

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



ITEM: 23.1
(ID # 27677)

MEETING DATE:
Tuesday, May 06, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2200029 and ADOPT ORDINANCE NO. 348.5029 – No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR319) – Applicant: Chris Courtney, KB HOME – Engineer/Representative: David Currington – Fifth Supervisorial District – Perris Reservoir and Nuevo Area District – Lakeview/Nuevo Area Plan – Land Use: Medium Density Residential (CD:MDR), Conservation (OS:C), Recreation (OS:R), Rural Residential (R:RR) – Zoning: Specific Plan No. 246 McCanna Hills – Location: south of Walnut Street, southwest of Ramona Expressway, east of El Nido Avenue, and north of Orange Avenue – 57.3 Gross Acres – REQUEST: Change of Zone No. 2200029 is a proposal to establish the zoning boundaries within Specific Plan No. 246 for planning areas 1, 2A, 2B, 3A, and 4 – APN: 307-410-013, 307-410-014 – District 5. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 319** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein;

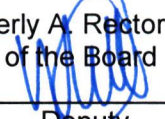
ACTION:Policy


John Hildebrand, Planning Director 4/29/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Medina and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5029 is adopted with waiver of the reading.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 6, 2025
xc: TLMA-Planning, COB/DL/NS/AB

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **APPROVE CHANGE OF ZONE NO. 2200029**, to establish zoning boundaries within Specific Plan No. 246 for the following planning areas 1, 2A, 2B, 3A, and 4 based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.5029** amending the zoning in the Perris Reservoir and Nuevo Area District shown on Map No. 55.041 Change of Zone No. 2200029 attached hereto and incorporated by reference.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside County Board of Supervisors approved the original Preissman Specific Plan (now McCanna Hills) No. 246 (SP246) and certified its accompanying EIR No. 319 in 1994. The previously adopted plan was comprised of 1,108.6 acres, with 671 acres of residential, 49 acres of commercial/mixed use, and 43 acres for project roadways. The project also includes open space with supporting commercial, educational, and recreational uses. Since the Specific Plan was adopted, there have been three (3) amendments filed. At the time the Specific Plan was originally approved it included a conceptual land use plan, but the formal Planning Area boundaries were not established at that time.

The first modification, Amendment No. 1 (SP246A1), occurred in 2005 which renamed the project to McCanna Hills Specific Plan and modified the project boundaries and land use/density. The second modification, Amendment No. 2 (SP246A2), was filed in 2007 but was later withdrawn with no new approvals. The third modification, Amendment No. 3 (SP246A3), modified the planning areas and density.

Tentative Tract Map No. 33878 (TR33978) was approved by the Board of Supervisors on March 27, 2007. TR33978 covers all or parts of Planning Areas 1, 2A, 3A, and 4 of Specific Plan No. 246. Although the formal Planning Area boundaries were not established at that time for those Planning Areas, TR33978 was determined to be consistent with the Specific Plan. A condition of approval was included on TR33978 which is typical for projects within a Specific Plan which requires the Planning Areas to be defined prior to the recordation of the subdivision pursuant.

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

On August 1, 2022, the applicant, KB Home, submitted Change of Zone No. 2200029 (CZ2200029) to the County of Riverside for consideration to establish Planning Area zoning boundaries within Specific Plan No. 246 for the Planning Areas within TR33978 as required by the conditions of approval. The allowable uses and development standards will not be changing as a part of this Change of Zone.

There are no issues of concern for this item. The proposed Change of Zone No. 2200029 site is within the boundaries of the McCanna Hills Specific Plan, which was analyzed by certified Environmental Impact Report No. 319 (EIR No. 319). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 319. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

Impact on Residents and Businesses

In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 2200029 will not result in any new significant environmental impacts not identified in certified EIR No. 319. The Change of Zone will not result in an increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 319, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

Change of Zone No. 2200029 is providing legal descriptions defining the boundaries of certain planning areas of Specific Plan No. 246. This requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of Specific Plan No. 246 as they were amended.

In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 2200029 will not result in any new significant environmental impacts not identified in certified EIR No. 319. The Change of Zone will not result in an increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 319, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

Change of Zone No. 2200029 is providing legal descriptions defining the boundaries of certain planning areas of Specific Plan No. 246. This requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of Specific Plan No. 246 as they were amended.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

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

ATTACHMENTS:

- A. Planning Commission Report of Actions
- B. Planning Commission Staff Report
- C. Ordinance No. 348.5029
- D. CZ2200029 Map No. 55.041



Jason Farin, Principal Policy Analyst

5/1/2025



Aaron Gettis, Chief of Deputy County Counsel

4/29/2025

ORDINANCE NO. 348.5029

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Perris Reservoir District Zoning Plan Map No. 55, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Perris Reservoir District, Map No. 55.041 Change of Zone Case No. CZ2200029," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: 
Chair, Board of Supervisors
V. MANUEL PEREZ

