

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



ITEM: 23.3
(ID # 28020)

MEETING DATE:

Tuesday, July 29, 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;

Continued on Page 2


ACTION:Policy


John Hildebrand, Planning Director 8/17/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried, 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, and Perez
Nays: None
Absent: Gutierrez
Date: July 29, 2025
xc: Planning, COB/MC/AB/DL/NS

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.

On August 1, 2022, the applicant, KB Home, submitted Change of Zone No. 2200029 (CZ2200029) to the County of Riverside. This application proposes to establish Planning Area zoning boundaries within Specific Plan No. 246 for the areas included in TR33978, in accordance with a condition of approval placed on the tract map. The condition requires that a

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

Change of Zone be processed and approved to establish the Planning Area boundaries prior to final map recordation. This application does not propose any changes to the allowable land uses or development standards.

Change of Zone No. 2200029 (CZ2200029) was presented to the Riverside County Planning Commission on February 5, 2025. Following a public hearing, the Planning Commission voted 5-0 to recommend that the Board of Supervisors approve the proposed Change of Zone to establish Planning Areas 1, 2A, 3A, and 4 within Specific Plan No. 246, as required by the conditions of approval for TR33978.

Impact on Residents and Businesses

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 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.

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

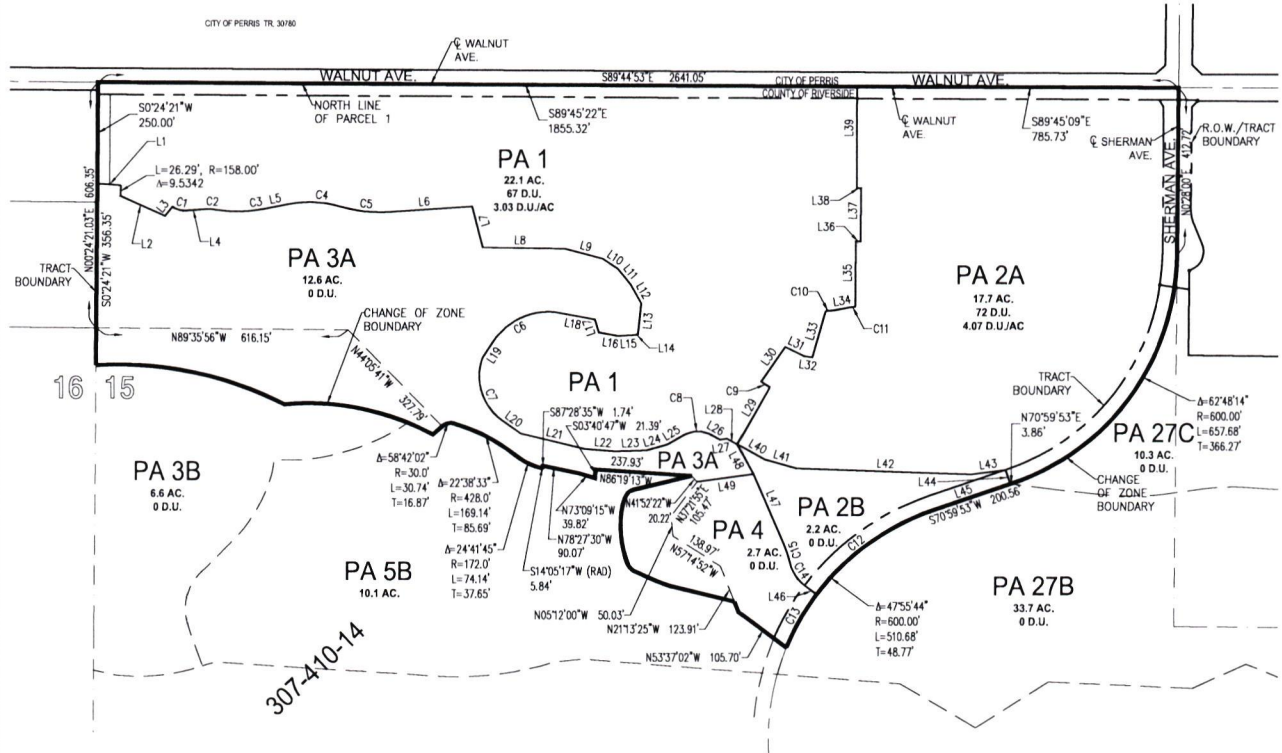
7/23/2025


Aaron Gettis, Chief of Deputy County Counsel

6/17/2025

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

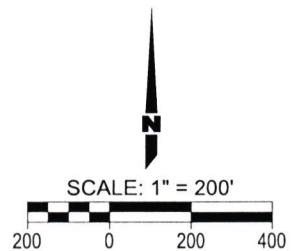
SP ZONE SPECIFIC PLAN (246)
AMENDMENT No. 3

