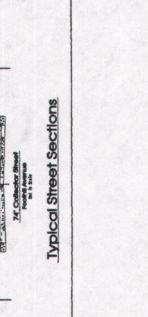
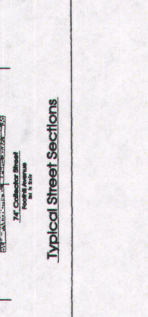
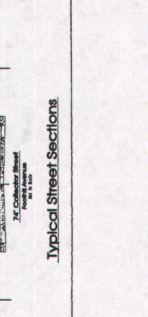
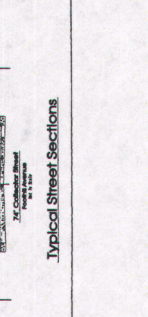
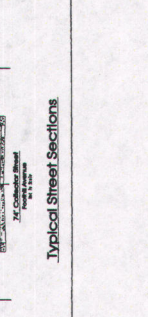
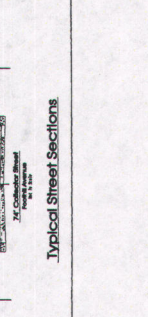
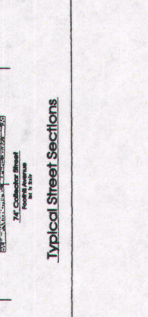
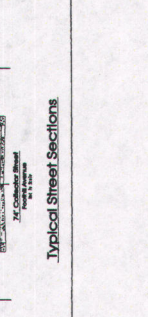
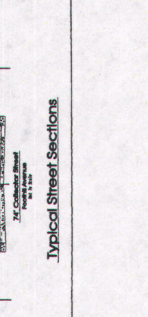
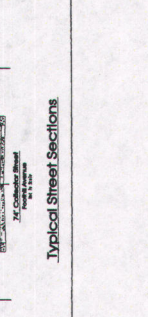
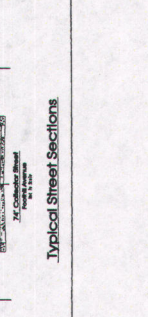
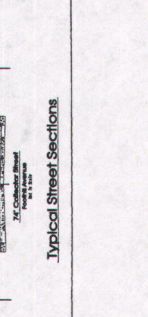
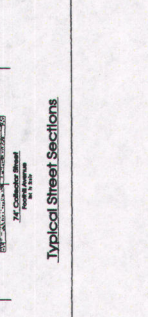
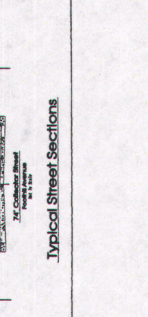
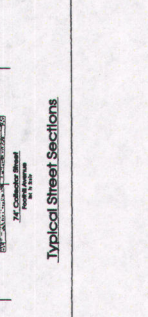
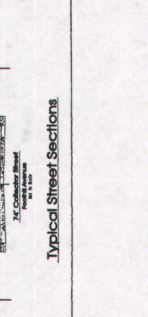
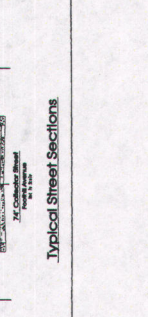
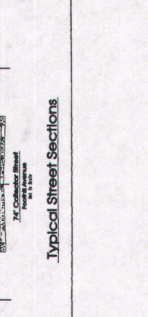
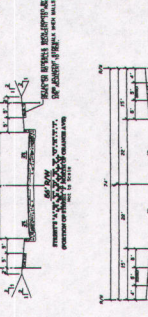
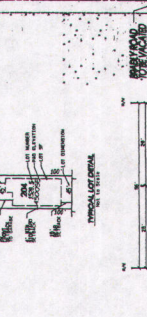
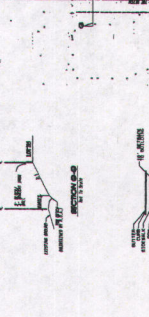
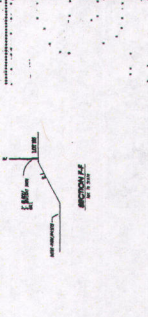
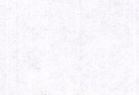
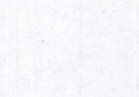
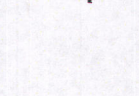
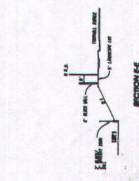
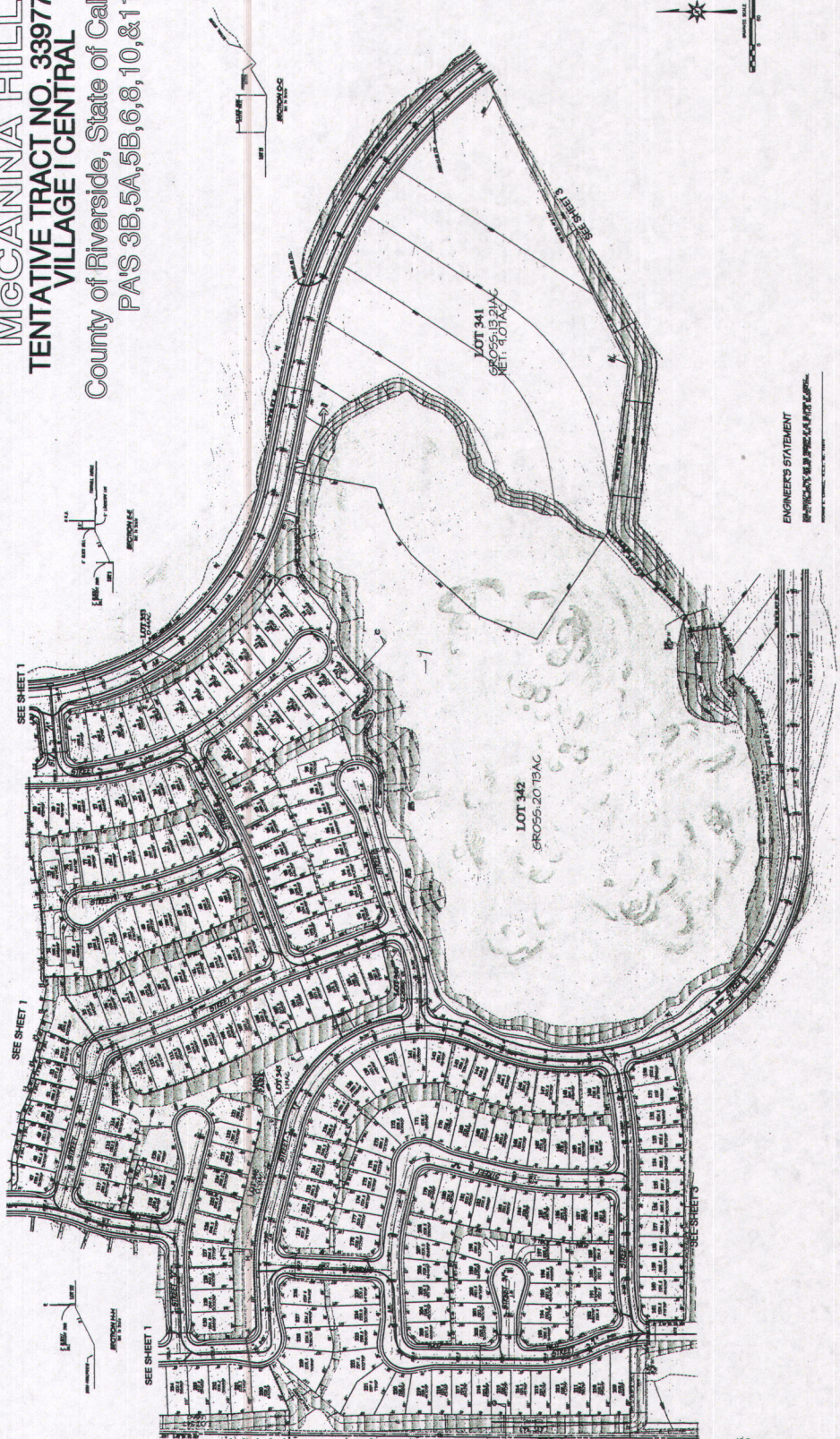


REB CONSULTING

CASE: TR33977M1
DATE: 8/05/15
PLANNER: K.BAEZ

MCCANNA HILLS
 TENTATIVE TRACT MAP NO. 33977
 COUNTY OF RIVERSIDE

MCCANNA HILLS
TENTATIVE TRACT NO. 33977-M1
VILLAGE I CENTRAL
 County of Riverside, State of California
 PAS 3B,5A,5B,6,8,10,&11



SPECIFIC PLAN Case #: SP00246A3

Parcel: 303-080-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

SP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 2

SP - SP Document

RECOMMND

Specific Plan No. 246A3 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution 2.