ATTEST:
KIMBERLY RECTOR
Clerk of the Board

By: 
Deputy

(SEAL)

APPROVED AS TO FORM
April 29, 2025

By: 
AARON C. GETTIS
Chief Deputy County Counsel

MAY 06 2025 23.1

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13 STATE OF CALIFORNIA)
14 COUNTY OF RIVERSIDE) ss
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16 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
17 held on May 6, 2025, the foregoing ordinance consisting of 2 Sections was adopted by the
18 following vote:

19 AYES: Medina, Spiegel, Washington, Perez, and Gutierrez

20 NAYS: None

21 ABSENT: None

22 DATE: May 6, 2025

23 KIMBERLY A. RECTOR
 Clerk of the Board

24 BY: _____
 Deputy

25 SEAL
26
27

28 05/06/2025 Item 23.1



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 5, 2025 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Mussa Khiar
Vice- Chair

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez

5th District
Romelio Ruiz
Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE

ROLL CALL: Members Present: Sanchez, Gruytch, Clack, Khiar, Ruiz

1.0 **CONSENT CALENDAR:** **NONE**

2.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**

- 2.1 **SPECIFIC PLAN NO. 343 AMENDMENT NO. 3, GENERAL PLAN AMENDMENT NO. 230005, CHANGE OF ZONE NO. 2300013** – Applicant: H.N. & Frances C. Berger Foundation– Douglas Vance – Representative: MSA Consulting, Inc. – Christopher Brizuela – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Commercial Retail (CD: CR), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R) – Zoning: SP Zone (North Star Ranch, Specific Plan No. 343) – Location: northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road – 450 Acres (Entire Specific Plan) – **REQUEST:** The Specific Plan Amendment (SPA00343A03) is a proposal to amend the existing Specific Plan with a variety of updates to the land use plan to facilitate the development of uses and repurposing portions of the project with entertainment, hospitality and food/beverage uses that better complement the existing arena/Iceplex. The amendment will combine Planning Areas 4, 6B, 8 into one Planning Area (PA-4) and replace the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10. It will also allow for minor boundary adjustments between PA-1 (Golf Course) and PA-4 (Mixed Use); and a boundary adjustment between PA-1 (Golf course) and PA-3 (Golf View Hotel). The General Plan Amendment (GPA230005) is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. The Change of Zone (CZ2300013) is a

Planning Commission Action:

Public Hearing: Closed

By a vote of 5-0, the Planning Commission took the following action:

ADOPTED Planning Commission Resolution NO. 2024-013

By a vote of 5-0, the Planning Commission recommend the Board of Supervisors take the following actions:

CONSIDER ADDENDUM No. 2 to Environmental Impact Report No. 470; and,

TENTATIVELY APPROVE General Plan Amendment No. 230005; and,

TENTATIVELY APPROVE Amendment No. 3 to Specific Plan No. 343; and,

TENTATIVELY APPROVE Change of Zone No. 2300013, subject to the conditions of approval and advisory notification document as modified at hearing.

PLANNING COMMISSION – REPORT OF ACTIONS – FEBRUARY 5, 2025

proposal to redefine the Planning Area Boundaries within the Specific Plan as part of the Specific Plan Amendment as per the Change of Zone Exhibit. The change of zone request will also modify the Specific Plan Zoning Standards and ordinance text where applicable. – APNs: 695-100-17, 695-100-001, 695-100-003 695-100-004, 695-100-005, 695-100-006, 695-100-007, 695-100-011, 695-100-008, 695-100-013, 695-100-020, 695-100-021, 695-100-022, 695-100-023, 695-100-024, & 695-100-025. – Project Planner: Jose Merlan (Principal Planner); 951-955-0314; jmerlan@rivco.org.

- 2.2 **CHANGE OF ZONE NO. 2200029** – No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR319) – Applicant: Chris Courtney, KB HOME – Engineer/Representative: David Currington – Fifth Supervisorial District – Perris Reservoir and Nuevo Area District – Lakeview/Nuevo Area Plan – Land Use: Medium Density Residential (CD:MDR), Conservation (OS:C), Recreation (OS:R), Rural Residential (R:RR) – Zoning: Specific Plan No. 246 McCanna Hills – Location: south of Walnut Street, southwest of Ramona Expressway, east of El Nido Avenue, and north of Orange Avenue – 57.3 Gross Acres – **REQUEST:** Change of Zone No. 2200029 is a proposal to establish the zoning boundaries within Specific Plan No. 246 for planning areas 1, 2A, 2B, 3A, and 4 – APN: 307-410-013, 307-410-014 – Project Planner: John Obing at 951-955-6573 or email at jobing@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 5-0, the Planning Commission recommend the Board of Supervisors take the following actions:

FIND That no New Environmental Document is Required Environmental Impact Report No. 319; And,

TENTATIVELY APPROVE Change of Zone No. 2200029

PLANNING COMMISSION – REPORT OF ACTIONS – FEBRUARY 5, 2025

3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **GENERAL PLAN AMENDMENT NO. 1144, CHANGE OF ZONE NO. 6361, CONDITIONAL USE PERMIT NO. 3265, and SURFACE MINING PERMIT NO. 197R1** – Intent to adopt a Mitigated Negative Declaration – Applicant: Corona Clay Company Engineer/Representative: Lilburn Corporation – Second Supervisorial District – Temescal Canyon Area Plan – Glen Ivy Zoning Area – Location: East of Interstate 15 and north of Dawson Canyon Road – 110.5 gross acres – REQUEST: General Plan Amendment No. 1144 proposes to amend the project site’s General Plan Land Uses, resulting in a final designation consisting of 59.7 acres of Open Space-Recreation and 50.8 acres to Open Space – Conservation Habitat. Change of Zone No. 6361 will change the zoning classification of the project site to W-2 (Controlled Development – 59.7 acres) for the developed portions of the property and change the zoning classification to N-A (Natural Assets – 50.8 acres) for the non-developable portions pursuant to the HANS development footprint (HANS 2278) as agreed to by the County and Corona Clay. Conditional Use Permit No. 3265 proposes to entitle the existing on-site uses and to reclaim a one-acre slope area on Corona Clay Company’s site known as “Dawson Canyon Clay Facility”. Existing uses to be entitled on an approximate total of 60 acres of the project site include motorcycle test tracks on 30 acres, a clay processing and recycling facility on 18.5 acres a model airplane field on 4.8 acres, and 6.4 acres of roads and ancillary uses. The remaining 50.8 acres will be designated Open Space - Conservation Habitat in accordance with the Western Riverside County Multi-Species Habitat Plan (WRCMSHCP) – APNs: 283-190-040, 283-190-022, 283-190-021, & 283-190-019 – Project Planner: John Hildebrand or email at jhildebr@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 5-0, the Planning Commission took the following action:

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2025-001

By a vote of 5-0, the Planning Commission recommend the Board of Supervisors take the following actions:

ADOPT A Mitigated Negative Declaration for Environmental Assessment No. Cfg 1610; and,

TENTATIVELY APPROVE General Plan Amendment No. 1144; And,

TENTATIVELY APPROVE Change of Zone No. 6361; and,

TENTATIVELY APPROVE Conditional Use Permit No. 230007; and,

TENTATIVELY APPROVE Surface Mining Permit No. 197, Revision 1

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

Public comments received.

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 10:30 a.m.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

2.2

(ID # 27079)

MEETING DATE:

Wednesday, February 05, 2025

SUBJECT: CHANGE OF ZONE NO. 2200029 – No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) State Guidelines Section 15162 (Previous EIR319) – Applicant: Chris Courtney, KB HOME – Engineer/Representative: David Currington – Fifth Supervisorial District – Perris Reservoir and Nuevo Area District – Lakeview/Nuevo Area Plan – Land Use: Medium Density Residential (CD:MDR), Conservation (OS:C), Recreation (OS:R), Rural Residential (R:RR) – Zoning: Specific Plan No. 246 McCanna Hills – Location: south of Walnut Street, southwest of Ramona Expressway, east of El Nido Avenue, and north of Orange Avenue – 57.3 Gross Acres – REQUEST: Change of Zone No. 2200029 is a proposal to establish the zoning boundaries within Specific Plan No. 246 for planning areas 1, 2A, 2B, 3A, and 4 – APN: 307-410-013, 307-410-014 – Project Planner: John Obing at (951)-955-6573 or email at jobing@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2200029
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Lakeview/Nuevo
Zoning Area/District:	Nuevo Area
Supervisorial District:	Fifth District
Project Planner:	John Obing
Project APN(s):	307-410-013, 307-410-014
Continued From:	1/15/2025


John Hildebrand, Planning Director 1/29/2025

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2200029 (CZ2200029) is a proposal to formally establish Planning Area boundaries within Specific Plan No. 246 for the following planning areas; 1, 2A, 2B, 3A, and 4. The project site is approximately gross 57.3 acres.

This Change of Zone to define the subject Planning Area boundaries is a requirement through the conditions of approval of Tentative Tract Map No. 33978 and Specific Plan No. 246.