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:) _____

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



RIVERSIDE COUNTY BOARD OF SUPERVISORS

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on July 29, 2025, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Medina, Spiegel, Washington, and Perez
NAYS: None
ABSENT: Gutierrez

DATE: July 29, 2025

KIMBERLY A. RECTOR
Clerk of the Board
BY: _____
 Deputy

SEAL



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
STAFF REPORT**

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

	(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:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
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

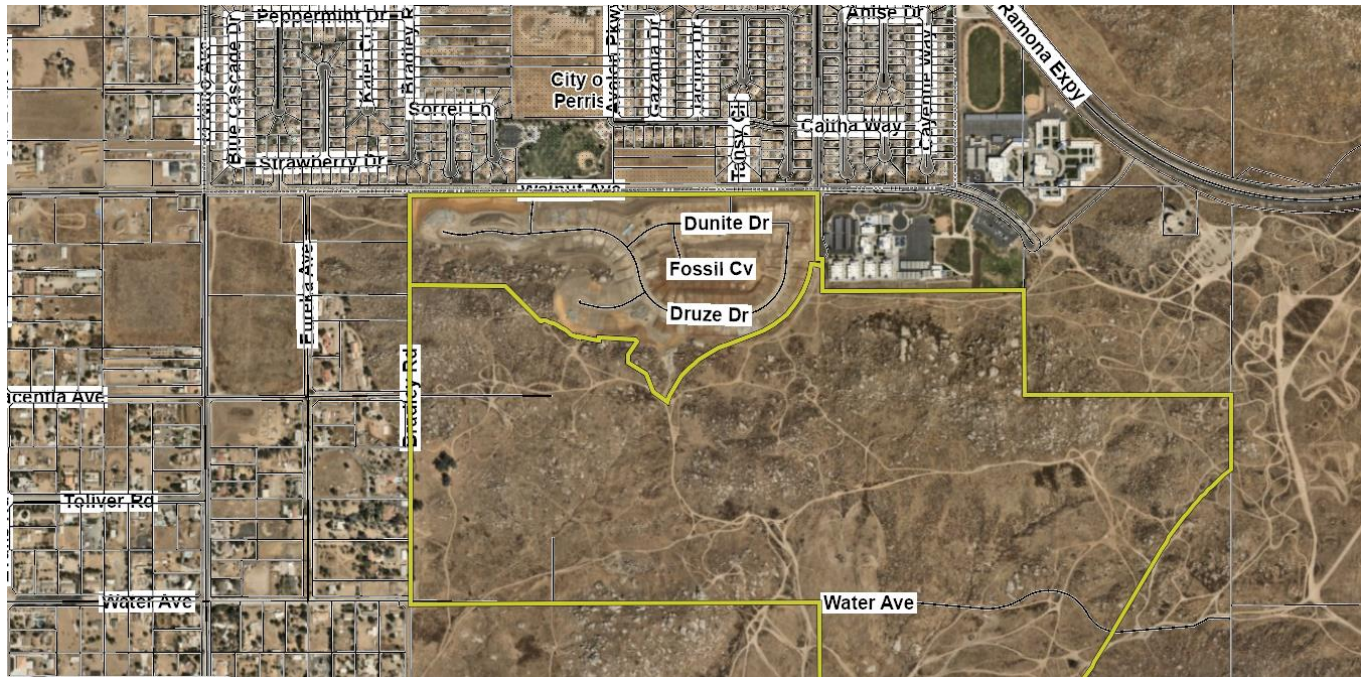


Figure 1: Project Location Map

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
STAFF REPORT**

- 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
STAFF REPORT**

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**

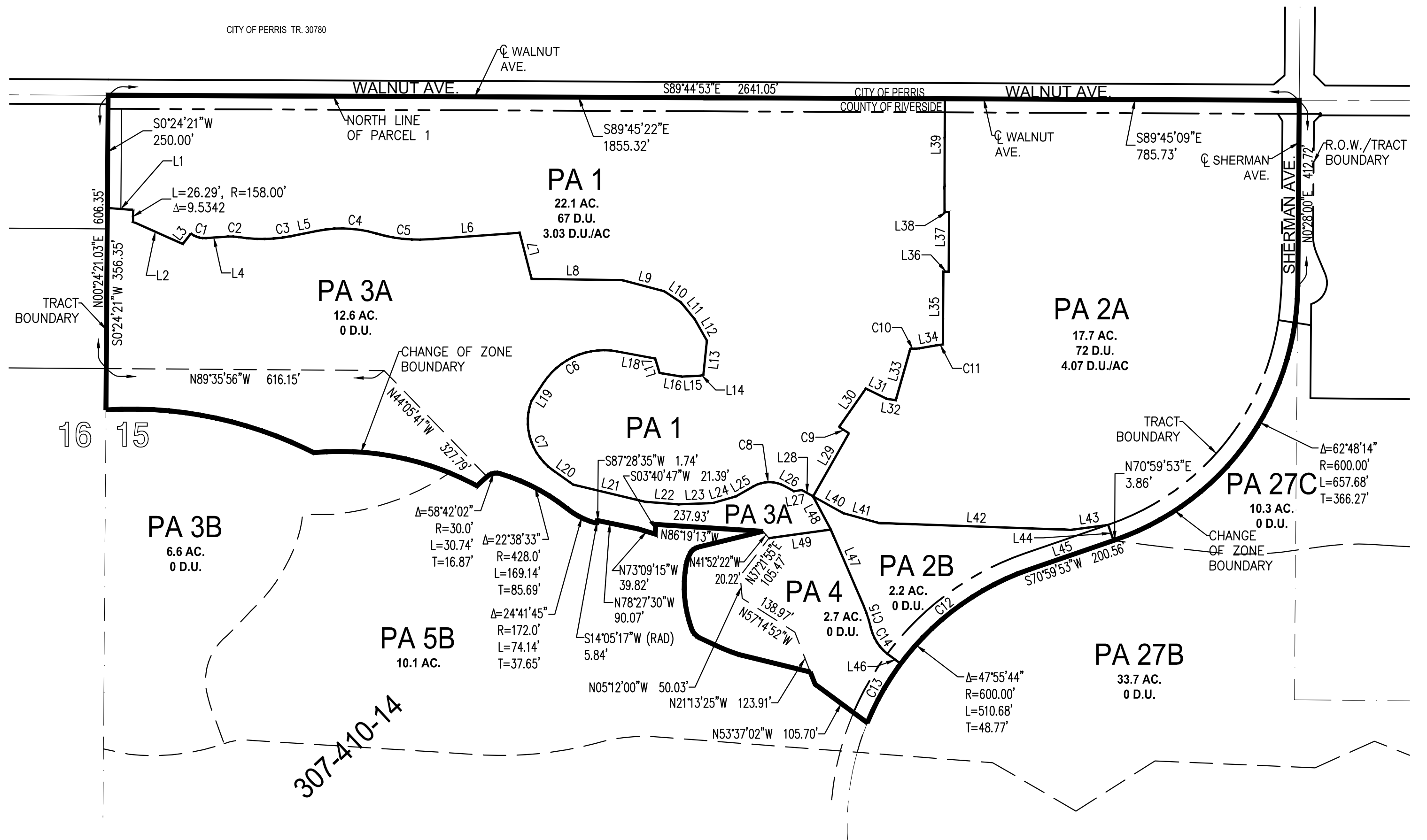
This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 300 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls indicating support or opposition 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 #	Length	Direction
L1	57.74	S85° 25' 05.71"E