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

July 31, 2015

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: SPECIFIC PLAN NO. 246 AMENDMENT NO. 3;
TTM 33977 & TTM 33978 MINOR CHANGE NO. 1

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Thursday, August 6, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Friday, July 31, 2015 10:05 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: SP 246 AMD NO. 3 TTM 33977 & TTM 33978

Received for publication on Aug. 6. Proof with cost to follow.

Thank you.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes**

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A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Friday, July 31, 2015 9:15 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: SP 246 AMD NO. 3 TTM 33977 & TTM 33978

Good morning! Attached is a Notice of Public Hearing, for publication on Thursday, August 6, 2015. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 31, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 246 AMD. NO.3; TTM 33977 & TTM 33978 MINOR CHANGE NO. 1

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: August 18, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: July 31, 2015
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclrec.com>
Sent: Friday, July 31, 2015 9:27 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: SP 246 AMD NO. 3 TTM 33977 & TTM 33978

Received and will be posted

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Friday, July 31, 2015 9:16 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: SP 246 AMD NO. 3 TTM 33977 & TTM 33978

Good morning! Attached is a Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT AND TENTATIVE TRACT MAPS MINOR CHANGE IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 18, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by McCanna Hills, LLC/County of Riverside, on **Specific Plan No. 246 Amendment No. 3**, which proposes to remove the Overlay Condition from the previously approved Settlement Agreement dated October 3, 2014 between the Riverside County Transportation Commission, the County of Riverside and the McCanna Hills LLC, and proposes to retain all other previous approvals that include a maximum of 3,210 residential units to be developed on 575.1 acres, 57.2 acres for commercial retail, 43.5 acres for community parks, 61.4 for schools, 357.52 acres for open space, and a 1.2 acre proposed reservoir site; and, **Tentative Tract Map 33977 Minor Change No. 1 and Tentative Tract Map No. 33978 Minor Change No. 1**, which proposes to retain their original approvals except for the removal of the Overlay Condition for the Mid-County Parkway Alignment. The project is located northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Orange Avenue and westerly of the future alignment of Antelope Road in the Fifth Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the consideration of Addendum No. 2 to **Environmental Impact Report No. 319**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KEN BAEZ, PROJECT PLANNER, AT (951) 955-2009 OR EMAIL KBAEZ@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: July 31, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/15/2015,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers SPO0246A3/TR33978M1/ For

Company or Individual's Name TR33977M1
Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

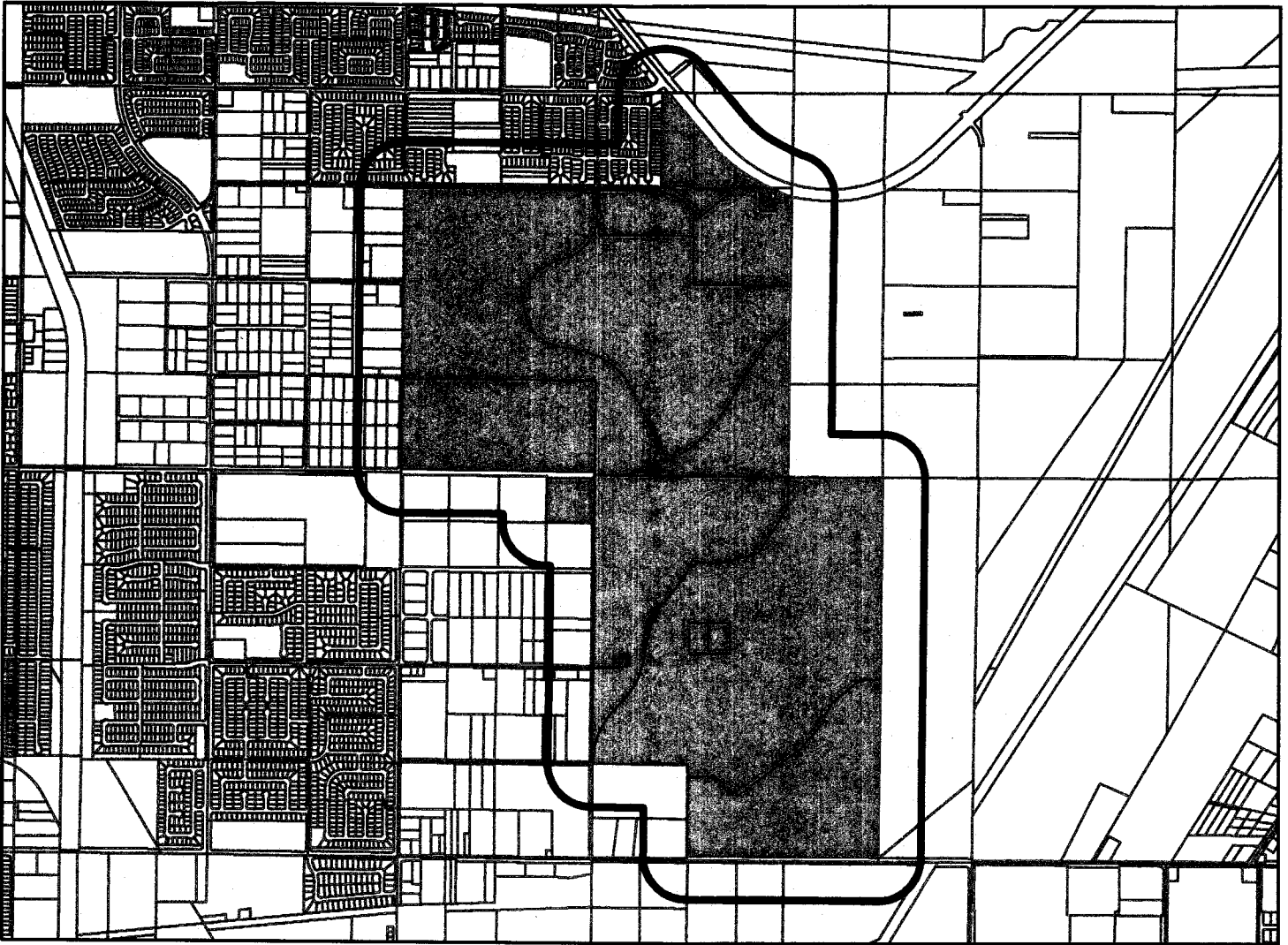
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

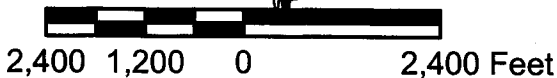
SP00246A3/TR33978M1/TR33977M1 (600 feet buffer)



Selected Parcels

307-400-020	307-420-018	307-422-008	300-040-009	300-050-016	307-422-001	307-392-014	307-441-045	307-442-035	307-400-034
307-442-052	307-442-028	307-440-003	307-400-025	307-400-006	307-391-005	307-441-056	307-442-021	307-260-029	307-400-016
307-400-021	307-400-029	307-441-038	307-442-038	307-442-017	307-442-033	307-430-011	307-441-019	307-400-013	307-441-065
307-400-027	307-441-055	307-442-040	308-354-052	308-354-055	307-441-037	308-354-038	307-441-059	307-441-063	307-441-040
308-110-011	308-110-006	308-110-010	307-442-010	300-020-027	300-020-007	300-030-026	307-442-023	307-442-047	307-421-001
307-442-009	300-040-008	307-392-037	307-430-003	307-442-014	307-441-009	307-442-013	307-400-031	307-400-033	308-354-030
300-050-010	307-422-003	307-392-047	300-030-040	307-392-036	307-441-012	307-392-042	307-392-041	307-432-026	307-422-007
307-400-018	307-391-003	307-432-003	307-442-031	307-391-011	307-430-015	308-354-031	307-441-049	307-442-050	307-400-032
307-260-020	307-442-034	307-240-025	307-260-031	307-441-034	307-410-010	307-410-009	307-050-004	307-421-018	307-391-009
308-354-046	307-441-024	307-442-015	307-400-014	307-432-004	307-432-005	307-430-005	307-400-010	307-421-019	307-430-020
307-442-008	307-421-003	300-040-015	320-360-013	307-442-043	307-442-037	307-441-054	300-040-006	307-400-007	307-441-043
307-442-041	307-441-030	307-441-014	307-422-002	307-432-002	300-040-010	307-442-048	307-432-028	307-420-017	308-354-035

First 120 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 300020021, APN: 300020021
VICTOR SANTOS
20470 EUREKA AVE
PERRIS, CA. 92571