The above is hereinafter referred to as the “Project”.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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The Project is located within the Lakeview/Nuevo Area Plan. The Project site is specifically located south of Walnut Street, southwest of Ramona Expressway, east of El Nido Avenue, and north of Orange Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 319** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200029, to establish zoning boundaries within Specific Plan No. 246 for the following planning areas; 1, 2A, 2B, 3A, and 4 based upon the findings and conclusions incorporated in the staff report and pending final adoption of the Zoning Ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 246 (McCanna Hills)
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD), Open Space (OS), Rural (R)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (CD:MDR), Conservation (OS:C), Recreation (OS:R), Rural Residential (R:RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	City of Perris
East:	Medium Density Residential (CD:MDR), Rural Residential (R:RR)
South:	Medium Density Residential (CD:MDR), Conservation

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	(OS:C), Recreation (OS:R), Rural Residential (R:RR)
West:	Low Density Residential (CD:LDR)
Existing Zoning Classification:	Specific Plan No. 246 McCanna Hills
Proposed Zoning Classification:	Specific Plan No. 246 McCanna Hills, Planning Areas 1, 2A, 2B, 3A, and 4
Surrounding Zoning Classifications	
North:	City of Perris
East:	Specific Plan No. 246 (McCanna Hills)
South:	Specific Plan No. 246 (McCanna Hills)
West:	Rural Residential (R-R)
Existing Use:	Vacant
Surrounding Uses	
North:	City of Perris
East:	Vacant, School
South:	Vacant
West:	Vacant, Scattered Single-Family Homes

Project Details:

Item	Value	Min./Max. Development Standard
Project Site (Acres):	57.3 gross acres	N/A

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146, 152
Special Flood Hazard Zone:	Yes Zone 4
Agricultural Preserve:	No
Liquefaction Area:	Low/Moderate
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	Yes – High/Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

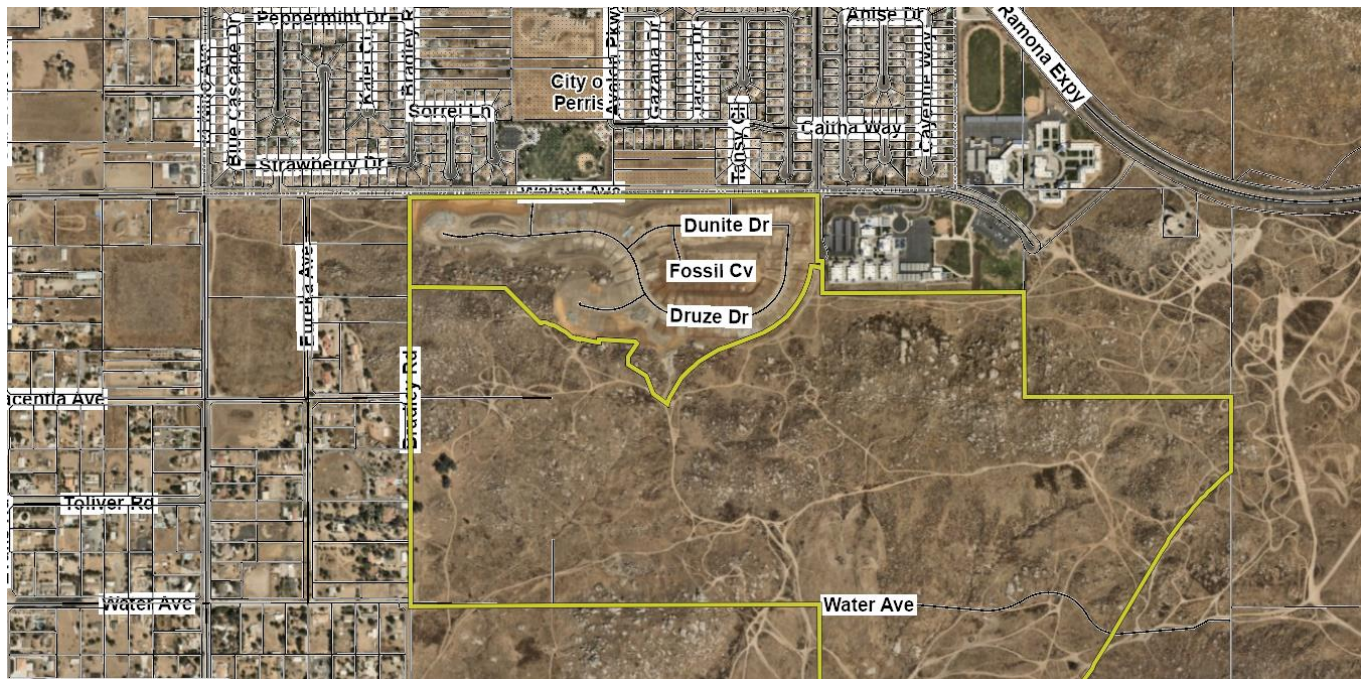


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The Riverside County Board of Supervisors approved the original Preissman Specific Plan (now McCanna Hills) No. 246 (SP246) and certified its accompanying EIR No. 319 in 1994. The previously adopted plan was comprised of 1,108.6 acres, with 671 acres of residential, 49 acres of commercial/mixed use, and 43 acres for project roadways. The project also includes open space with supporting commercial, educational, and recreational uses. Since the Specific Plan was adopted, there has been three (3) amendments filed. At the time the Specific Plan was originally approved it included a conceptual land use plan, but the formal Planning Area boundaries were not established at that time.

