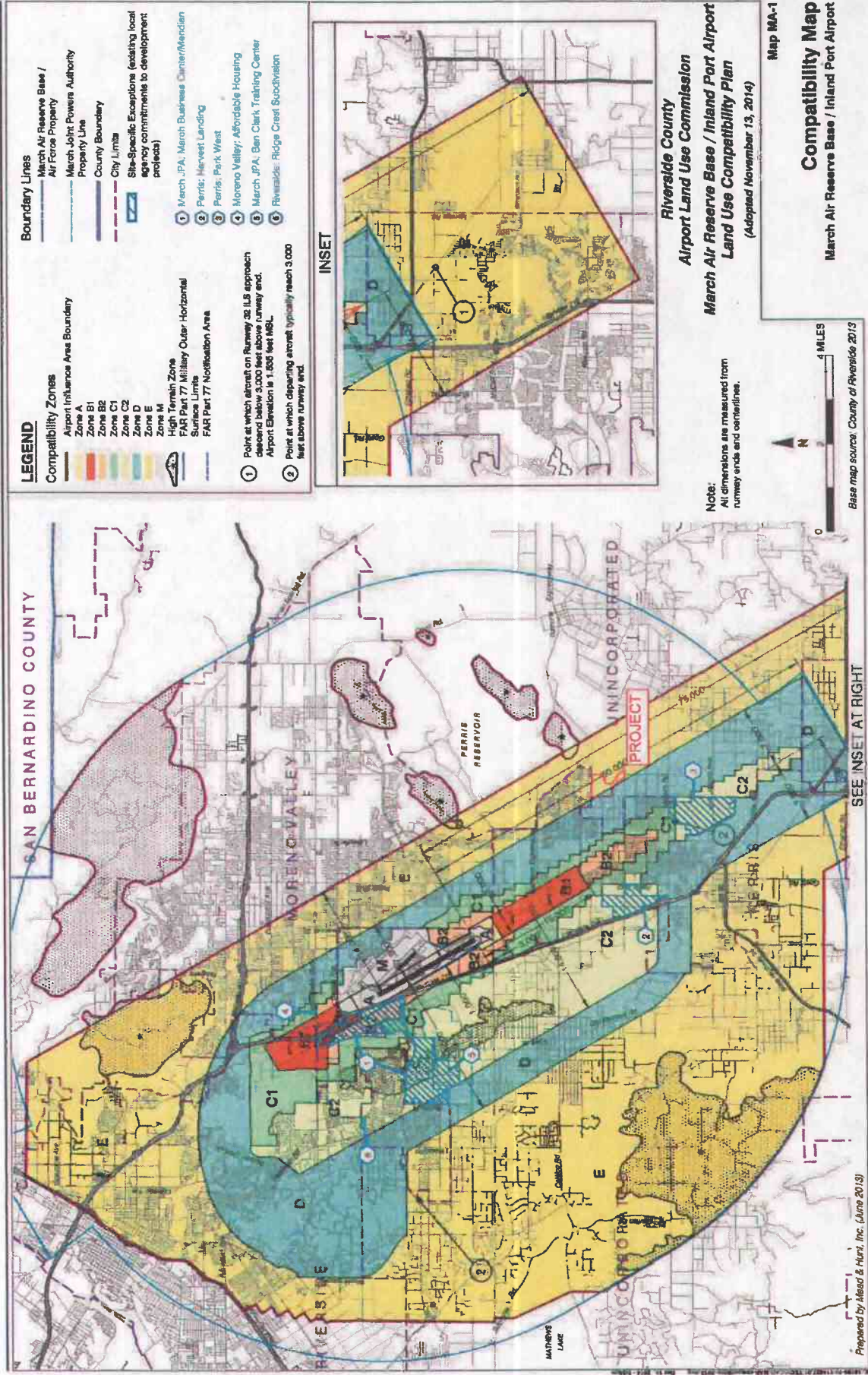


NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

Compatibility Zones

- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

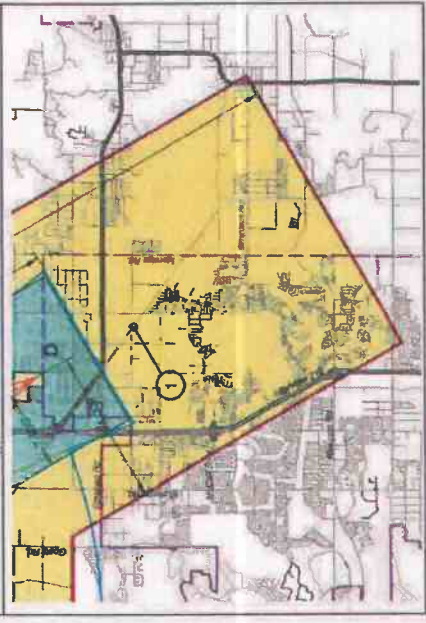
Other Features

- High Terrain Zone
- FAR Part 77 Military Outer-Horizontal Surface Limits
- FAR Part 77 Notification Area
- Point at which aircraft on Runway 25 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,800 feet MSL.
- Point at which departing aircraft typically reach 3,000 feet above runway end.

Numbered Callouts:

- 1 March JPA, Maroth Business Center/Meridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley, Affordable Housing
- 5 March JPA, Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

INSET



Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

Note:
 All dimensions are measured from runway ends and centerlines.



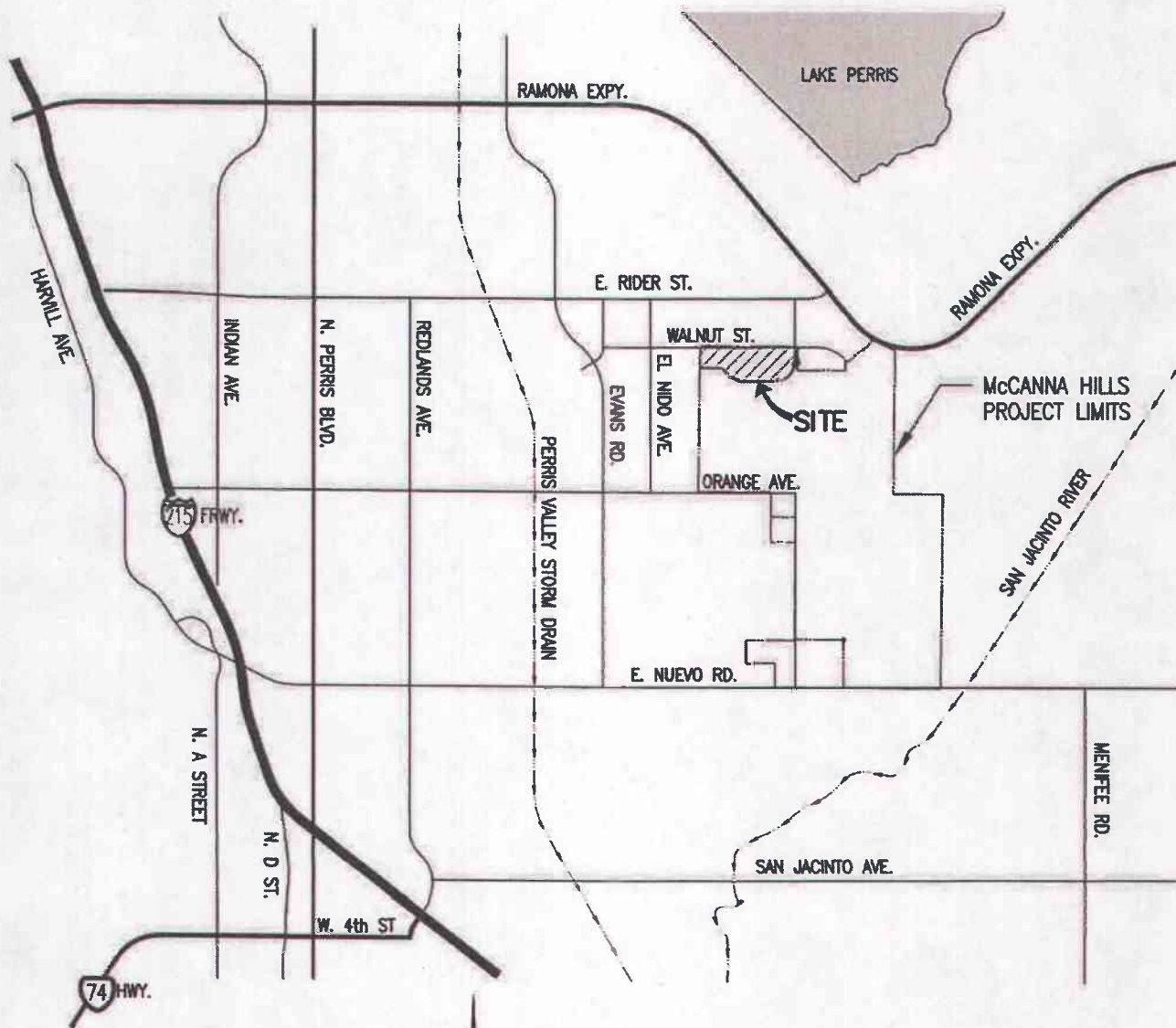
Base map source: County of Riverside 2013

SEE INSET AT RIGHT

Prepared by Mead & Hunt, Inc. (June 2013)