ASMT: 300030005, APN: 300030005
CAROL THOMASON, ETAL
26950 WATER AVE
PERRIS, CA. 92571

ASMT: 300020022, APN: 300020022
MYRIAM GRAJALES HALL, ETAL
20448 EUREKA AVE
PERRIS, CA. 92571

ASMT: 300030006, APN: 300030006
MARY SCHUBERT, ETAL
20730 EUREKA AVE
PERRIS, CA. 92571

ASMT: 300020023, APN: 300020023
VALERIE SCARPINO, ETAL
21215 AVENIDA DE ARBOLES
MURRIETA CA 92562

ASMT: 300030026, APN: 300030026
MIGUEL ESPINOZA, ETAL
20550 EUREKA AVE
PERRIS, CA. 92571

ASMT: 300020024, APN: 300020024
MARIA AVALOS, ETAL
7340 RIO FLORA PL
DOWNEY CA 90241

ASMT: 300030039, APN: 300030039
CYNTHIA CHAVARIN, ETAL
20510 EUREKA AVE
PERRIS, CA. 92571

ASMT: 300020027, APN: 300020027
CAL WALNUT STREET REAL ESTATE
C/O SABAL FINANCIAL GROUP
4675 MACARTHUR CT NO 1550
NEWPORT BEACH CA 92660

ASMT: 300030040, APN: 300030040
DANIEL AGUILAR
26901 PLACENTIA AVE
PERRIS, CA. 92571

ASMT: 300030002, APN: 300030002
TODD MARTIN
P O BOX 145
PERRIS CA 92572

ASMT: 300040005, APN: 300040005
MIGUEL RELLEVE
26891 WATER AVE
PERRIS, CA. 92571

ASMT: 300030004, APN: 300030004
TED PENA
20696 EUREKA AVE
PERRIS, CA. 92571

ASMT: 300040006, APN: 300040006
DONNA THOMPSON, ETAL
26925 WATER AVE
PERRIS, CA. 92571



ASMT: 300040007, APN: 300040007
MARIA GIL
26585 PLACENTIA AVE
PERRIS CA 92571

ASMT: 300050006, APN: 300050006
MARIA LOPEZ, ETAL
26921 EMERETT LN
PERRIS, CA. 92571

ASMT: 300040008, APN: 300040008
CELIA GONZALEZ
26950 EMERETT LN
PERRIS, CA. 92571

ASMT: 300050007, APN: 300050007
JANET FREGOSO, ETAL
26965 EMERETT LN
PERRIS, CA. 92571

ASMT: 300040009, APN: 300040009
ROSA CAMPOS, ETAL
5171 MARCELLA AVE
CYPRESS CA 90630

ASMT: 300050008, APN: 300050008
NELLIE DOIDGE
26950 ORANGE AVE
PERRIS, CA. 92571

ASMT: 300040010, APN: 300040010
LAURA MENDEZ, ETAL
3606 CASHMERE CIR
PERRIS CA 92571

ASMT: 300050009, APN: 300050009
DELIA ORTIZ, ETAL
26920 ORANGE AVE
PERRIS, CA. 92571

ASMT: 300040015, APN: 300040015
FIDEL HERNANDEZ
26980 EMERETT LN
PERRIS, CA. 92571

ASMT: 300050010, APN: 300050010
COLLETTE SANDRA ESTATE OF
5400 GRANBY DR
YORBA LINDA CA 92887

ASMT: 300040016, APN: 300040016
SHAWN LOPEZ
20640 EUREKA AVE
PERRIS CA 92571

ASMT: 300050015, APN: 300050015
JUAN GOMEZ MORALES
26985 EMERETT LN
PERRIS, CA. 92571

ASMT: 300050005, APN: 300050005
SUSAN WALLANDER, ETAL
26875 EMERETT LN
PERRIS, CA. 92571

ASMT: 300050016, APN: 300050016
ADALID ALVAREZ
1326 S HICKORY ST
ANAHEIM CA 92805



ASMT: 307020005, APN: 307020005
JYS HOLDINGS
909 E NORWOOD PL
ALHAMBRA CA 91801

ASMT: 307240024, APN: 307240024
MICHELE DICKINSON, ETAL
27478 CITRUS AVE
PERRIS, CA. 92571

ASMT: 307020008, APN: 307020008
NORMA BANUELOS, ETAL
116 EVERGREEN PL
PERRIS CA 92571

ASMT: 307240025, APN: 307240025
DORA CHAVEZ
21375 FOOTHILL AVE
PERRIS, CA. 92571

ASMT: 307020009, APN: 307020009
ROBERTINA CABRERA, ETAL
1973 SIERRA ESPADAN
PERRIS CA 92571

ASMT: 307240060, APN: 307240060
PAULINE DOAN, ETAL
P O BOX 7398
RIVERSIDE CA 92513

ASMT: 307050010, APN: 307050010
VAL VERDE UNIFIED SCHOOL DIST
975 W MORGAN ST
PERRIS CA 92571

ASMT: 307260019, APN: 307260019
JAN FOGLIASSO, ETAL
27400 SUNSET AVE
PERRIS, CA. 92571

ASMT: 307070001, APN: 307070001
STATE OF CALIF WATER RESOURCES
C/O DIVISION OF ENGINEERING
1416 9TH ST RM 425
SACRAMENTO CA 95814

ASMT: 307260020, APN: 307260020
DIRCEU HERNANDEZ
27420 SUNSET AVE
PERRIS, CA. 92571

ASMT: 307230020, APN: 307230020
GOLDEN HILL COUNTRY, ETAL
C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

ASMT: 307260029, APN: 307260029
ALLEN KEY
C/O DORA KEY
27425 CITRUS AVE
PERRIS, CA. 92571

ASMT: 307240015, APN: 307240015
RUTH LAWSON
21361 FOOTHILL AVE
PERRIS, CA. 92571

ASMT: 307260031, APN: 307260031
DORA KEY
C/O RIVERSIDE COUNTY PUBLIC GUARDIAN
P O BOX 1405
RIVERSIDE CA 92502



ASMT: 307260034, APN: 307260034
NUESTRA SENORA DE GUADALUPE CHURCH
27440 SUNSET AVE
PERRIS, CA. 92571

ASMT: 307391007, APN: 307391007
SALVADOR BARBA
1565 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307270021, APN: 307270021
MCCANNA HILLS
19800 MACARTHUR STE 700
IRVINE CA 92612

ASMT: 307391008, APN: 307391008
SALVADOR GUTIERREZ
1573 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307391002, APN: 307391002
NGOC LE, ETAL
1525 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307391009, APN: 307391009
EDGAR ECHEVERRIA
1581 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307391003, APN: 307391003
LUISA PONCE, ETAL
1533 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307391010, APN: 307391010
JESUS DELCMOYA
1589 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307391004, APN: 307391004
TANYA HERNANDEZ, ETAL
1541 STRWBERRY DR
PERRIS, CA. 92571

ASMT: 307391011, APN: 307391011
DEIDRA TURCIOS
1597 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307391005, APN: 307391005
MARIA ANGUIANO, ETAL
1549 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307392014, APN: 307392014
ADRIANA PADILLA
3032 KALEI CT
PERRIS, CA. 92571

ASMT: 307391006, APN: 307391006
THUAN DUONG
1557 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307392015, APN: 307392015
ROLANDO BALDOBINO, ETAL
3026 KALEI CT
PERRIS, CA. 92571



ASMT: 307392016, APN: 307392016
QIKUN WEN
5327 LOMA AVE
TEMPLE CITY CA 91780

ASMT: 307392038, APN: 307392038
JAMIE DORAME, ETAL
3024 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392017, APN: 307392017
JOSE ESPINOZA
3035 KALEI CT
PERRIS, CA. 92571

ASMT: 307392039, APN: 307392039
JOE WALLS
3018 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392018, APN: 307392018
HERLINDA TAMAYO, ETAL
3041 KALEI CT
PERRIS, CA. 92571

ASMT: 307392040, APN: 307392040
PATRICK LOUGH
3012 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392034, APN: 307392034
ZIJIAN XU, ETAL
3048 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392041, APN: 307392041
DARLENE WARD
1576 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307392035, APN: 307392035
GUADALUPE MARQUEZ, ETAL
3042 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392042, APN: 307392042
XU GONG, ETAL
1568 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307392036, APN: 307392036
DANIEL REYES
3036 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392043, APN: 307392043
TROY MCKNIGHT
1560 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307392037, APN: 307392037
CESAR CUEVAS
3030 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392044, APN: 307392044
RAFAEL RAMIREZ
1552 STRAWBERRY DR
PERRIS, CA. 92571



ASMT: 307392045, APN: 307392045
LETICIA VILLALPANDO, ETAL
7919 RALSTON PL
RIVERSIDE CA 92508

ASMT: 307400004, APN: 307400004
JOSEPH YOUNG
3021 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392046, APN: 307392046
JASHIR RAMIREZ
3019 WOLLYLEAF CT
PERRIS, CA. 92571

ASMT: 307400005, APN: 307400005
JOSE MOYA
3027 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392047, APN: 307392047
CURTIS CUSTARD
3025 WOLLYLEAF CT
PERRIS, CA. 92571

ASMT: 307400006, APN: 307400006
ELLENA ROMO, ETAL
3033 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307392048, APN: 307392048
JAMES MULLER
3031 WOLLYLEAF CT
PERRIS, CA. 92571