The first modification, Amendment No. 1 (SP246A1), occurred in 2005 which renamed the project to McCanna Hills Specific Plan and modified the project boundaries and land use/density. The second modification, Amendment No. 2 (SP246A2), was filed in 2007 but was later withdrawn with no new approvals. The third modification, Amendment No. 3 (SP246A3), modified the planning areas and density.

Tentative Tract Map No. 33878 (TR33978) was approved by the Board of Supervisors on March 27, 2017. TR33978 covers all or parts of Planning Areas 1, 2A, 3A, and 4 of Specific Plan No.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

246. Although the formal Planning Area boundaries were not established at that time for those Planning Areas, TR33978 was determined to be consistent with the Specific Plan. A condition of approval was included on TR33978 which is typical for projects within a Specific Plan which requires the Planning Areas to be defined prior to the recordation of the subdivision pursuant to the conditions of approval of TR33978 and Specific Plan No. 246.

On August 1, 2022, the applicant, KB Home, submitted Change of Zone No. 2200029 (CZ2200029) to the County of Riverside for consideration to establish Planning Area zoning boundaries within Specific Plan No. 246 for the Planning Areas within TR33978 as required by the conditions of approval. The allowable uses and development standards will not be changing as a part of this Change of Zone. The metes and bounds will be established in the ordinance at Board of Supervisors.

There are no issues of concern for this item. The proposed Change of Zone No. 2200029 site is within the boundaries of the McCanna Hills Specific Plan, which was analyzed by certified Environmental Impact Report No. 319 (EIR No. 319). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 319. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act. In addition, all procedures required by the Riverside County Rules Implementing the California Environmental Quality Act to hear the matter have been completed, and the requested change of zone is consistent with the Riverside County General Plan.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 2200029 will not result in any new significant environmental impacts not identified in certified EIR No. 319. The Change of Zone will not result in an increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 319, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

Change of Zone No. 2200029 is providing legal descriptions defining the boundaries of certain planning areas of Specific Plan No. 246. This requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of Specific Plan No. 246 as they were amended.

- a. The subject site was included within the project boundary analyzed in EIR No. 319; and
- b. There are no changes to the mitigation measures included in EIR No. 319; and

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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- c. Change of Zone No. 2200029 does not propose any changes to the approved Specific Plan No. 246 analyzed in EIR No. 319.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed Project, the following findings are required to be made:

Land Use Findings

1. The Project site has a General Plan Foundation Components of Community Development (CD), Open Space (OS), Rural (R) and Land Use Designations of Medium Density Residential (CD:MDR), Conservation (OS:C), Recreation (OS:R), Rural Residential (R:RR).
2. The Project site has a Zoning Classification of Specific Plan (McCanna Hills Specific Plan No. 246). The Specific Plan zone is consistent with the land use designations of the General Plan and Specific Plan No. 246 Land Use Plan.

Change of Zone

1. Change of Zone No. 2200029 is a proposal to establish the boundaries of the following planning areas within Specific Plan No. 246 (McCanna Hills); 1, 2A, 2B, 3A, and 4. The allowable uses and/or development standards within Specific Plan No. 246 will not be changing as a part of this Change of Zone and the Change of Zone is consistent with the Specific Plan and General Plan. The proposed Change of Zone is consistent with the land use designations and overall General Plan and Specific Plan No. 246.

Other Findings

1. The Project site is located within the March Air Reserve Base Airport Influence Areas (AIA) and future developments on this site may be subject to the Airport Land Use Commission (ALUC) review. ALUC has deemed this Project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
2. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan, nor is it located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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3. It was determined that the Project has already been evaluated under CEQA and no new environmental document is needed, therefore AB52 is not required.
4. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The original Specific Plan when it was approved was required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B. The Project remains consistent with this finding.
5. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) in High/Moderate Fire Hazard Severity Zone. The Project does not propose any new development at this time; therefore, no notification is required. The prior Tentative Tract Maps approved for this area and the overall Specific Plan considered these requirements for compliance and implementation of appropriate fire protection provisions.