McCanna Hills

TR33978



VICINITY MAP

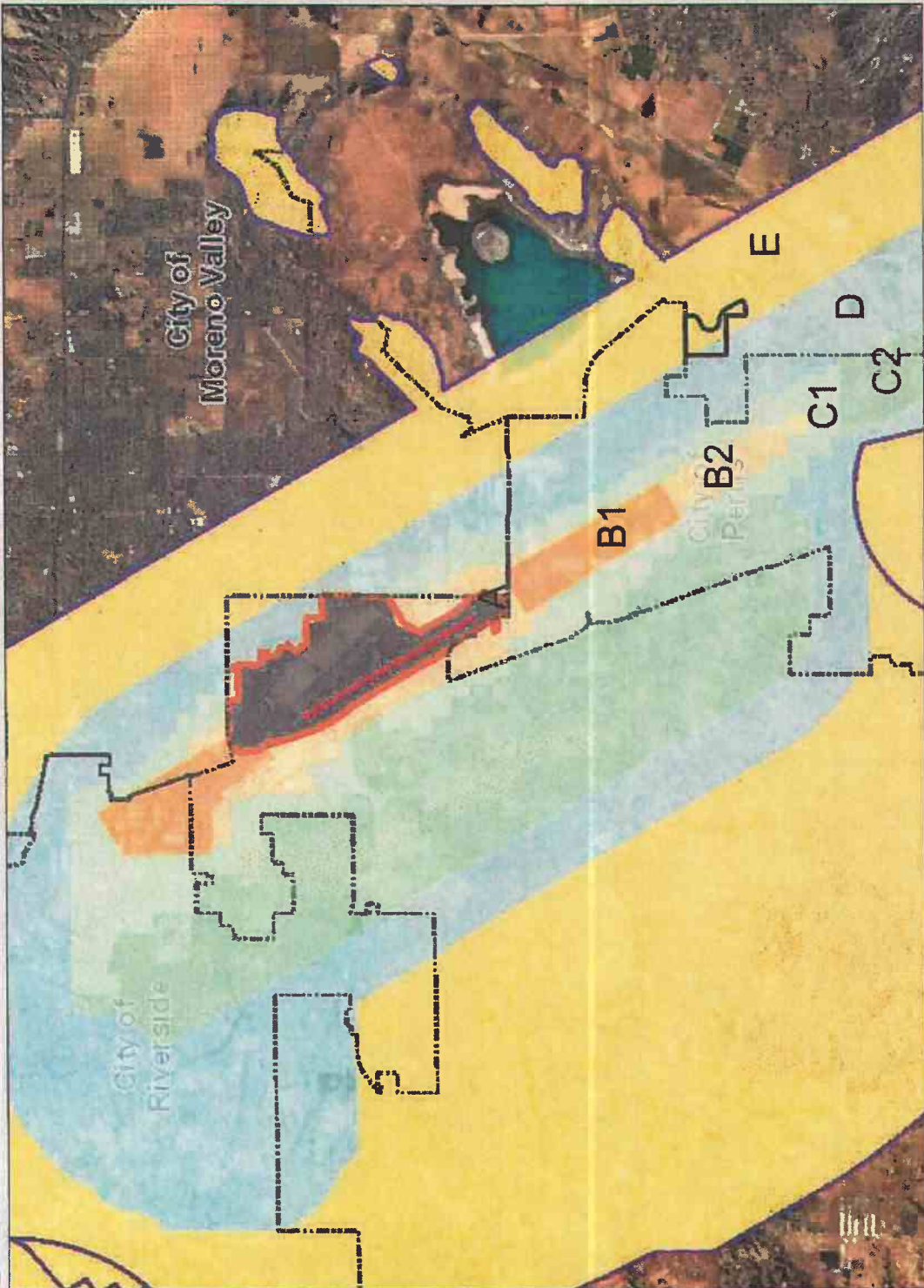
N.T.S.

ENGINEER
 DAVID CURRINGTON
 ENGINEERING SOLUTIONS
 31600 RAILROAD CANYON RD., SIE J
 CANYON LAKE, CA 92587
 PHONE: (951) 333- 1001
 EMAIL: davidc@engineeringsolutionsca.com

OWNER/DEVELOPER
 McCANNA HILLS LLC
 100 BAYVIEW CIRCLE, SUITE 2000
 NEWPORT BEACH, CA 92660
 (949) 851- 9230

LEGAL DESCRIPTION
 THAT CERTAIN PARCEL OF LAND SITUATED IN THE UNINCORPORATED
 TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A
 PORTION OF PARCEL 1 OF PARCEL MAP 32439 AS RECORDED IN MAP BOOK
 216, PAGES 62 THROUGH 68 INCLUSIVE, FILED IN MARCH, 2006 IN THE
 OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF RIVERSIDE.

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

A	A-EXC1
B1	B1-APZ I
B1-APZ I	B1-APZ I-EXC1
B1-APZ II	B1-APZ II-EXC1
B2	B2-EXC1
C	C
C1	C1-EXC1
C1-EXC1	C1-EXC3
C1-EXC3	C1-EXC4
C1-EXC4	C1-HIGHT
C2	C2
C2-EXC1	C2-EXC2
C2-EXC2	C2-EXC3
C2-EXC3	C2-EXC5
C2-EXC5	C2-EXC8

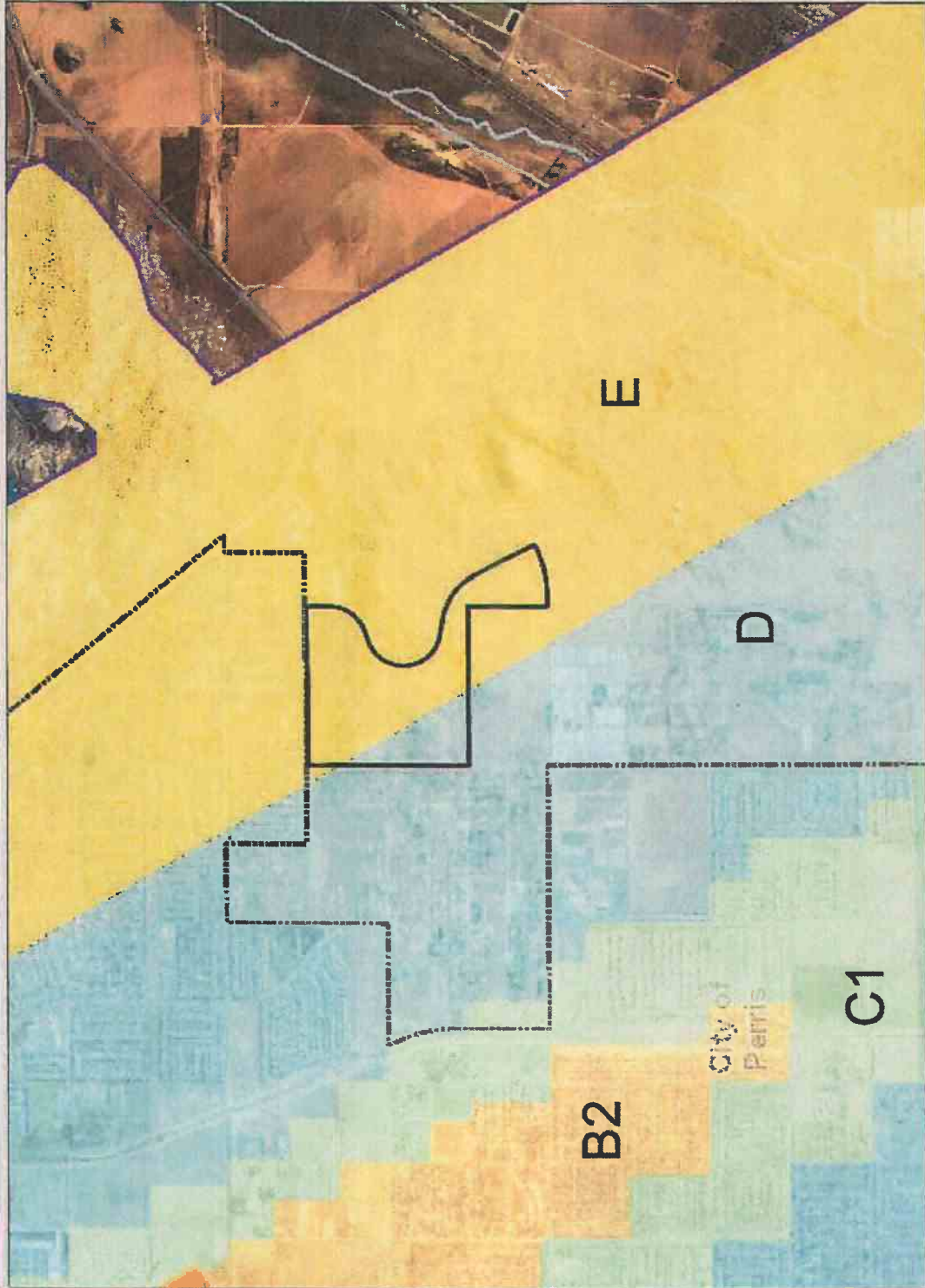
Notes

"IMPORTANT" 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.

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Map My County Map





Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

A	A-EXC1
B1	B1-APZ I
B1-APZ I	B1-APZ I-EXC1
B1-APZ II	B1-APZ II-EXC1
B2	B2-EXC1
C	C
C1	C1-EXC1
C1-EXC3	C1-EXC3
C1-EXC4	C1-EXC4
C1-HIGHT	C1-HIGHT
C2	C2
C2-EXC1	C2-EXC1
C2-EXC2	C2-EXC2
C2-EXC3	C2-EXC3
C2-EXC5	C2-EXC5
C2-EXC6	C2-EXC6

Notes

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Map My County Map



Legend

- City Areas
- World Street Map



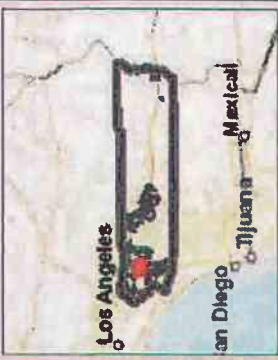
"IMPORTANT!" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.