ASMT: 307400007, APN: 307400007
GEORGE SHEHATA
3039 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307400001, APN: 307400001
NANCY FINNEY, ETAL
1605 STRAWBERRY DR
PERRIS, CA. 92571

ASMT: 307400008, APN: 307400008
JACQUELYNE RAMOS, ETAL
3040 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400002, APN: 307400002
JUDSEN LESLIE
3009 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307400009, APN: 307400009
VICTOR CHAVEZ
3034 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400003, APN: 307400003
LUZ RODRIGUEZ, ETAL
3015 BRADLEY RD
PERRIS, CA. 92571

ASMT: 307400010, APN: 307400010
ERIC CUNAMAY
3028 SAFFRON CT
PERRIS, CA. 92571



ASMT: 307400011, APN: 307400011
VON SALONGA, ETAL
3022 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400018, APN: 307400018
DAVID LOTZ
3025 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400012, APN: 307400012
DIVA COURLL, ETAL
3016 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400019, APN: 307400019
RENE PEREZ
3031 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400013, APN: 307400013
ANNIE HARRIS
3010 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400020, APN: 307400020
JOSE, ETAL
C/O JOSE A CASTRO
724 JUNE DR
CORONA CA 92879

ASMT: 307400014, APN: 307400014
EMMETT STOKER
3004 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400021, APN: 307400021
AMY HARRISON
9561 BOX SPRINGS MTN RD
MORENO VALLEY CA 92557

ASMT: 307400015, APN: 307400015
JANET TARAZONA, ETAL
3007 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400022, APN: 307400022
RUBEN RUBY
3038 POPPY CT
PERRIS, CA. 92571

ASMT: 307400016, APN: 307400016
J RODRIGUEZ, ETAL
3013 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400023, APN: 307400023
JUAN GIL, ETAL
3032 POPPY CT
PERRIS, CA. 92571

ASMT: 307400017, APN: 307400017
SHANNON PARIS
3019 SAFFRON CT
PERRIS, CA. 92571

ASMT: 307400024, APN: 307400024
ABIKE TANIMOJO, ETAL
3026 POPPY CT
PERRIS, CA. 92571



ASMT: 307400025, APN: 307400025
SONIA VIEYRA, ETAL
3020 POPPY CT
PERRIS, CA. 92571

ASMT: 307400032, APN: 307400032
BENJAMIN CROUCH, ETAL
3047 POPPY CT
PERRIS, CA. 92571

ASMT: 307400026, APN: 307400026
MARLENE AGUILAR
3014 POPPY CT
PERRIS, CA. 92571

ASMT: 307400033, APN: 307400033
CLAUDIA ROBLES
P O BOX 1504
GUASTI CA 91743

ASMT: 307400027, APN: 307400027
ARMANDO GUTIERREZ
3008 POPPY CT
PERRIS, CA. 92571

ASMT: 307400034, APN: 307400034
KARINA JIMENEZ, ETAL
1666 SORREL LN
PERRIS, CA. 92571

ASMT: 307400028, APN: 307400028
KUMAR MELWANI
3005 POPPY CT
PERRIS, CA. 92571

ASMT: 307400035, APN: 307400035
ODELL ROMERO
1658 SORREL LN
PERRIS, CA. 92571

ASMT: 307400029, APN: 307400029
LUIS CHAVEZ, ETAL
3011 POPPY CT
PERRIS, CA. 92571

ASMT: 307400036, APN: 307400036
SALVADOR REYES
1650 SORREL LN
PERRIS, CA. 92571

ASMT: 307400030, APN: 307400030
RENE MARTINEZ
3017 POPPY CT
PERRIS, CA. 92571

ASMT: 307400037, APN: 307400037
MARK TAYLOR
1642 SORREL LN
PERRIS, CA. 92571

ASMT: 307400031, APN: 307400031
CITY OF PERRIS
C/O CITY CLERK
101 N D ST
PERRIS CA 92570

ASMT: 307400038, APN: 307400038
MARIA SOSTENES, ETAL
1634 SORREL LN
PERRIS, CA. 92571

ASMT: 307400039, APN: 307400039
RAYMOND MCCULLOUGH
1626 SORREL LN
PERRIS, CA. 92571

ASMT: 307420014, APN: 307420014
ESMERALDA MURO, ETAL
3053 GAZANIA DR
PERRIS, CA. 92571

ASMT: 307400040, APN: 307400040
JULIE CARPIO, ETAL
1618 SORREL LN
PERRIS, CA. 92571

ASMT: 307420015, APN: 307420015
MARIA LUNA, ETAL
3049 GAZANIA DR
PERRIS, CA. 92571

ASMT: 307400041, APN: 307400041
OCTAVIO EUTIMIO
1610 SORREL LN
PERRIS, CA. 92571

ASMT: 307420016, APN: 307420016
TRACY GLASS, ETAL
3045 GAZANIA DR
PERRIS, CA. 92571

ASMT: 307410007, APN: 307410007
MCCANNA HILLS
19800 MACARTHUR NO 700
IRVINE CA 92612

ASMT: 307420017, APN: 307420017
HERNAN PIZZULIN
3038 JACINTA DR
PERRIS, CA. 92571

ASMT: 307410008, APN: 307410008
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C/O EASTERN MUNICIPAL WATER DIST
100 BAYVIEW CIR STE 2000
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ASMT: 307420018, APN: 307420018
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3042 JACINTA DR
PERRIS, CA. 92571

ASMT: 307410010, APN: 307410010
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

ASMT: 307420019, APN: 307420019
TERESA JACKSON
3046 JACINTA DR
PERRIS, CA. 92571

ASMT: 307410011, APN: 307410011
RONALD PREISSMAN
1804 ANGELO DR
BEVERLY HILLS CA 90210

ASMT: 307421001, APN: 307421001
CARLOS FERNANDEZ
3048 GAZANIA DR
PERRIS, CA. 92571



ASMT: 307421002, APN: 307421002
USINGAMA MVUEMBA
3052 GAZANIA DR
PERRIS, CA. 92571

ASMT: 307422003, APN: 307422003
KENNY BURGESS, ETAL
1839 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307421003, APN: 307421003
FERNANDO NIEVAS
3056 GAZANIA DR
PERRIS, CA. 92571

ASMT: 307422004, APN: 307422004
AMANDA MORENO, ETAL
1847 CALTHA WAY
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ASMT: 307421018, APN: 307421018
EDDIE DELEON
3055 AVALON PKY
PERRIS, CA. 92571

ASMT: 307422005, APN: 307422005
WILLIE GROOMES
1855 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307421019, APN: 307421019
ERIC PIGGUE
3051 AVALON PKY
PERRIS, CA. 92571

ASMT: 307422006, APN: 307422006
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1863 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307421020, APN: 307421020
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3047 AVALON PKY
PERRIS, CA. 92571

ASMT: 307422007, APN: 307422007
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1871 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307422001, APN: 307422001
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1879 CALTHA WAY
PERRIS, CA. 92571

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1831 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307422009, APN: 307422009
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1887 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307422010, APN: 307422010
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1895 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307430007, APN: 307430007
KENNYTH MARCIAL
3025 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430001, APN: 307430001
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3026 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430008, APN: 307430008
SHARI PHENG
5423 ESQUIVEL AVE
LAKEWOOD CA 90712

ASMT: 307430002, APN: 307430002
DIANA DELVILLAR, ETAL
3022 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430009, APN: 307430009
FLOR RODRIGUEZ, ETAL
3028 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307430003, APN: 307430003
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3018 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430010, APN: 307430010
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3024 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307430004, APN: 307430004
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3010 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430011, APN: 307430011
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3020 AVISHAN DR
PERRIS, CA. 92571

ASMT: 307430005, APN: 307430005
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3013 TANSY CIR
PERRIS, CA. 92571

ASMT: 307430012, APN: 307430012
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PERRIS, CA. 92571

ASMT: 307430006, APN: 307430006
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3021 TANSY CIR
PERRIS, CA. 92571

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SU HUANG
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ASMT: 307430015, APN: 307430015
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ASMT: 307431023, APN: 307431023
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750 W BONITA NO 1
CLAREMONT CA 91711

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1938 CALTHA WAY
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GUADALUPE MOREIRA
1930 CALTHA WAY
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ASMT: 307430020, APN: 307430020
EVA LOPEZ
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DAVID ZAMUDIO
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PERRIS, CA. 92571



ASMT: 307432004, APN: 307432004
SILVIA PRIETO, ETAL
1914 CALTHA WAY
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MARIO ROMAN
3040 SNOWDROP CT
PERRIS, CA. 92571