Conclusion

1. For the reasons discussed above, as well as the information provided in EIR No. 319, the proposed Project conforms to all the requirements of the General Plan, the applicable Specific Plan, and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety, or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

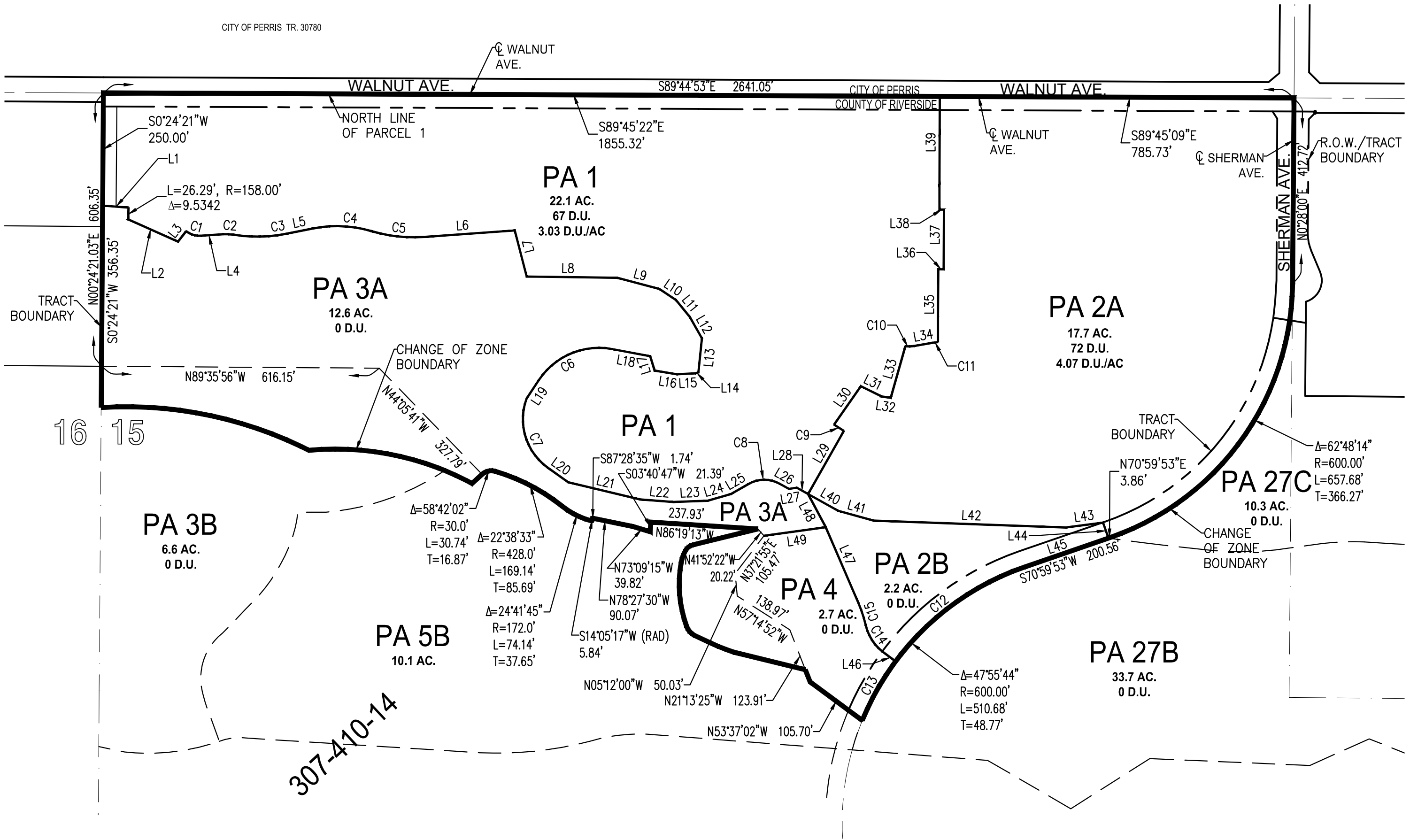
**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 300 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls indicating support or opposition to the proposed Project.

ATTACHMENTS

- Attachment A – CZ2200029 – Change of Zone Exhibit
- Attachment B – CZ2200029 – Mailing Labels
- Attachment C – CZ2200029 – Radius Map
- Attachment D – CZ2200029 – GIS Exhibits

NUEVO AREA
SEC. 15, T. 4 S, R.3 W. S.B.M.