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Notes

Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



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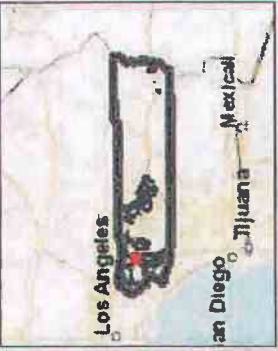
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Notes

Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



0 3 6,157 Feet
073

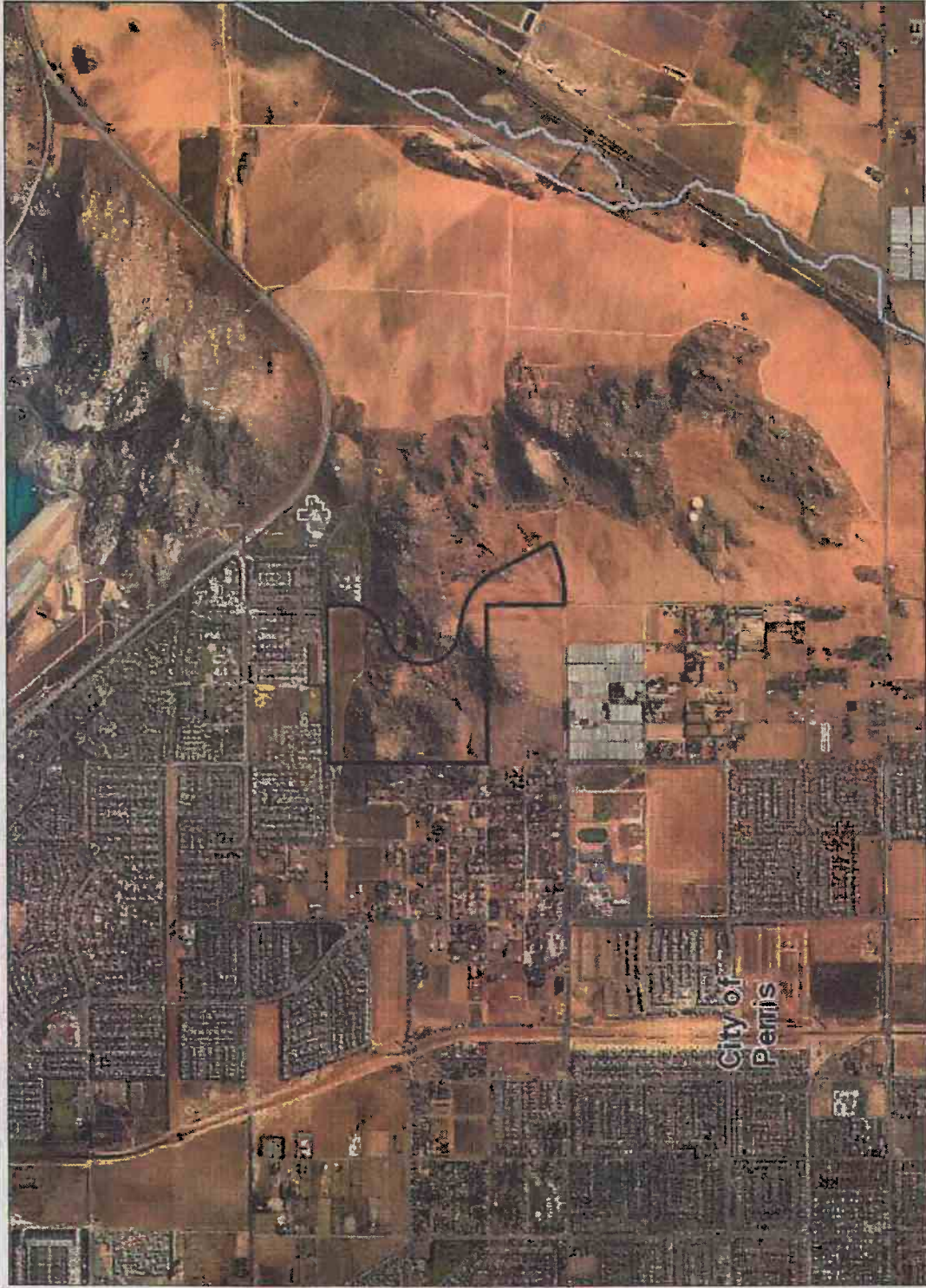
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Notes

Map My County Map



- Legend**
- Blue Line Streams
 - City Areas
 - World Street Map

Notes

IMPORTANT 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.

ACIT



0 3 6.157 Feet

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McCanna Hills Revised Tentative Tract Map 33978

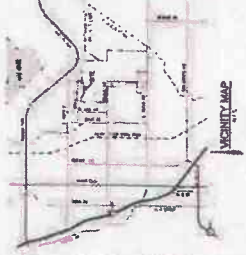
Project Description

The current TTM 33978 was approved in March of 2007 as a Schedule A Subdivision dividing 51.15 acres into 139 single family residential lots with minimum lot size of 6000 square feet, 2 open space lots to preserve the undeveloped character of the land with rock outcroppings and 5 open space lots to be landscaped. The approved TTM has a total of 16.8 acres reserved as open space.

The proposed Revised TTM 33978 is also a Schedule A Subdivision dividing 51.15 acres into 139 single family residential lots with minimum lot size of 6,000 square feet. The main differences are that the proposed revision designates 3.18 acres as "Not a Part" Offered For Dedication For Mid-County Parkway so that the future Mid-County Parkway R.O.W. will not be encumbered by either subdivided lots or open space reserve. The proposed Revised TTM includes 17.3 acres of open space, which includes a 0.7 acre park site and 10.4 acres reserved as unimproved open space. The development footprint (streets and residential lots) of the proposed project is 29.9 acres, which compares to 34.3 acres on the approved TTM.

In summary, the proposed revision does not increase the number of residential lots, decreases the footprint area by 4.4 acres, adds a park site, increases the area of undisturbed open space, and sets aside the area necessary for R.O.W. for the future Mid-County Parkway.

MCCANNA HILLS
TENTATIVE TRACT NO. 33978
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



- LEGEND**
- Proposed Street
 - Proposed Alley
 - Proposed Easement
 - Proposed Right-of-Way
 - Proposed Lot
 - Proposed Sublot
 - Proposed Structure Footprint
 - Proposed Structure Footprint with Easement
 - Proposed Structure Footprint with Easement and Right-of-Way
 - Proposed Structure Footprint with Easement, Right-of-Way and Utility
 - Proposed Structure Footprint with Easement, Right-of-Way, Utility and Right-of-Way
 - Proposed Structure Footprint with Easement, Right-of-Way, Utility, Right-of-Way and Right-of-Way
 - Proposed Structure Footprint with Easement, Right-of-Way, Utility, Right-of-Way and Right-of-Way and Right-of-Way
- ABBREVIATIONS**
- LWS 7552

GENERAL INFORMATION

1. This map is a tentative map of the McCanna Hills Tract, No. 33978, located in the County of Riverside, State of California, and is subject to the approval of the County Board of Supervisors.

2. The map shows the proposed subdivision of the land into lots and sublots, and the proposed streets, alleys, easements, and other improvements.

3. The map is based on a survey conducted by the undersigned engineer, and is subject to the approval of the County Board of Supervisors.

4. The map is prepared in accordance with the provisions of the Subdivision Map Act, Chapter 462, of the California Government Code, and the rules and regulations of the County Board of Supervisors.

5. The map is not to be construed as a warranty of any kind, and is not to be used for any purpose other than that for which it is intended.

6. The map is the property of the undersigned engineer, and is not to be reproduced or used in any way without the written consent of the undersigned engineer.