L2	120.30	S65° 57' 19.57"E
L3	29.35	N38° 03' 48.77"E
L4	50.01	N86° 09' 45.93"E
L5	60.00	N78° 43' 02.60"E
L6	200.98	N85° 54' 32.13"E
L7	105.55	S14° 32' 51.69"E
L8	201.29	S89° 10' 20.59"E
L9	96.37	S75° 09' 08.91"E
L10	44.46	S56° 08' 51.65"E
L11	48.65	S39° 07' 21.38"E
L12	54.08	S29° 32' 17.78"E
L13	75.88	S5° 53' 13.05"W
L14	6.96	S71° 05' 14.77"W
L15	41.68	S87° 13' 46.50"W
L16	49.63	N80° 19' 40.40"W
L17	33.26	N16° 55' 09.25"W
L18	85.77	N79° 22' 42.87"W
L19	48.87	S33° 39' 35.00"W
L20	55.50	S54° 28' 07.27"E
L21	163.56	S76° 32' 43.92"E
L22	73.43	S85° 25' 48.16"E
L23	76.87	N87° 53' 00.96"E
L24	53.76	N74° 00' 09.24"E
L25	45.87	N60° 24' 46.18"E
L26	23.28	S60° 43' 50.92"E
L27	17.63	N81° 05' 15.76"E
L28	28.63	S60° 43' 50.92"E
L29	161.00	N29° 33' 44.98"E
L30	104.00	N35° 01' 38.52"E
L31	51.47	S63° 47' 01.16"E
L32	20.16	S81° 27' 12.89"E
L33	118.78	N15° 51' 39.90"E
L34	41.09	N79° 55' 35.43"E
L35	105.55	N0° 15' 04.35"E
L36	12.09	S89° 44' 55.65"E
L37	132.45	N0° 15' 04.35"E
L38	10.08	N89° 44' 55.65"W
L39	110.00	N0° 15' 04.35"E
L40	76.18	S60° 43' 50.92"E
L41	81.80	S74° 26' 20.26"E
L42	425.95	S87° 56' 12.14"E
L43	84.22	N82° 26' 04.86"E
L44	36.47	S19° 00' 07.22"E
L45	196.70	N70° 59' 52.78"E
L46	37.00	S53° 22' 31.77"E
L47	183.87	S23° 14' 53.21"E
L48	83.58	S28° 02' 09.51"E
L49	138.32	N82° 09' 51.30"E