ASMT: 307432005, APN: 307432005
ENRIQUE ROBLES
P O BOX 40714
DOWNEY CA 90239

ASMT: 307432028, APN: 307432028
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ASMT: 307432046, APN: 307432046
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ASMT: 307432047, APN: 307432047
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ASMT: 307432008, APN: 307432008
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3035 JACINTA DR
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ASMT: 307432009, APN: 307432009
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ASMT: 307432026, APN: 307432026
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3049 SNOWDROP CT
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ASMT: 307441014, APN: 307441014
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2066 ANISE DR
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ASMT: 307440004, APN: 307440004
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ASMT: 307441009, APN: 307441009
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ASMT: 307441016, APN: 307441016
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2082 ANISE DR
PERRIS, CA. 92571

ASMT: 307441010, APN: 307441010
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2034 ANISE DR
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ASMT: 307441017, APN: 307441017
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2090 ANISE DR
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ASMT: 307441011, APN: 307441011
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2042 ANISE DR
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ASMT: 307441018, APN: 307441018
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2098 ANISE DR
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ASMT: 307441012, APN: 307441012
BIANCA SALCE, ETAL
2050 ANISE DR
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ASMT: 307441019, APN: 307441019
ANNETTE FRANCO
3083 CAYENNE WAY
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ASMT: 307441013, APN: 307441013
FRANCISCA BANDA, ETAL
2058 ANISE DR
PERRIS, CA. 92571

ASMT: 307441020, APN: 307441020
SARA LLOYD, ETAL
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ESTELA LLAUSAS, ETAL
3063 CAYENNE WAY
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ASMT: 307441031, APN: 307441031
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ASMT: 307441025, APN: 307441025
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ASMT: 307441033, APN: 307441033
JENNIFER PARNELL, ETAL
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ASMT: 307441027, APN: 307441027
PING ZHANG, ETAL
9633 NORBROOK DR
RANCHO CUCAMONGA CA 91737

ASMT: 307441034, APN: 307441034
CRYSTAL GRUTZMACHER, ETAL
3023 CAYENNE WAY
PERRIS, CA. 92571



ASMT: 307441035, APN: 307441035
AURORA RIVERO, ETAL
3019 CAYENNE WAY
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ASMT: 307441042, APN: 307441042
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4452 WINSLOW CT
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ASMT: 307441036, APN: 307441036
MARION BORGESE
3015 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307441043, APN: 307441043
DELMA MORENO, ETAL
3026 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307441037, APN: 307441037
BETTY TURNER
3011 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307441044, APN: 307441044
ADRIANA PEREZ, ETAL
3025 ZARA CIR
PERRIS, CA. 92571

ASMT: 307441038, APN: 307441038
MARIO MARASIGAN, ETAL
3007 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307441045, APN: 307441045
AKIA MARSHALL
3021 ZARA CIR
PERRIS, CA. 92571

ASMT: 307441039, APN: 307441039
MANUEL OCAMPO
3010 CAYENNE WAY
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ASMT: 307441046, APN: 307441046
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3017 ZARA CIR
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ASMT: 307441040, APN: 307441040
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ASMT: 307441047, APN: 307441047
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167 ROSE DR
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ASMT: 307441056, APN: 307441056
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3021 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307441050, APN: 307441050
JANIECE FORD
3012 ZARA CIR
PERRIS, CA. 92571

ASMT: 307441057, APN: 307441057
NANA FIRMAN
3017 HAWTHORNE RD
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ASMT: 307441051, APN: 307441051
OLUWATONI ARENE, ETAL
3020 ZARA CIR
PERRIS, CA. 92571

ASMT: 307441058, APN: 307441058
JESENIA MARTINEZ, ETAL
3013 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307441052, APN: 307441052
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3024 ZARA CIR
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ASMT: 307441059, APN: 307441059
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3009 HAWTHORNE RD
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ASMT: 307441053, APN: 307441053
ORALIA BEJAR
3028 ZARA CIR
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ASMT: 307441060, APN: 307441060
CHERYL STANSBURY, ETAL
3006 HAWTHORNE RD
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ASMT: 307441054, APN: 307441054
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3029 HAWTHORNE RD
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ASMT: 307441061, APN: 307441061
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ASMT: 307441055, APN: 307441055
AXSEL LIMA
3025 HAWTHORNE RD
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ASMT: 307441062, APN: 307441062
JIMMY CARRILLO
3014 HAWTHORNE RD
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ASMT: 307441063, APN: 307441063
BRIAN THORNTON
3018 HAWTHORNE RD
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ASMT: 307442005, APN: 307442005
KIMBERLY MARSHALL, ETAL
3053 HAWTHORNE RD
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ASMT: 307441064, APN: 307441064
MARICELA GALLEGOS, ETAL
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ASMT: 307441065, APN: 307441065
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3026 HAWTHORNE RD
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ASMT: 307442007, APN: 307442007
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3061 HAWTHORNE RD
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ASMT: 307442001, APN: 307442001
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3037 HAWTHORNE RD
PERRIS, CA. 92571

ASMT: 307442008, APN: 307442008
CARISSA HERNANDEZ, ETAL
3065 HAWTHORNE RD
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ASMT: 307442002, APN: 307442002
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ASMT: 307442009, APN: 307442009
CARLOS PEREZ
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ASMT: 307442003, APN: 307442003
ORLANDO MERCADO
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ASMT: 307442010, APN: 307442010
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3073 HAWTHORNE RD
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ASMT: 307442004, APN: 307442004
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ASMT: 307442016, APN: 307442016
MARIA VILLEGAS, ETAL
3076 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442023, APN: 307442023
CANDICE HUGHES
3048 MALLOW CT
PERRIS, CA. 92571

ASMT: 307442017, APN: 307442017
JESSICA CORDOVA, ETAL
11711 COLLETT AVE NO 517
RIVERSIDE CA 92505

ASMT: 307442024, APN: 307442024
MIGUEL SOTO
3046 MALLOW CT
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ASMT: 307442018, APN: 307442018
TAMMIE CORBIN, ETAL
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ASMT: 307442035, APN: 307442035
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ASMT: 307442029, APN: 307442029
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C/O CARLOS R ORIHUELA
3074 CAYENNE WAY
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ASMT: 307442031, APN: 307442031
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ASMT: 307442038, APN: 307442038
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ASMT: 307442048, APN: 307442048
HEIDI MCNULTY
2072 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307442042, APN: 307442042
RYAN KNIGHT
3054 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307442049, APN: 307442049
MATTHEW SHELTON
2064 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307442043, APN: 307442043
DINORA CALDERON, ETAL
3050 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307442050, APN: 307442050
DERRICK JONES
2066 CALTHA WAY
PERRIS CA 92571

ASMT: 307442044, APN: 307442044
KRISTIN LANDGREN
3046 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 307442051, APN: 307442051
KATY LOW
PO BOX 27159
ANAHEIM CA 92809

ASMT: 307442045, APN: 307442045
CHI LE, ETAL
232 MERRIMAC
ANAHEIM CA 92807

ASMT: 307442052, APN: 307442052
ALEJANDRO HERNANDEZ
2040 CALTHA WAY
PERRIS, CA. 92571

ASMT: 307442046, APN: 307442046
KAREN PTACEK
3038 CAYENNE WAY
PERRIS, CA. 92571

ASMT: 308110009, APN: 308110009
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054



ASMT: 308110011, APN: 308110011
JANICE GURNICK, ETAL
755 PATTERSON AVE
GLENDALE CA 91202

ASMT: 308354032, APN: 308354032
SALVADOR OROZCO
2100 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354017, APN: 308354017
MYRA MEEKS, ETAL
2117 VERANDA CT
PERRIS, CA. 92571

ASMT: 308354033, APN: 308354033
GLORIA VENEZIA, ETAL
2108 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354018, APN: 308354018
ISRAEL CASTILLO
2109 VERANDA CT
PERRIS, CA. 92571

ASMT: 308354034, APN: 308354034
BEATRIZ OVANDO, ETAL
2116 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354019, APN: 308354019
HEIDI BROBERG, ETAL
2101 VERANDA CT
PERRIS, CA. 92571

ASMT: 308354035, APN: 308354035
HILDA MIRELES
2124 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354020, APN: 308354020
LUCIO MURILLO
2093 VERANDA CT
PERRIS, CA. 92571

ASMT: 308354036, APN: 308354036
MICHAEL MESA, ETAL
2132 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354030, APN: 308354030
CHRISTINA SMITH, ETAL
2084 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354037, APN: 308354037
WHITNEY TITHOF, ETAL
2161 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354031, APN: 308354031
ZINA BORATYNEC, ETAL
49 VIA CARTAMA
SAN CLEMENTE CA 92673

ASMT: 308354038, APN: 308354038
GERALDINE CATAPANG, ETAL
2153 COTTAGE CT
PERRIS, CA. 92571



ASMT: 308354039, APN: 308354039
RICHARD GARCIA
13800 HEACOCK ST NO 129D
MORENO VALLEY CA 92553

ASMT: 308354046, APN: 308354046
ELODIA MORENO
2089 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354040, APN: 308354040
LORI MILLER
2137 COTTAGE CT
PERRIS, CA. 92571