UTILITY PROVISIONS

1. The map shows the proposed location of utility lines, including water, sewer, gas, and electric lines.

2. The map shows the proposed easements for utility lines, and the proposed location of utility structures.

3. The map shows the proposed location of utility easements, and the proposed location of utility structures.

4. The map shows the proposed location of utility easements, and the proposed location of utility structures.

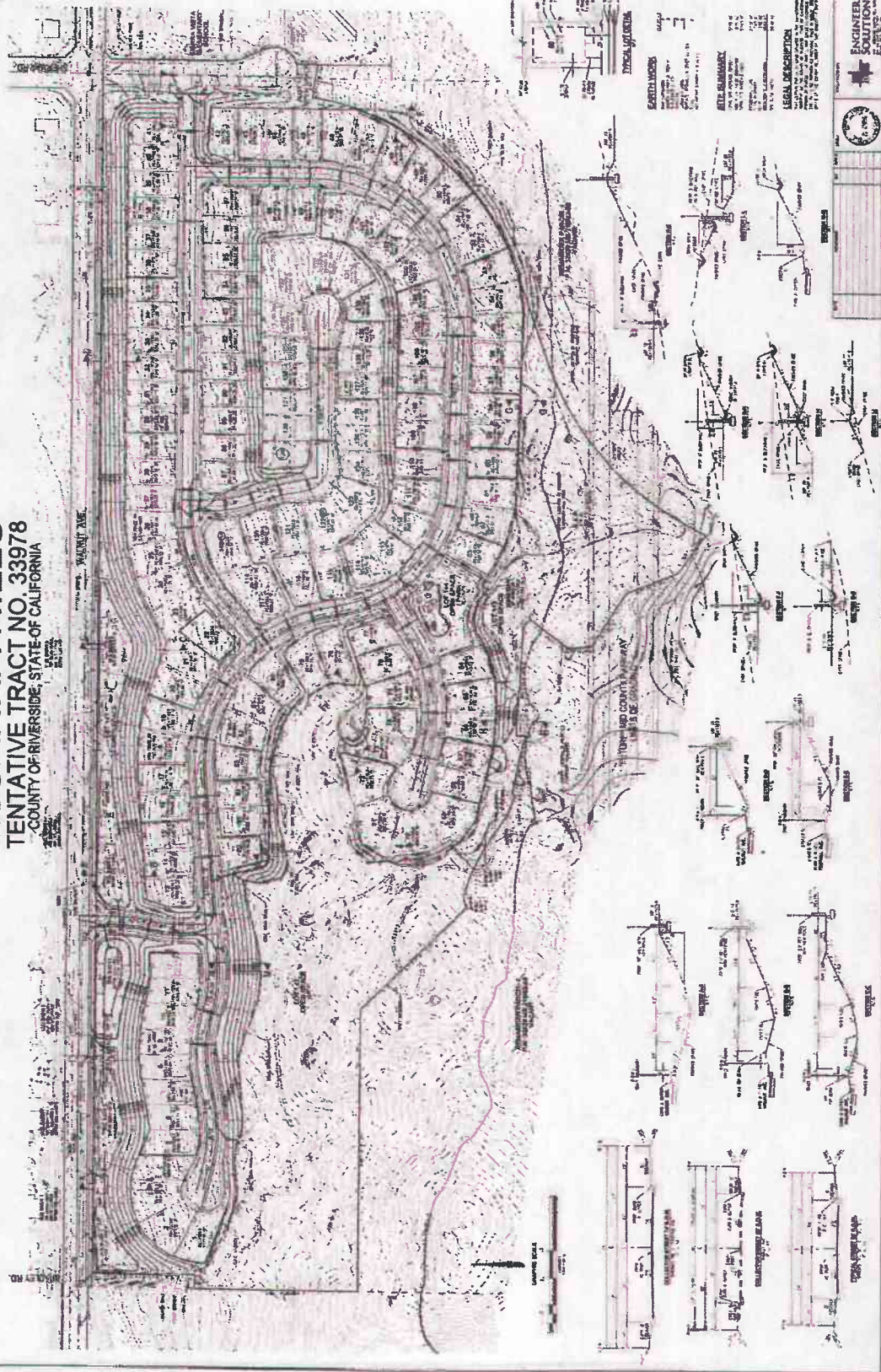
5. The map shows the proposed location of utility easements, and the proposed location of utility structures.

ENGINEER'S STATEMENT

I, the undersigned, being a duly licensed professional engineer in the State of California, do hereby certify that the above described map is a true and correct copy of the original map, and that the same is in accordance with the provisions of the Subdivision Map Act, Chapter 462, of the California Government Code, and the rules and regulations of the County Board of Supervisors.

DATED: _____

BY: _____



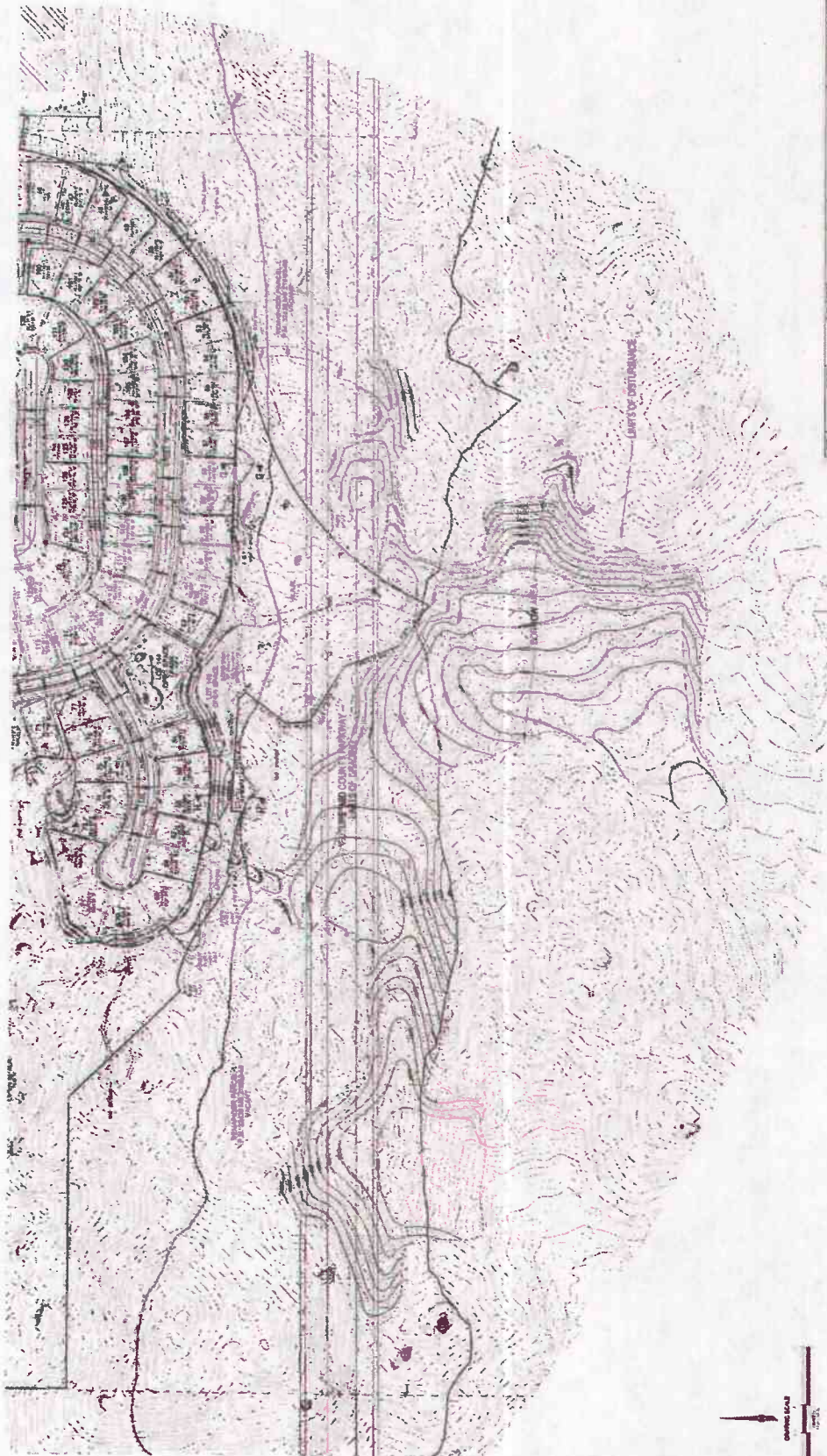
ENGINEERING

MCCANNA HILLS

TTM 33978

COUNTY OF RIVERSIDE

1



Killebrew, Jason

From: Leif Lovegren <llovegren@riversidetransit.com>
Sent: Thursday, November 01, 2018 8:47 AM
To: Killebrew, Jason
Subject: RE: TTM33978 - APN: 307-410-001
Attachments: Boarding & Alighting Area.pdf

Thanks, Jason. RTA recommends placing a transit stop on the south side of Walnut Ave, approximately 150' west of the curb return (basically behind Lot 40). While a turnout is not requested, RTA would like to request that the potential stop meet the ADA requirements outlined in the DOJ's ADA Guidelines for Accessible Design. I have attached a diagram of an ADA-compliant boarding and alighting area for your reference. Essentially, we would be asking that the planned 6' sidewalk be extended to 8' for the 5' designated as the boarding and alighting area. If you have any questions, or need additional information, please let me know.

Thank you,

Leif Lovegren
Planning Analyst
Riverside Transit Agency
p: 951.565.5134 | e: llovegren@riversidetransit.com
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)
1825 Third Street, Riverside, CA 92507

From: Killebrew, Jason <JKillebr@RIVCO.org>
Sent: Wednesday, October 31, 2018 4:42 PM
To: Leif Lovegren <llovegren@riversidetransit.com>
Subject: RE: TTM33978 - APN: 307-410-001

Hi Leif,

Attached is the Tract Map exhibit. Please indicate the location of the desired RTA stop.

Jason

Jason Killebrew
Urban Regional Planner IV
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502
(P):951-955-0314
email: jkillebr@rivco.org
Website: <http://planning.rctlma.org>



Killebrew, Jason

From: Sierra, Felicia
Sent: Thursday, October 18, 2018 3:30 PM
To: 'Anthony Madrigal'
Cc: 'TNPConsultation@29palmsbomi-nsn.gov'; 'sbliss@29palmsbomi-nsn.gov'; Thomson, Heather; Killebrew, Jason
Subject: TR33978R01 AB52 Retraction

Good Afternoon,

In a letter dated September 24, 2018, you were notified of Tract Map No. 33978R01. It has since been determined that an addendum to the previous EIR will be prepared for this project and that formal AB52 consultation is not required for this project. That said, Tribal Cultural Resources will be addressed in the environmental document and if you have any information regarding tribal cultural resources that may be impacted by this project, please contact Heather Thomson to consult as appropriate under CEQA. Thank you

Respectfully,

Felicia Sierra

County of Riverside

TLMA | Environmental Programs Division | Planning Dept.