LINE TABLE											
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	57.74	S85° 25' 05.71"E	L15	41.68	S87° 13' 46.50"W	L31	51.47	S63° 47' 01.16"E	L46	37.00	S53° 22' 31.77"E
L2	120.30	S65° 57' 19.57"E	L17	33.26	N16° 55' 09.25"W	L32	20.16	S81° 27' 12.89"E	L47	183.87	S23° 14' 53.21"E
L3	29.35	N38° 03' 48.77"E	L18	85.77	N79° 22' 42.87"W	L33	118.78	N15° 51' 39.90"E	L48	83.58	S28° 02' 09.51"E
L4	50.01	N86° 09' 45.93"E	L19	48.87	S33° 39' 35.00"W	L34	41.09	N79° 55' 35.43"E	L45	196.70	N70° 59' 52.78"E
L5	60.00	N78° 43' 02.60"E	L20	55.50	S54° 28' 07.27"E	L35	105.55	N0° 15' 04.35"E			
L6	200.98	N85° 54' 32.13"E	L21	163.56	S76° 32' 43.92"E	L36	12.09	S89° 44' 55.65"E			
L7	105.55	S14° 32' 51.69"E	L22	73.43	S85° 25' 48.16"E	L37	132.45	N0° 15' 04.35"E			
L8	201.29	S89° 10' 20.59"E	L23	76.87	N87° 53' 00.96"E	L38	10.08	N89° 44' 55.65"W			
L9	96.37	S75° 09' 08.91"E	L24	53.76	N74° 00' 09.24"E	L39	110.00	N0° 15' 04.35"E			
L10	44.46	S56° 08' 51.65"E	L25	45.87	N60° 24' 46.18"E	L40	76.18	S60° 43' 50.92"E			
L11	48.65	S39° 07' 21.38"E	L26	23.28	S60° 43' 50.92"E	L41	81.80	S74° 26' 20.26"E			
L12	54.08	S29° 32' 17.78"E	L27	17.63	N81° 05' 15.76"E	L42	425.95	S87° 56' 12.14"E			
L13	75.88	S5° 53' 13.05"W	L28	28.63	S60° 43' 50.92"E	L43	84.22	N82° 26' 04.86"E			
L14	6.96	S71° 05' 14.77"W	L29	161.00	N29° 33' 44.98"E	L44	36.47	S19° 00' 07.22"E			
L16	49.63	N80° 19' 40.40"W	L30	104.00	N35° 01' 38.52"E	L49	138.32	N82° 09' 51.30"E			

CURVE TABLE			
Curve #	Length	Radius	Delta
C1	35.10	48.00	41.90
C2	22.77	100.00	13.04
C3	117.29	328.00	20.49
C4	132.12	272.00	27.83
C5	118.15	328.00	20.64
C6	186.99	160.00	66.96
C7	172.99	132.00	75.09
C8	71.91	70.00	58.86
C9	25.94	272.00	5.46
C10	19.18	66.00	16.65
C11	12.80	100.00	7.33
C14	69.17	104.41	37.96
C15	51.84	300.00	9.90
C13	150.72	600.00	14.39
C12	359.96	600.00	34.37

SP ZONE

SPECIFIC PLAN (246)
AMENDMENT No. 3

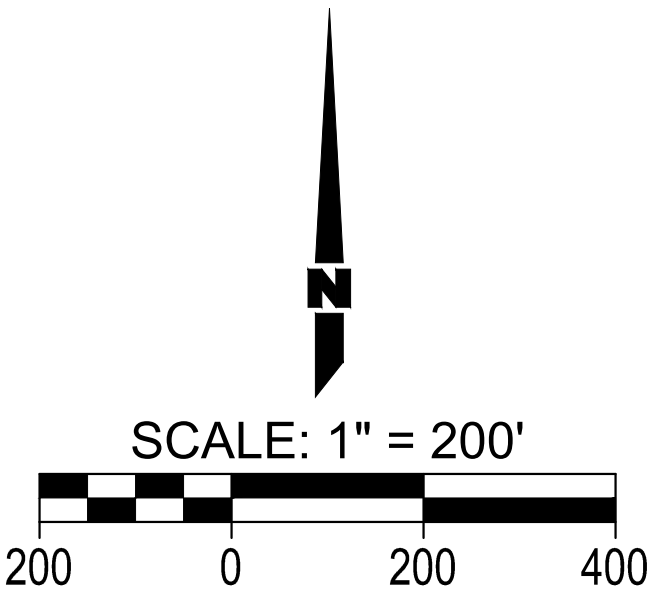
MAP NO. 55.041

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
ORDINANCE NO. 348
MAP NO. 2

PERRIS RESERVOIR DISTRICT
CHANGE OF ZONE CASE NO. 2200029
ADOPTED BY ORDINANCE NO. 348.5029
(DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN:
307-410-013
307-410-014



THE PRESS-ENTERPRISE

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Riverside, California 92502

Account Number:	5209148
Ad Order Number:	0011735853
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	05/18/2025
Total Amount:	\$808.28
Payment Amount:	\$0.00
Amount Due:	\$808.28
Notice ID:	LJ11btFajA5Xo1MxF2Ye
Invoice Text:	<p>BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ORDINANCE NO. 348.5029 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING The Board of Supervisors of the County of Riverside ordains as follows: Section 1. Section 4.1 of Ordinance No. 348, and Perris Reservoir District Zoning Plan Map No. 55, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Perris Reservoir District, Map No. 55.041 Change of Zone Case No. CZ2200029," which map is made a part of this ordinance. Section 2. This ordinance shall take effect 30 days after its adoption. [https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/exports/1747242706538/image001.jpg] V. Manuel Perez, Chair of the Board I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 6, 2025 , the foregoing Ordinance was adopted by said Board by the following vote: AYES: Medina, Spiegel, Washington, Perez, and Gutierrez NAYS: None ABSENT: None Kimberly A. Rector, Clerk of the Board By: Naomi Sicra, Clerk of the Board Assistant</p>

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The Press-Enterprise
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County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011735853

FILE NO. 0011735853

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

05/18/2025

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

Date: May 18, 2025.