ASMT: 308354055, APN: 308354055
BARRATT AMERICAN INC
PO BOX 3008
LA MESA CA 91944

ASMT: 308354041, APN: 308354041
JOHANNA NIKOLAS, ETAL
2129 COTTAGE CT
PERRIS, CA. 92571

ASMT: 309020042, APN: 309020042
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 308354042, APN: 308354042
MICHELE MARTINEZ, ETAL
4903 SANTA CATALINA COVE
SAN ANTONIO TX 78218

ASMT: 310230040, APN: 310230040
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

ASMT: 308354043, APN: 308354043
RAFAEL BACILIO
2113 COTTAGE CT
PERRIS, CA. 92571

ASMT: 320360013, APN: 320360013
FLYNN JENSEN
P O BOX 7128
RANCHO SANTA FE CA 92067

ASMT: 308354044, APN: 308354044
PING LY, ETAL
1100 S RAMONA ST
SAN GABRIEL CA 91776

ASMT: 320360024, APN: 320360024
VAL VERDE UNITED SCHOOL DIST
375 W MORGAN ST
PERRIS CA 92571

ASMT: 308354045, APN: 308354045
DEBORAH STARR, ETAL
2097 COTTAGE CT
PERRIS, CA. 92571



**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ms Miller

Address: www.globalharmonynetwork.org
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 16-3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

This is furthering microbuds

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

Nellie Doidge
26750 ORANGE AVE,
PENSACOLA, CA
92571

8-13-15

The In County
Valencia
At The NOS Events Center

To whom this might concern I'm
writing in regard to the Mid-way
at the McCanna Hill L.D.C.
I would very much like to change
the zoning on my property so I
can have apartments or commercial
to very close to new school focus
facing new house across the
street. We'll need apts later
please do not disregard my letter
I need help to move I have a
reverse ^{reverse} loan to the government.
~~can't~~ get enough to sell and move
have copied sincerely Nellie Doidge →

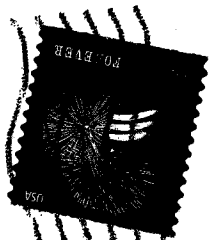
689 South E Street • San Bernardino, CA 92408 • Phone: (909) 888-6788

IDE COUNTY
SUPERVISORS
M 12:06

N.D.
96950 ORANGE
Riverside, CA 92507

Plan
McCar

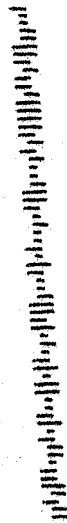
T.



SN BERNARDINO CA 924

14 AUG 2015 PM 7 L

Clark of the Board
4080 Lemon St. 1st Floor,
PO Box 1147
Riverside, CA 92502-1147



92502114747

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT AND TENTATIVE TRACT MAPS MINOR CHANGE IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 18, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by McCanna Hills, LLC/County of Riverside, on **Specific Plan No. 246 Amendment No. 3**, which proposes to remove the Overlay Condition from the previously approved Settlement Agreement dated October 3, 2014 between the Riverside County Transportation Commission, the County of Riverside and the McCanna Hills LLC, and proposes to retain all other previous approvals that include a maximum of 3,210 residential units to be developed on 575.1 acres, 57.2 acres for commercial retail, 43.5 acres for community parks, 61.4 for schools, 357.52 acres for open space, and a 1.2 acre proposed reservoir site; and, **Tentative Tract Map 33977 Minor Change No. 1 and Tentative Tract Map No. 33978 Minor Change No. 1**, which proposes to retain their original approvals except for the removal of the Overlay Condition for the Mid-County Parkway Alignment. The project is located northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Orange Avenue and westerly of the future alignment of Antelope Road in the Fifth Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the consideration of Addendum No. 2 to **Environmental Impact Report No. 319**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KEN BAEZ, PROJECT PLANNER, AT (951) 955-2009 OR EMAIL KBAEZ@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: July 31, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-3 ef 08/18/15



218
92502@1147
6V1-LMB 92571

RETURN TO SENDER

FONTANA CA 92336-0759
5052 SNOWBERRY DR

BROBERG
FORWARD TIME EXP RTN TO SEND

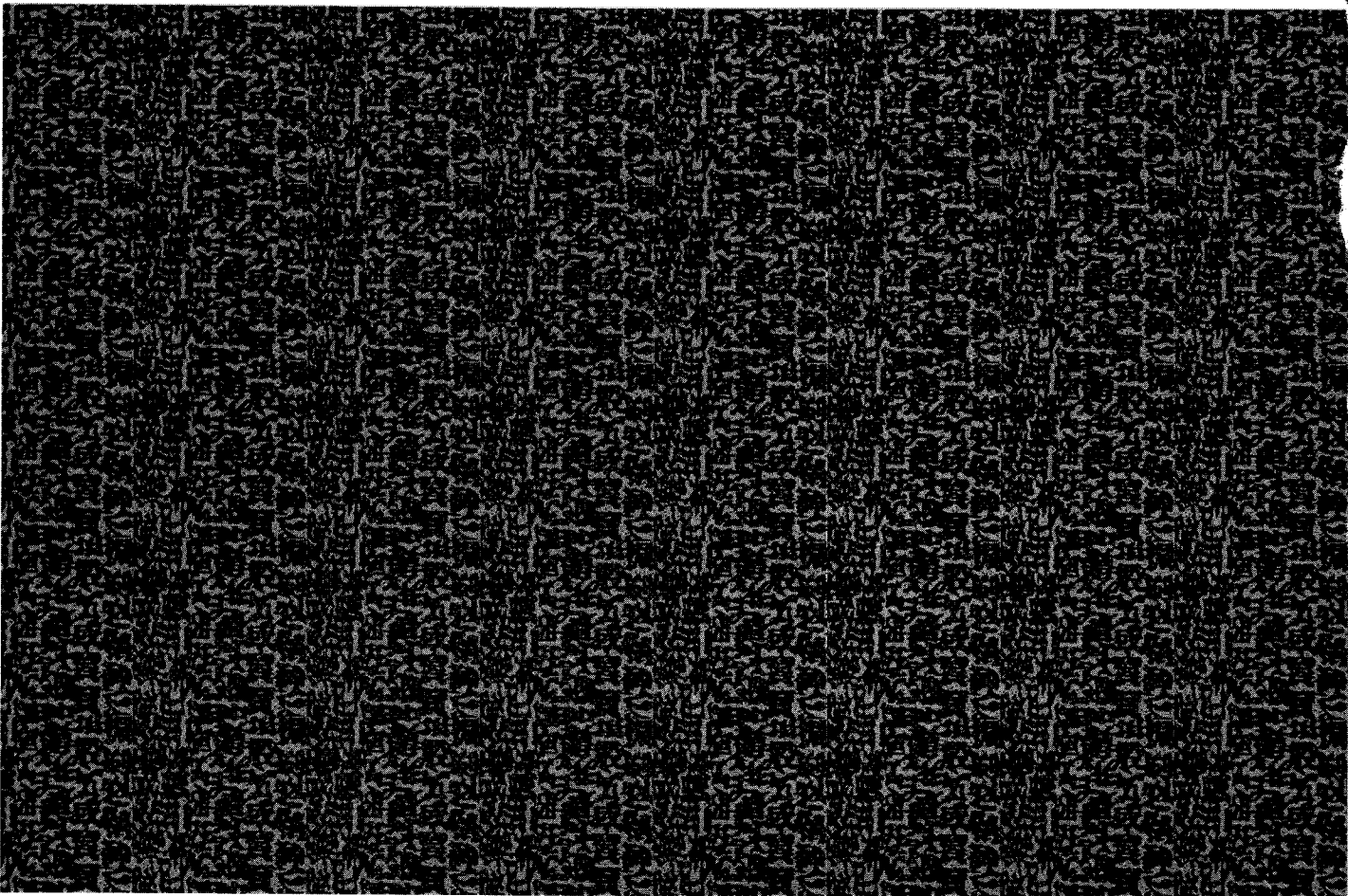
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RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2015 AUG -7 AM 11:34

ASMT: 308354019, APN: 308354019
HEIDI BROBERG, ETAL
2101 VERANDA CT
PERRIS, CA. 92571

PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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Dated: July 31, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-3 ef 08/18/15