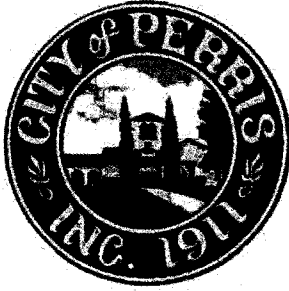
[Desk] 951-955-8632

[Email] FSierra@rivco.org

How are we doing? [Click the link to tell us](#)



PLANNING DEPARTMENT



CITY OF PERRIS

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

135 N. "D" Street, Perris, CA 92570-2200

TEL: (951) 943-5003 FAX: (951) 943-8379

April 23, 2019

Jason Killebrew
Principal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502

SUBJECT: City of Perris comments for McCanna Ranch Hills ("Project")

Dear Mr. Killebrew:

The City of Perris appreciates the opportunity to comment on the "McCanna Ranch Hills" ("Project") proposal to revise Tentative Tract Map 33978 (Planning Areas 1 and 2 of Specific Plan No. 246) located south of Walnut Avenue, and west of Sherman Road within the County of Riverside. The revised Tentative Tract Map 33978 is a proposal to subdivide 51.15 acres into 139 single-family lots and to re-designate 3.18 acres located along the southern tract boundary for the Mid-County Parkway. The City provides the following feedback in light of the project's close proximity to Sierra Vista Elementary School and Lakeside Middle School:

1. **Traffic Impact Analysis.** The City of Perris has concerns related to increasing vehicle and student body pedestrian traffic to the nearby Sierra Vista Elementary and Lakeside Middle School, especially in light of the fact that there is no roadway access around both the boundaries of the residential tract and school sites as originally contemplated in the McCanna Ranch Hills Specific Plan Circulation Element. Based on these facts, the City of Perris provides the following comments:
 - a. The circulation layout should at a minimum be updated to the boundaries of the residential tract and Sierra Vista Elementary School to address the neck congestion during drop-off and pick-up times of the two

- b. Align the westerly entrance to the residential tract with May Ranch Park to include a striped crosswalk.
 - c. A traffic signal warrant shall be conducted for the intersection of Sherman Road and Walnut Avenue, Sherman Road and Rider Street, along with the project's proximity to Sierra Vista Elementary School and Lakeside Middle School. Contact will need to be made with the nearby schools to determine peak hours for drop-off and pick-up along with traffic calming measures to reduce speed, and road improvements to support safe and efficient drop-off and pick-up of students.
2. **Construction Practices (Conditions of Approval).** At a minimum, the following construction practices should be implemented as part of the project due to the close proximity to an existing residential neighborhood and schools which include:
- a. Construction activity and maintenance shall be limited from 7 a.m. to 5 p.m. Monday through Friday (no construction operations on weekends or Holidays).
 - b. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - c. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
 - d. All blasting or grinding of rock derived from rock outcroppings is prohibited.
 - e. Project applicants shall provide construction site electrical hook-ups for electric hand tools such as saws, drills, and compressors; to eliminate the need for diesel-powered electric generators or provide evidence that electrical hookups at construction sites are not practical or prohibitively expensive.
 - f. Avoid construction/grading truck routes through existing neighborhoods within the City of Perris and adjacent schools.
3. **CEQA.** The Project will warrant at a minimum an Addendum EIR with the traffic analysis updated per the comment noted in this letter. Please provide future notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA") under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law which includes: notices of any public hearing held pursuant to CEQA, and notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.

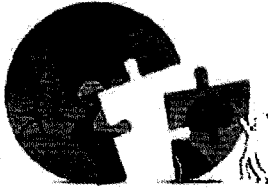
The City of Perris thanks you for considering these comments. Please feel free to contact me at (951) 943-5003, ext. 257, if you have any questions or would like to discuss the above concern in further detail.

Sincerely,



Kenneth Phung
Planning Manager

Cc: Richard Belmudez, City Manager
Clara Miramontes, Assistant City Manager
Dr. Grace Williams, Director of Planning and Economic Development
Habib Motlagh, City Engineer
Eric Dunn, City Attorney



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|---|
| <input type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> MINOR CHANGE | Original Case No. _____ |
| <input checked="" type="checkbox"/> REVISED MAP | Original Case No. <u>TR33978</u> |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Rockne Construction, Inc.

Contact Person: Barry Gross E-Mail: bgross@npland.com

Mailing Address: 100 Bayview Cir #2000
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 945-2558 Fax No: ()

Engineer/Representative Name: Engineering Solutions

Contact Person: David Currington R.C.E. E-Mail: davidc@engineeringsolutionsca.com

Mailing Address: 31600 Railroad Canyon Rd. Suite J
Canyon Lake CA 92587
City State ZIP

Daytime Phone No: (951) 333-1001 Fax No: ()

Property Owner Name: McCanna Hills LLC

Contact Person: Blaine Peterson E-Mail: cbpeterson@ihpinc.com

Mailing Address: 100 Bayview Cir #2000

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (949) 851-2121 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Donald S. Grant
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

C. Blaine Peterson
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 307-410-001

Approximate Gross Acreage: 51.15

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Placentia Ave., South of Walnut St., East of Bradley Rd., West of Sherman Ave.

SUBDIVISION PROPOSAL:

Map Schedule: "A" Minimum Developable Lot Size: 6,000 sf
Number of existing lots: 0 Number of proposed developable lots: 139
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 7 Subdivision Density: 2.7 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s) 33978-M1, Specific Plan No. 246A1
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 39988 EIR No. (if applicable): 319

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): Traffic, Bio

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: N/A

Address: N/A

Phone number: N/A

Address of site (street name and number if available, and ZIP Code): N/A

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: N/A

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant: N/A Date N/A

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

See attached signature page.

Property Owner(s) Signature(s) and Date

McCanna Hills LLC

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner.
Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

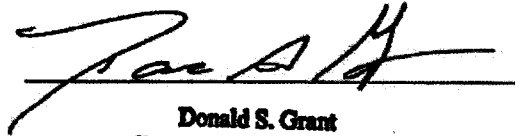
If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

**SIGNATURE PAGE TO RIVERSIDE COUNTY INDEMNIFICATION AGREEMENT
REQUIRED FOR ALL PROJECTS**

Date: 5-10-2018

McCANNA HILLS LLC,
a Delaware limited liability company

By:



**Donald S. Grant
Executive Vice President**

By:



**C. Blaine Peterson
Senior Vice President**

NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE TRACT MAP NO. 33978, REVISION NO. 1 – Intent to Consider an Addendum No. 3 to Environmental Impact Report No. 319 – (CEQ190007) – Applicant: Rockne Construction, Inc., – Engineering/Representative: Engineering Solutions – Fifth Supervisorial District – Nuevo Area/Perris Reservoir Zoning District/Areas – Lakeview/Nuevo Area Plan – Community Center (CC) – Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – Open Space – Conservation (OS-C) – Open Space Recreation (OS-R) – Rural Residential (RR) – Located: Northerly of Placentia Avenue, southerly of Walnut Street, easterly of Bradley Road, and westerly of Sherman Avenue – 51.5 Gross Acres – Zoning: Specific Plan (SP) – REQUEST: A revision to an approved Schedule "A" Tentative Tract Map subdivision of 51.5 gross acres into 139 single family residential lots. The revision proposes to include a dedication for a future parkway, and does not proposed additional lots, or a reduction in open space.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	MAY 1, 2019
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501
ADDITIONAL TELECONFERENCE LOCATION FOR HEARING:	22930 ST. ANNES COURT, MURRIETA, CA 92562

For further information regarding this project please contact Jason Killebrew at (951) 955-0314 or email jillebr@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

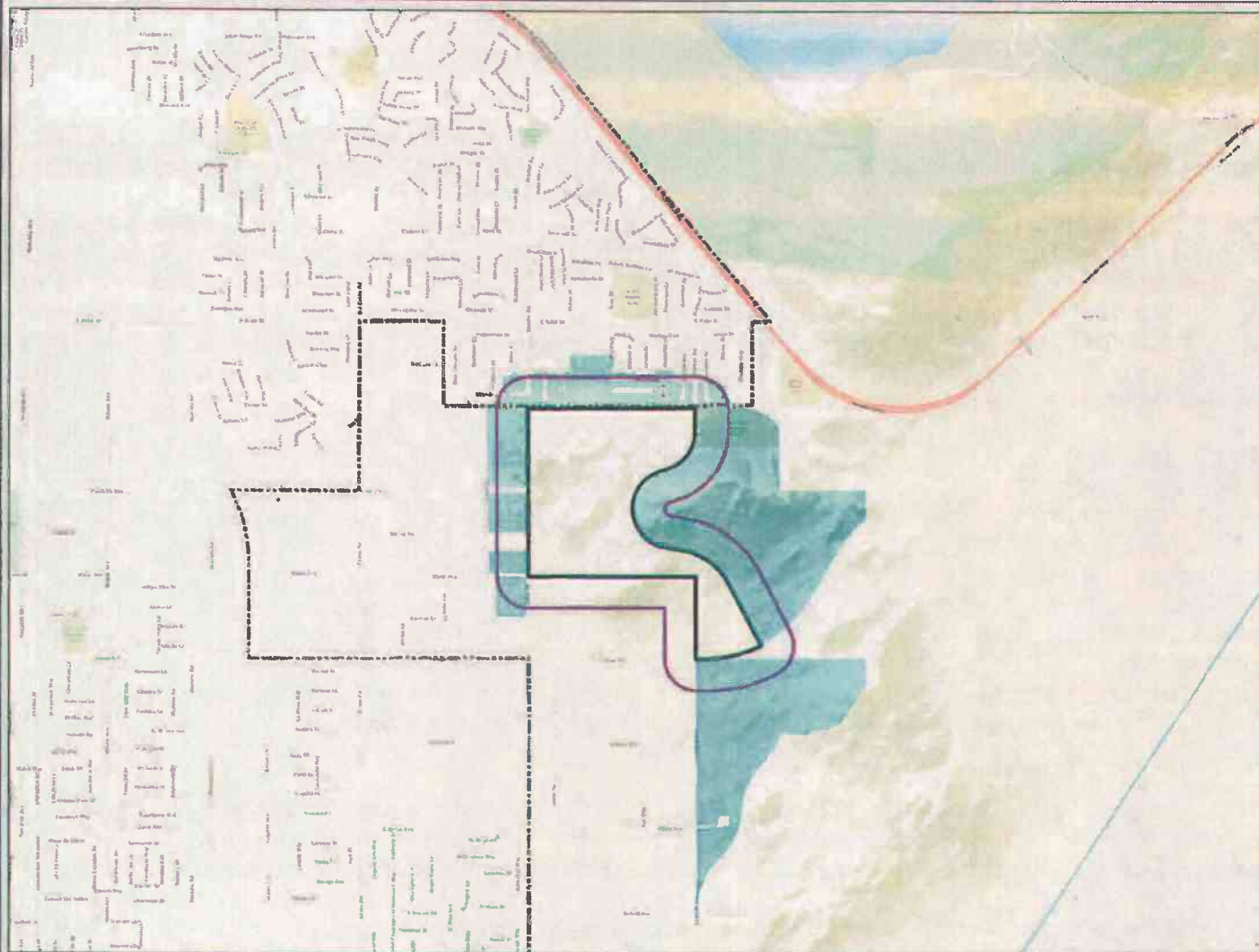
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.




Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jason Killebrew
P.O. Box 1409, Riverside, CA 92502-1409

Riverside County GIS Mailing Labels

TR33978R01 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 3,009 6,019 Feet

IMPORTANT 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.

REPORT PRINTED ON... 3/1/2019 2:56:35 PM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 01, 2019,

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

APN (s) or case numbers TR33978R01 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

300020007
LR MUNOZ REAL ESTATE HOLDINGS
17338 MIDWOOD DR
GRANADA HILLS CA 91344

300020021
VICTOR SANTOS
20470 EUREKA AVE
PERRIS CA. 92571

300020022
RICHARD L HALL
MYRIAM GRAJALES HALL
P O BOX 368
PERRIS CA 92571

300020023
SANDRA HOLTON
20440 EUREKA AVE
PERRIS CA. 92571

300020024
SABINA TORRES
MARIA G AVALOS
ROSA E RODRIGUEZ

300020027
LR MUNOZ REAL ESTATE HOLDINGS
11856 BALBOA BLV NO 353
GRANADA HILLS CA 91344

7340 RIO FLORA PL
DOWNEY CA 90241

300030002
TODD MARTIN
P O BOX 145
PERRIS CA 92572

300030004
TED PENA
20696 EUREKA AVE
PERRIS CA. 92571

300030005
PATRICIA SMITH
CAROL A THOMASON
26950 WATER AVE
PERRIS CA. 92571

300030006
STEVEN E SCHUBERT
MARY E SCHUBERT
20730 EUREKA AVE
PERRIS CA. 92571

300030026
CANDELARIA ESPINOZA
MIGUEL A ESPINOZA
20550 EUREKA AVE
PERRIS CA. 92571

300030039
URBANO BERUMEN
CYNTHIA CHAVARIN
20510 EUREKA AVE
PERRIS CA. 92571

300030040
DANIEL ROJAS AGUILAR
26901 PLACENTIA AVE
PERRIS CA. 92571

300040006
GARY W THOMPSON
DONNA L THOMPSON
26925 WATER AVE
PERRIS CA. 92571

307391009
EDGAR VINICIO ECHEVERRIA
1581 STRAWBERRY DR
PERRIS CA. 92571

307391010
OSIEL RAMIREZ ALVAREZ
DANIELA RAMIREZ
1589 STRAWBERRY DR
PERRIS CA. 92571

307391011
DEIDRA TURCIOS
1597 STRAWBERRY DR
PERRIS CA. 92571

307392015
ROLANDO BALDOBINO
MARISELA BALDOBINO
3026 KALEI CT
PERRIS CA. 92571

307392016
QIKUN WEN
6039 N MUSCATEL AVE
SAN GABRIEL CA 91775

307392017
GILBERTO E DIAZ
ELIZABETH DIAZ
3035 KALEI CT
PERRIS CA. 92571

307392037
CESAR CUEVAS
3030 BRADLEY RD
PERRIS CA. 92571

307392038
JOSE FERRUFINO
DEISY FERRUFINO
3024 BRADLEY RD
PERRIS CA. 92571

307392039
JOE NATHAN WALLS
3018 BRADLEY RD
PERRIS CA. 92571

307392040
PATRICK J LOUGH
3012 BRADLEY RD
PERRIS CA. 92571

307392041
SERGIO BELTRAN
1578 STRAWBERRY DR
PERRIS CA. 92571

307392042
DANNY YI ZHOU
XU GONG
1568 STRAWBERRY DR
PERRIS CA. 92571

307392043
TROY D MCKNIGHT
1560 STRAWBERRY DR
PERRIS CA. 92571

307392044
RAFAEL RAMIREZ
CLOUDIE ROCHELLE RUIZ
1552 STRAWBERRY DR
PERRIS CA. 92571

307400014
EMMETT D STOKER
3004 SAFFRON CT
PERRIS CA. 92571

307400015
JUAN A TORRES
JANET TARAZONA
3007 SAFFRON CT
PERRIS CA. 92571

307400016
J CARLOS B RODRIGUEZ
ALMA L HINOJOSA
3013 SAFFRON CT
PERRIS CA. 92571

307400017
GIL A MENENDEZ
SHANNON D MENENDEZ
3019 SAFFRON CT
PERRIS CA. 92571

307400018
DAVID A LOTZ
3025 SAFFRON CT
PERRIS CA. 92571

307400019
RENE PEREZ
3031 SAFFRON CT
PERRIS CA. 92571

307400020
ONECIMO SANCHEZ RUIZ
JUANA OCAMPA DE SANCHEZ
3037 SAFFRON CT
PERRIS CA. 92571

307400021
AMY S HARRISON
9561 BOX SPRINGS MTN RD
MORENO VALLEY CA 92557

307400022
RUBEN R RUBY
CLAUDIA T RUBY
3038 POPPY CT
PERRIS CA. 92571

307400023
GUADALUPE GIL
3032 POPPY CT
PERRIS CA. 92571

307400024
MATHIAS BABATUNDE TANIMOJO
ABIKE E TANIMOJO
3026 POPPY CT
PERRIS CA. 92571

307400025
ALEXANDER VIEYRA
SONIA VIEYRA
3020 POPPY CT
PERRIS CA. 92571

307400026
MARLENE AGUILAR
3014 POPPY CT
PERRIS CA. 92571

307400027
ARMANDO GUTIERREZ
3008 POPPY CT
PERRIS CA. 92571

307422004
MARCOS JUAN MORENO
AMANDA MARIE MORENO
VIOLA A GILBERT

1847 CALTHA WAY
PERRIS CA. 92571

307422006
VICTOR H DIAZ DELEON
1863 CALTHA WAY
PERRIS CA. 92571

307422008
ABEL D ARIAS
NORMA ESTELA ARIAS
1879 CALTHA WAY
PERRIS CA. 92571

307422010
JUANITA BAYLOR
VALENCIO JONES
1895 CALTHA WAY
PERRIS CA. 92571

307430002
JOSELITO S DELVILLAR
DIANA ROSE R DELVILLAR
3022 TANSY CIR
PERRIS CA. 92571

307430004
SUZANNE LYNNETE TORRES
3010 TANSY CIR
PERRIS CA. 92571

307430006
JOHN G MCCABE
3021 TANSY CIR
PERRIS CA. 92571

307422005
WILLIE L GROOMES
1855 CALTHA WAY
PERRIS CA. 92571

307422007
DAVID C LEE
1871 CALTHA WAY
PERRIS CA. 92571

307422009
HUMBERTO BERMEJO
1887 CALTHA WAY
PERRIS CA. 92571

307430001
MONICA CERVANTES
3026 TANSY CIR
PERRIS CA. 92571

307430003
CESAR O VILLANUEVA
3018 TANSY CIR
PERRIS CA. 92571

307430005
ERIBERTO LOPEZ
ANEL J LOPEZ
3013 TANSY CIR
PERRIS CA. 92571

307430007
ERIC TECONTERO
3025 TANSY CIR
PERRIS CA. 92571

307432001
STEPHANIE M BEAN
1938 CALTHA WAY
PERRIS CA. 92571

307432002
GUADALUPE RAMIREZ MOREIRA
1930 CALTHA WAY
PERRIS CA. 92571

307432003
EDUARDO AGUSTIN GUILLEN
EDUARDO ARNULFO GUILLEN
IRIS E GUILLEN

1922 CALTHA WAY
PERRIS CA. 92571

307432004
CHRISTIAN ANTONIO PANAMENO
FELISHA PANAMENO
1914 CALTHA WAY
PERRIS CA. 92571

307432005
ENRIQUE ROBLES
P O BOX 40714
DOWNEY CA 90239

307432006
JORGE CHAVEZ DE LEON
3036 AVISHAN DR
PERRIS CA. 92571

307432048
JAMES P MARABELLA
3035 JACINTA DR
PERRIS CA. 92571

307440001
OBADIAH D LOUDER
ASHLEY A LOUDER
3034 HAWTHORNE RD
PERRIS CA. 92571

307441048
RUBEN F BARAJA
NORA BARAJA
3009 ZARA CIR
PERRIS CA. 92571

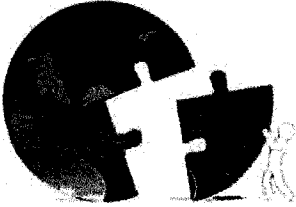
307441049
CARMEN SANCHEZ
DANIEL J SANCHEZ
3008 ZARA CIR
PERRIS CA. 92571

307441050
JANIECE FORD
3012 ZARA CIR
PERRIS CA. 92571

307441051
TAGBO EKENE ARENE
OLUWATONI JANET ARENE
3020 ZARA CIR
PERRIS CA. 92571

307441052
RUBEN F BARAJA
NORA I BARAJA
3024 ZARA CIR
PERRIS CA. 92571

307441053
ORALIA BEJAR
3028 ZARA CIR
PERRIS CA. 92571



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, PE
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

TR33978, Revision No.2/CEQ190007

Project Title/Case Numbers

Jason Killebrew
County Contact Person

(951) 955-0314
Phone Number

N/A
State Clearinghouse Number (# submitted to the State Clearinghouse)

Rockne Construction, Inc.
Project Applicant

100 Bavview Cir. #2000, Newport Beach, CA 92660
Address

APN: 307-410-001 (South of Walnut Street and West of Sherman Avenue)
Project Location

REQUEST: Tentative Tract Map No. 33978, Revision No. 1 is a revision to an approved Schedule "A" subdivision of 51 gross acres into 139 single-family residential lots, and seven non-residential lots. The revision proposed to include a dedication for the future Mid-County Parkway, and does not proposed additional lots, or a reduction in open space.