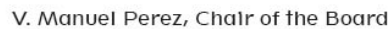
At: Riverside, California



Signature

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

Section 2. This ordinance shall take effect 30 days after its adoption.



Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant
The Press-Enterprise
Published: 5/18/25

AFFIDAVIT OF PUBLICATION

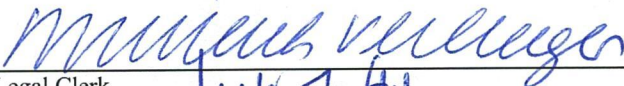
Naomy Sicra
Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

STATE OF WISCONSIN, COUNTY OF BROWN

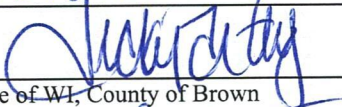
The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

05/18/2025

and that the fees charged are legal.
Sworn to and subscribed before on 05/18/2025



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$1232.00	
Tax Amount:	\$0.00	
Payment Cost:	\$1232.00	
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Notary Public
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CLERK/BOARD OF SUPERVISORS
2025 MAY 27 AM 10:57

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 348.5029

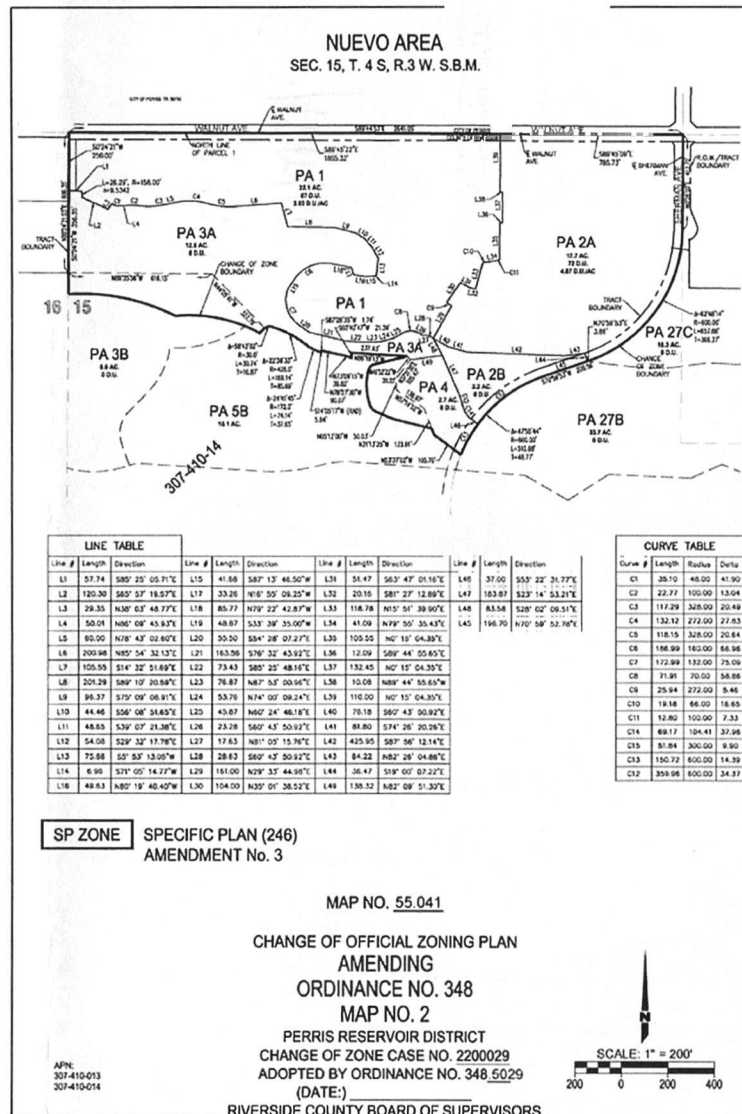
AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Perris Reservoir District Zoning Plan Map No. 55, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Perris Reservoir District, Map No. 55.041 Change of Zone Case No. CZ2200029," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **May 6, 2025**, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez

NAYS: None

ABSENT: None

Kimberly A. Rector, Clerk of the Board

By: Naomi Sicra, Clerk of the Board Assistant