BC: 92502114747 * 2077-11201-05-40

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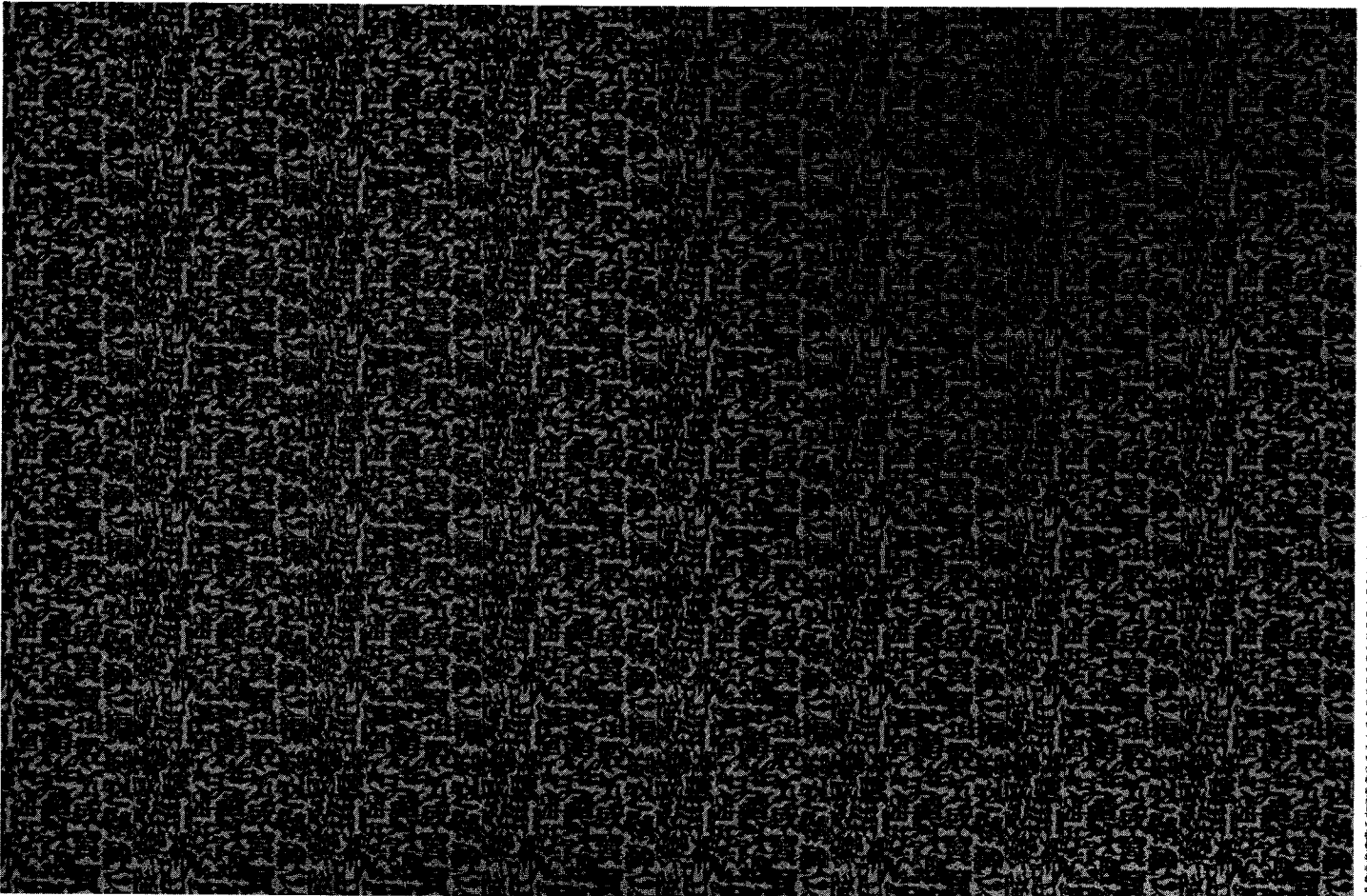
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2015 AUG 10 PM 2:58

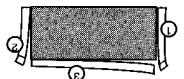
ASMT: 307270021, APN: 307270021
MCCANNA HILLS
19800 MACARTHUR STE 700
IRVINE CA 92612

PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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Dated: July 31, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-3 of 08/18/15

BC: 92502114747 * 2808-06936-06-26 6412502 @ 4447

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

NIXIE 918 DE 2208 0808/08/15

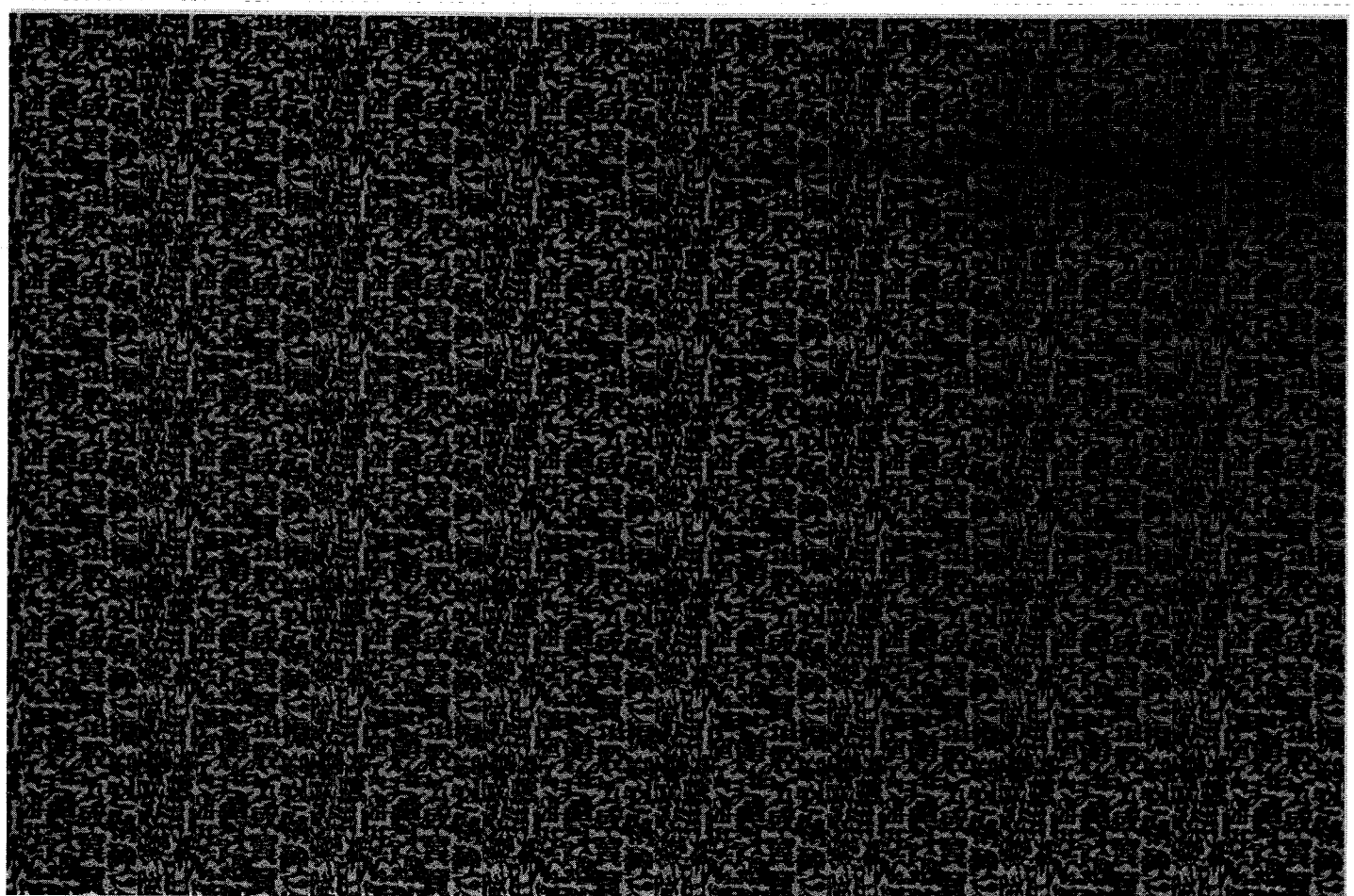
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2015 AUG 10 PM 2:58

ASMT: 307442017, APN: 307442017
JESSICA CORDOVA, ETAL
11711 COLLETT AVE NO 517
RIVERSIDE CA 92505

PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST
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Dated: July 31, 2015

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By: Cecilia Gil, Board Assistant

16-3 of 08/18/15

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The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KEN BAEZ, PROJECT PLANNER, AT (951) 955-2009 OR EMAIL KBAEZ@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: July 31, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-3 of 08/18/15