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on May 1, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

May 1, 2019
Date

Please charge deposit fee case#: ZCEQ190007

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG03593)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

McCanna Hills LLC
100 Bayview Circle, 2000
Newport Beach, Ca 92860

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG03593	04/07/2005	04/07/2005	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG03593	0452 - CF&G TRUST: RECORD FEES	\$64.00
27888 Nuevo Rd Perris,	SUB TOTAL	\$64.00

TOTAL **\$64.00**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



**PLANNING COMMISSION
MINUTE ORDER
MAY 1, 2019**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 3599, REVISION NO. 1 – Intent to Consider Addendum No. 1 to a Mitigated Negative Declaration – (EA41981) – Applicant: Fayez Sedrak – Engineer/Representative: Creative Design Associates, c/o Caleb Wong – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway – 3.1 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC).

II. PROJECT DESCRIPTION:

Conditional Use Permit No. 3599, Revision No.1 (CUP03599R01), is a request by the applicant, Creative Designs Associates, to modify the perimeter fencing design for the approved 3-story, 52,798 sq. ft., 103 room Fairfield Inn hotel. The revision proposes the installation of a wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

Spoke in favor:

Fayez Sedrak, Applicant, (951) 955-265-7354

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Hake

A vote of 4-0 (Commissioner Taylor-Berger Absent)

ADOPTED an Addendum to Mitigated Negative Declaration for Environmental Assessment No. 41981; and,

APPROVED Conditional Use Permit No. 3599, Revision No. 1, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
MAY 1, 2019**

I. AGENDA ITEM 4.1

TENTATIVE TRACT MAP NO. 33978, REVISION NO. 1 – Intent to Consider Addendum No. 3 to Environmental Impact Report No. 319 – (CEQ190007) – Applicant: Rockne Construction, Inc. – Engineering/Representative: Engineering Solutions – Fifth Supervisorial District – Nuevo Area/Perris Reservoir Zoning District/Areas – Lakeview/Nuevo Area Plan – Community Center (CC) – Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – Open Space – Conservation (OS-C) – Open Space Recreation (OS-R) – Rural Residential (RR) – Located: Northerly of Placentia Avenue, southerly of Walnut Street, easterly of Bradley Road, and westerly of Sherman Avenue – 51.5 Gross Acres – Zoning: Specific Plan (SP).

II. PROJECT DESCRIPTION:

A revision to an approved Schedule "A" Tentative Tract Map subdivision of 51.5 gross acres into 139 single family residential lots. The revision proposes to include a dedication for a future parkway, and does not propose additional lots or a reduction in open space.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

Spoke in favor:

Barry Gross, Applicant's Representative, Rockne Construction
Charlene Cho, Applicant's Representative

Spoke in opposition:

Kenneth Phung, Interested Party, City of Perris, (951) 943-5003 ext. 237

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Kroencke, 2nd by Commissioner Shaffer

A vote of 3-0 (Commissioner Taylor-Berger Absent; Commissioner Hake Recused himself)

CONSIDERED Addendum No. 3 to Environmental Impact Report No. 319 (CEQ190007); and,

APPROVED Tentative Tract Map No. 33978, Revision No. 1, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
MAY 1, 2019**

I. AGENDA ITEM 1.5

FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23193 – RECEIVE and FILE – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Orange Avenue, easterly of Murrieta Road, southerly of Water Avenue, and westerly of Center Street – 12.88 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: an unmanned T-Mobile wireless telecommunications facility. The project shall consist of a 50' high monopole disguised as a monopine with 12 antenna panels mounted onto three (3) sectors and located 47' high above grade level. Additionally the project shall include six (6) equipment cabinets and one (1) GPS antenna within a 7' high wrought iron fence enclosure on a 581 sq. ft. lease area.

II. PROJECT DESCRIPTION:

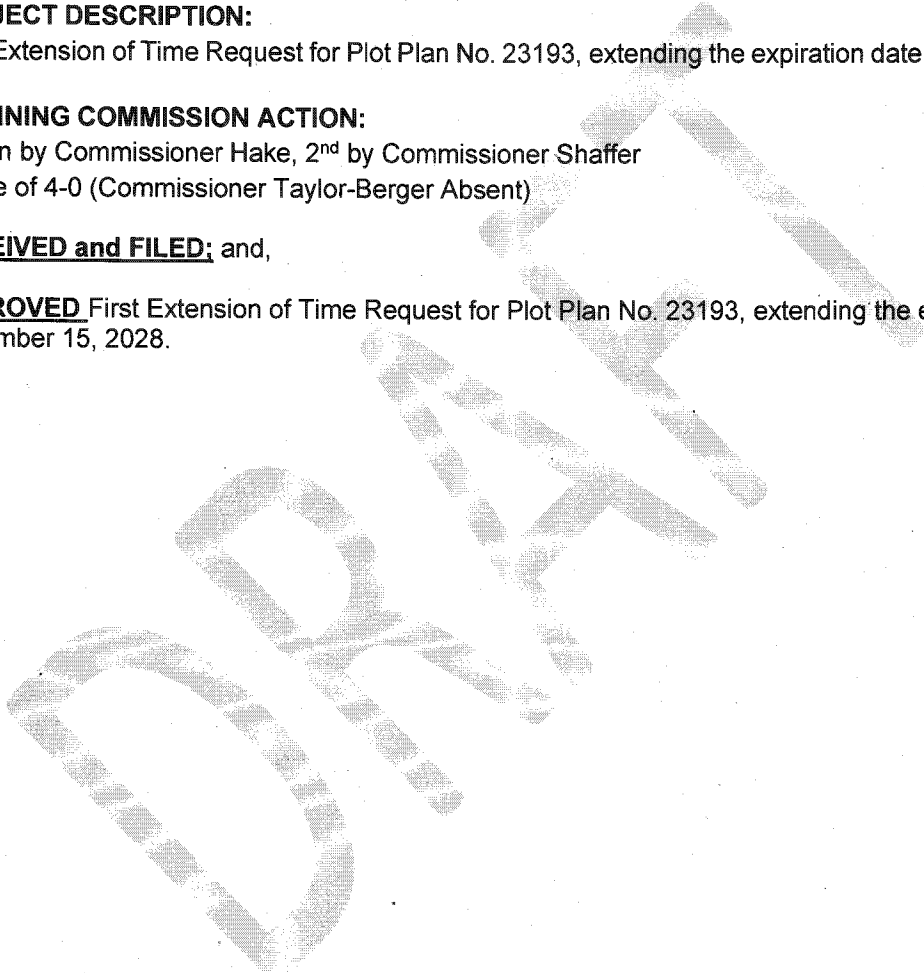
First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Shaffer
A vote of 4-0 (Commissioner Taylor-Berger Absent)

RECEIVED and FILED: and,

APPROVED First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028.

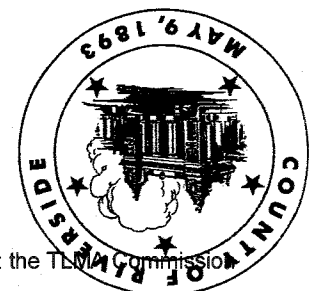


P.O. BOX 1628
RIVERSIDE, CA 92502-1628
Office: (951) 955-9688
FAX: (951) 955-1409

1st FLOOR, COUNTY ADMINISTRATIVE CENTER

**CLERK OF THE BOARD OF SUPERVISORS
DIVISION OF ASSESSMENT APPEALS**

KECIA HARPER-IHEM
CLERK OF THE BOARD



CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact the TLMA Commission Secretary, Elizabeth Sarabia, at (951) 955-7436 or email at esarabia@rivco.org.



**PLANNING COMMISSION
MINUTE ORDER
MAY 1, 2019**

I. AGENDA ITEM 1.4

FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23096 – RECEIVE and FILE – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Yucca Avenue, easterly of Hanson Avenue, southerly of Lakeview Avenue E, and westerly of Citrus Street – 6.15 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: An unmanned disguised 75' high palm tree for T-Mobile within a 775 sq. ft. equipment enclosure.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Shaffer
A vote of 4-0 (Commissioner Taylor-Berger Absent)

RECEIVED and FILED; and,

APPROVED First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029.