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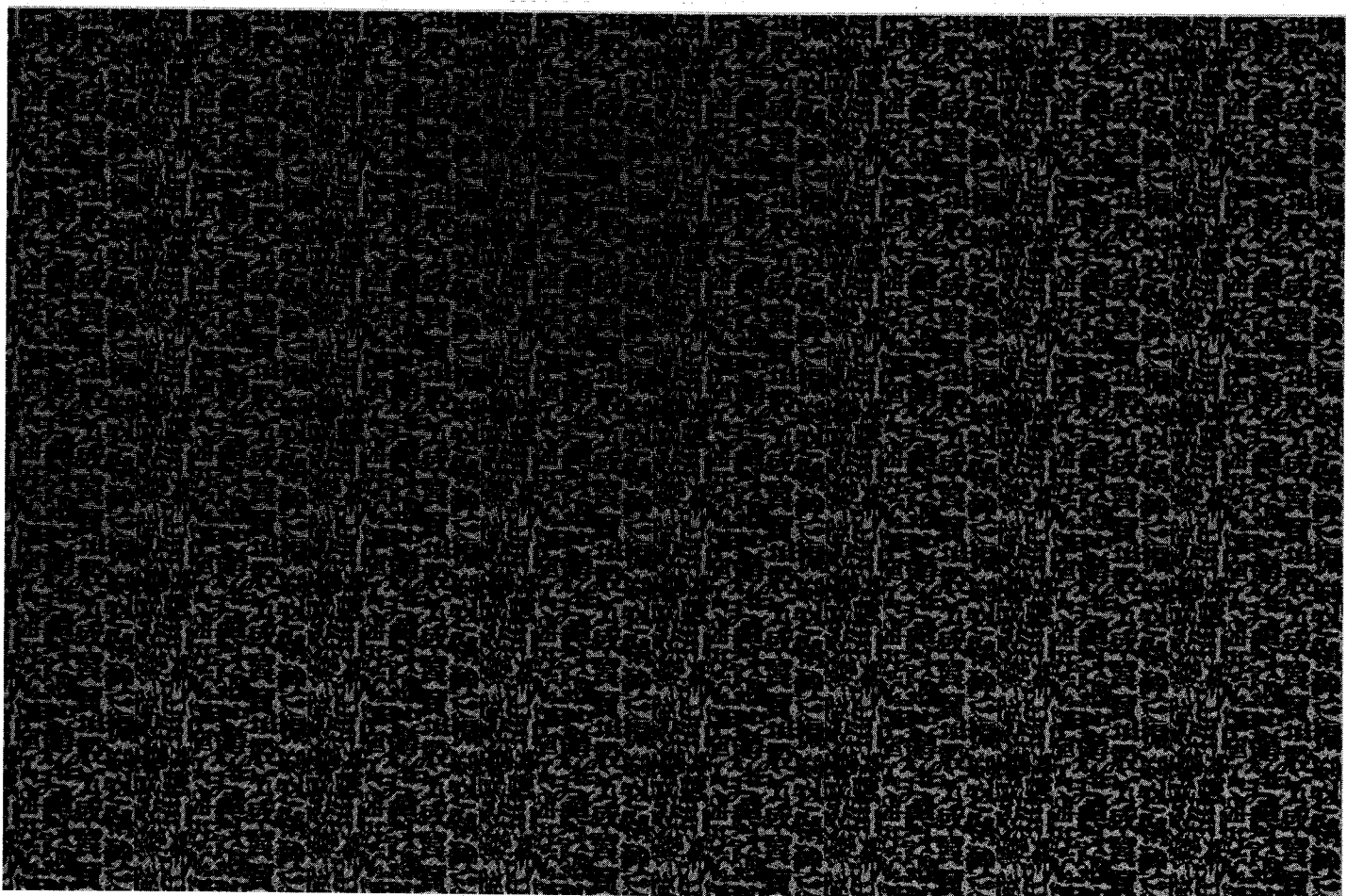
648-9508-02007

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2015 AUG 14 AM 11:48

ASMT: 307442036, APN: 307442036
YUEH CHIAO LIN
3078 CAYENNE WAY
PERRIS, CA. 92571

PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT AND TENTATIVE TRACT MAPS MINOR CHANGE IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 18, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by McCanna Hills, LLC/County of Riverside, on **Specific Plan No. 246 Amendment No. 3**, which proposes to remove the Overlay Condition from the previously approved Settlement Agreement dated October 3, 2014 between the Riverside County Transportation Commission, the County of Riverside and the McCanna Hills LLC, and proposes to retain all other previous approvals that include a maximum of 3,210 residential units to be developed on 575.1 acres, 57.2 acres for commercial retail, 43.5 acres for community parks, 61.4 for schools, 357.52 acres for open space, and a 1.2 acre proposed reservoir site; and, **Tentative Tract Map 33977 Minor Change No. 1 and Tentative Tract Map No. 33978 Minor Change No. 1**, which proposes to retain their original approvals except for the removal of the Overlay Condition for the Mid-County Parkway Alignment. The project is located northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Orange Avenue and westerly of the future alignment of Antelope Road in the Fifth Supervisorial District.

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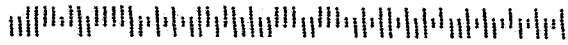
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: July 31, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-3 of 08/18/15



6V1-RMB 92612

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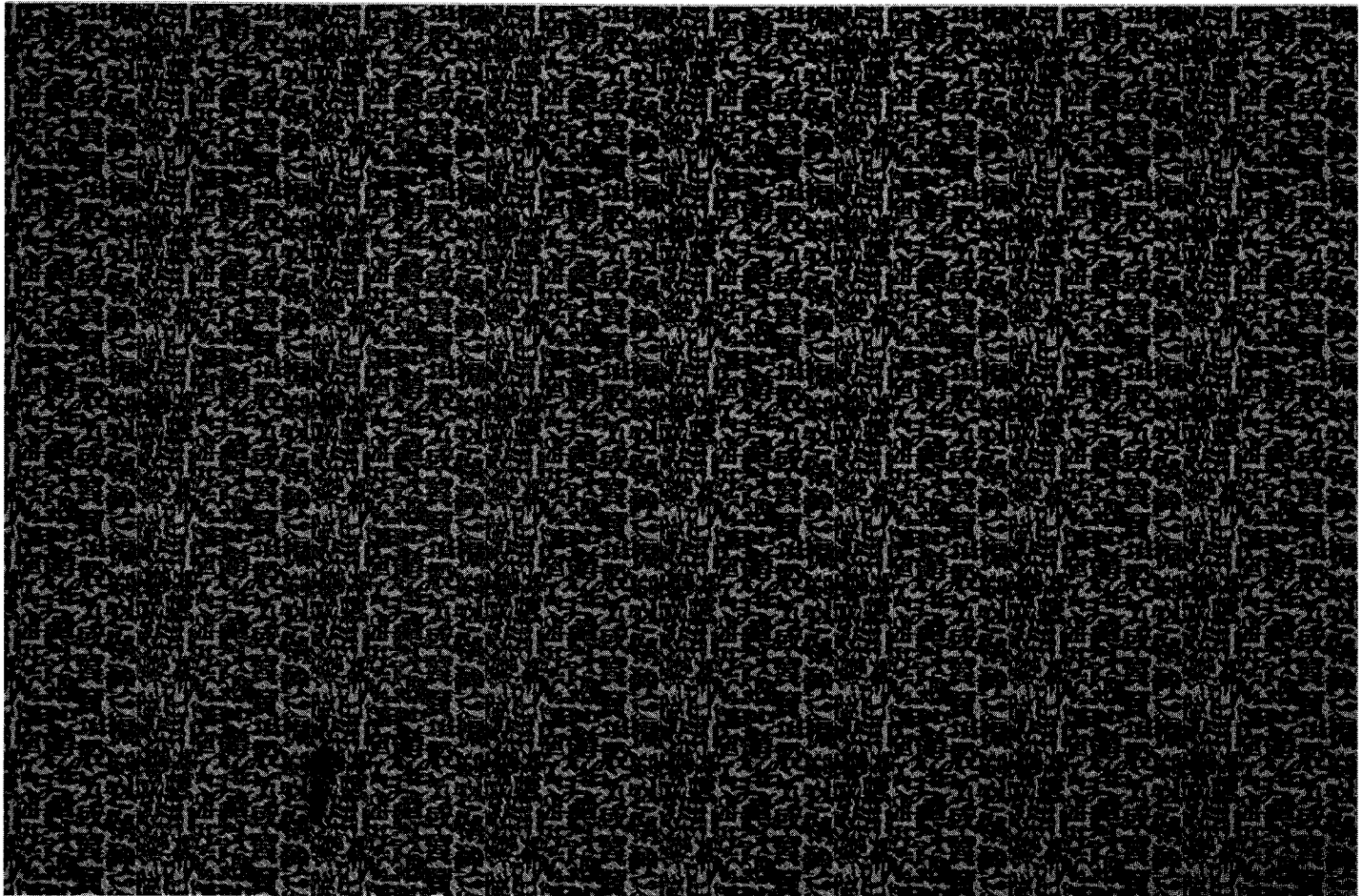
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RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2015 AUG 14 AM 11:48

ASMT: 307410007, APN: 307410007
MCCANNA HILLS
19800 MACARTHUR NO 700
IRVINE CA 92612

PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