**PLANNING COMMISSION
MINUTE ORDER
MAY 1, 2019**

I. AGENDA ITEM 1.3

FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22954 – RECEIVE and FILE – Applicant: SBA Monarch Towers, LLC – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Location: Easterly of Rancho Road, southerly of Aurora Road, and westerly of Long Canyon Road – 10.16 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: The Plot Plan is a proposal for the construction of an unmanned T-Mobile wireless telecommunication facility disguised as a 70' high broadleaf tree. The project will consist of 12 antennas mounted 65' high above grade level, six (6) equipment cabinets, and one (1) parabolic dish within a 600 sq. ft. net lease area.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Shaffer
A vote of 4-0 (Commissioner Taylor-Berger Absent)

APPROVED First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028.

DRAFT

KECIA HARPER-JHEM
CLERK OF THE BOARD

CLERK OF THE BOARD OF SUPERVISORS
DIVISION OF ASSESSMENT APPEALS

1ST FLOOR, COUNTY ADMINISTRATIVE CENTER

P.O. BOX 1628

RIVERSIDE, CA 92502-1628

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**PLANNING COMMISSION
MINUTE ORDER
MAY 1, 2019**

I. AGENDA ITEM 1.2

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. TR31500 – Applicant: Trip Hord Associates – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD-MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 – Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road – 53.3 Gross Acres – Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – Approved Project Description: Schedule “A” subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 sq. ft. and 12 open space lots totaling approximately acres 6.74.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 31500, extending the expiration date to April 5, 2022.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Shaffer

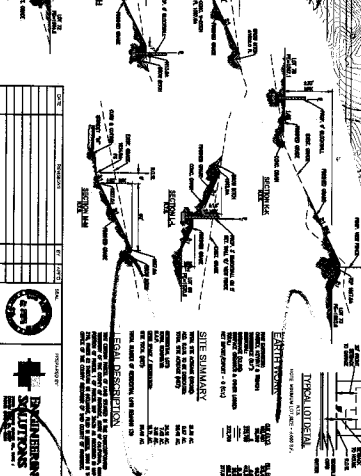
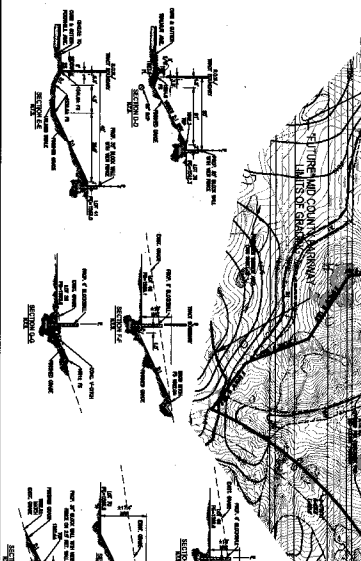
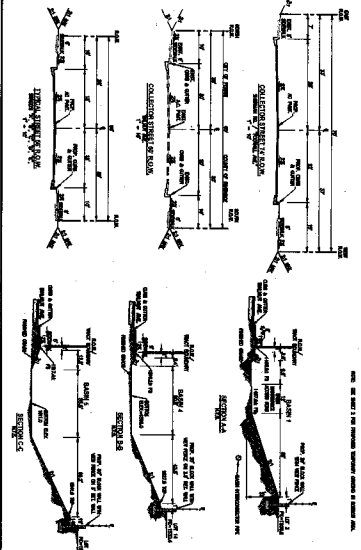
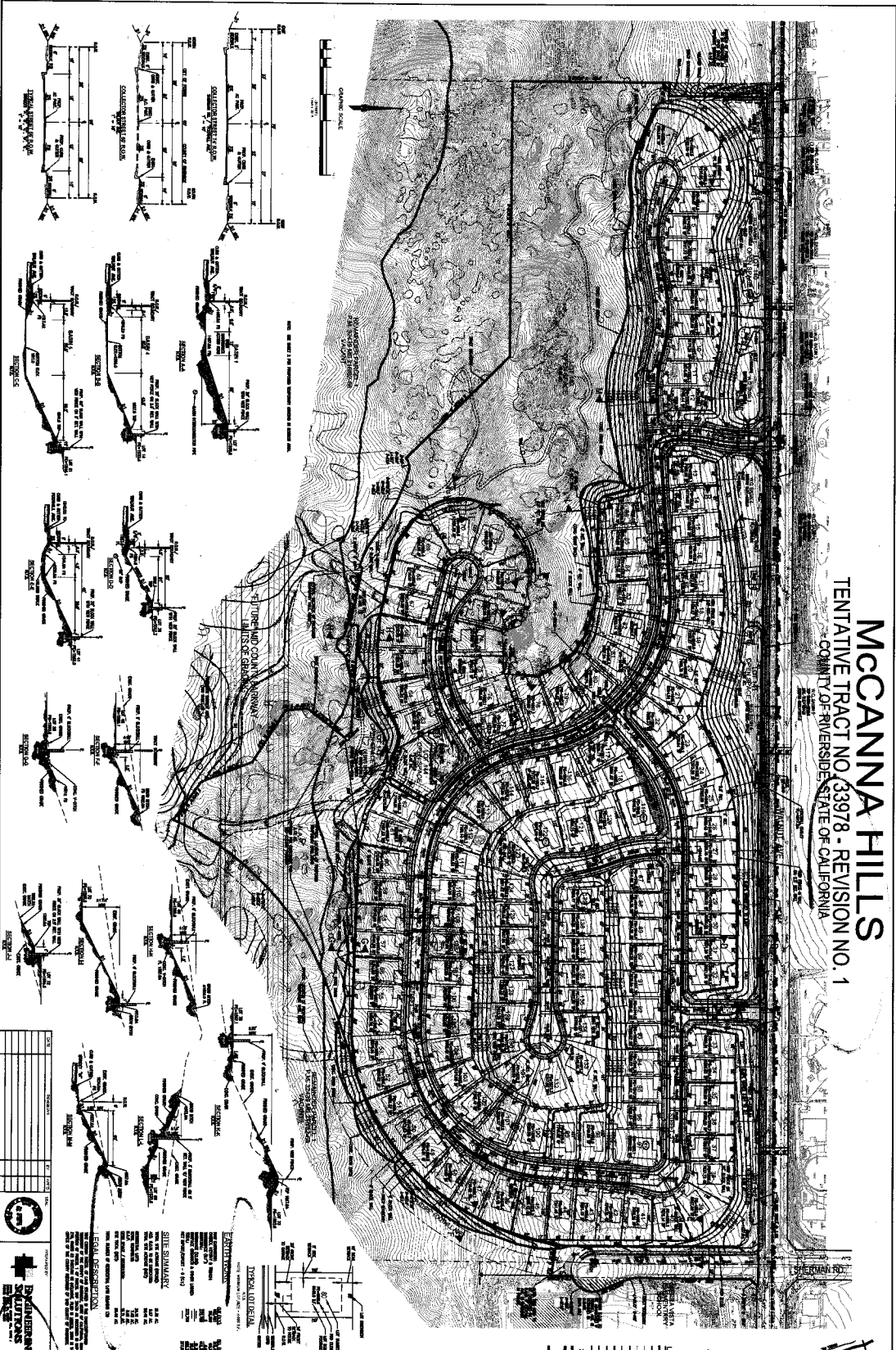
A vote of 3-0 (Commissioner Taylor-Berger Absent, Commissioner Kroencke Abstained)

APPROVED First Extension of Time Request for Tentative Tract Map No. 31500, extending the expiration date to April 5, 2022.

DRAFT

MCCANNA HILLS

TENTATIVE TRACT NO. 33978 - REVISION NO. 1
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/78
2	REVISION	11/15/78

GENERAL INFORMATION

THIS TRACT IS BEING OFFERED FOR SALE AS SHOWN ON THIS TENTATIVE TRACT MAP. THE TRACT IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND OTHER INTERESTS OF RECORD AFFECTING THE TRACT AS SHOWN ON THE TRACT MAP.

UTILITIES

THE TRACT IS SERVED BY THE FOLLOWING UTILITIES:

- WATER
- SEWER
- ELECTRICITY
- TELEPHONE

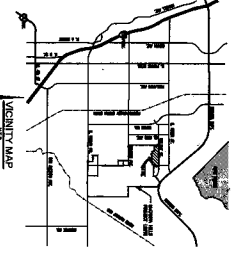
ENGINEER'S STATEMENT

I, THE ENGINEER, HEREBY CERTIFY THAT THE TRACT MAP IS A TRUE AND CORRECT REPRESENTATION OF THE TRACT AS SHOWN ON THE TRACT MAP.

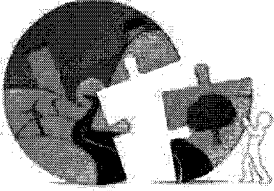
ENGINEER
 CAMERON R. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 NO. 12345
 RIVERSIDE, CALIFORNIA

LEGEND

(Symbol)	RESIDENTIAL LOT
(Symbol)	STREET
(Symbol)	UTILITY LINE
(Symbol)	TOPOGRAPHIC CONTOUR
(Symbol)	BOUNDARY



COUNTY OF RIVERSIDE
 MCCANNA HILLS
 TTM 33978 - R-1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

See attached signature page.

Property Owner(s) Signature(s) and Date

McCanna Hills LLC

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- ***If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.***
- ***If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.***
- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
- ***If the property owner is a trust, provide a copy of the trust certificate.***

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

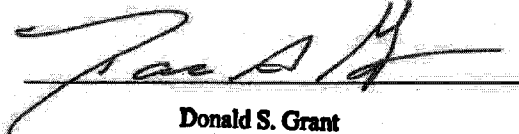
If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

**SIGNATURE PAGE TO RIVERSIDE COUNTY INDEMNIFICATION AGREEMENT
REQUIRED FOR ALL PROJECTS**

Date: 5-10-2018

McCANNA HILLS LLC,
a Delaware limited liability company

By:



Donald S. Grant
Executive Vice President

By:



C. Blaine Peterson
Senior Vice President