Line #	Length	Direction	Line #	Length	Direction
L20	55.50	S54° 28' 07.27"E			
L21	163.56	S76° 32' 43.92"E			
L22	73.43	S85° 25' 48.16"E			
L23	76.87	N87° 53' 00.96"E			
L24	53.76	N74° 00' 09.24"E			
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L46	37.00	S53° 22' 31.77"E			
L47	183.87	S23° 14' 53.21"E			
L48	83.58	S28° 02' 09.51"E			
L49	138.32	N82° 09' 51.30"E			

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

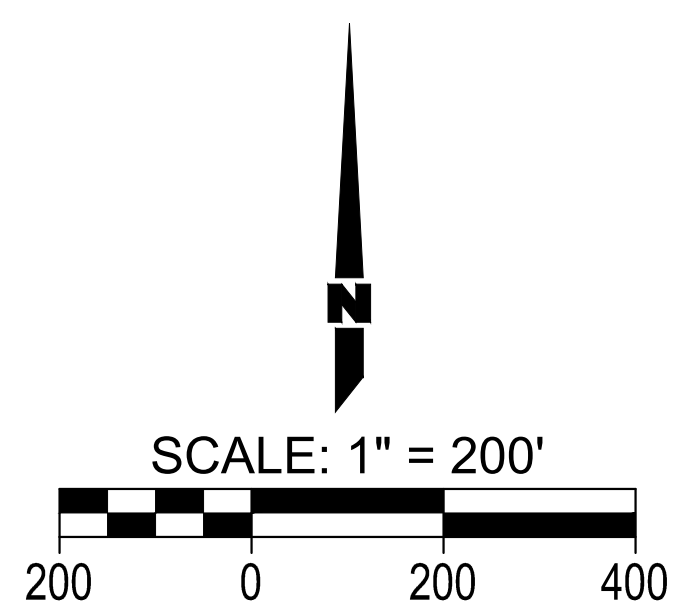
MAP NO. 55.041

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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cgonzales@scng.com

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

Account Number: 5209148
Ad Order Number: 0011744776
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 07/10/2025
Total Amount: \$645.40
Payment Amount: \$0.00
Amount Due: \$645.40
Notice ID: RCAkxqMWbFUCYd6h9hgn
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, IN THE FIFTH SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 29, 2025 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Change of Zone No. 2200029, and Adoption of Ordinance No. 348.5029. 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. This proposed project is located: south of Walnut Street, southwest of Ramona Expressway, east of El Nido Avenue, and north of Orange Avenue in the Fifth Supervisorial District. The Riverside County Planning Department and the Planning Commission recommends that the Board of Supervisors find that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED. Adopt Change of Zone No. 2200029. FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN OBING, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL JOBING@RIVCO.ORG. Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors

Planning
7/29/2025
23.3

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PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011744776

FILE NO. 0011744776

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:

07/10/2025

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

Date: July 10, 2025.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, IN THE FIFTH SUPERVISORIAL DISTRICT

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN OBING, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL JOBING@RIVCO.ORG.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rlvco.org

Dated: July 2, 2025
Kimberly A. Rector,
Clerk of the Board
By: Naomi Sicra,
Clerk of the Board Assistant
The Press-Enterprise
Published: 7/10/25



RIVERSIDE COUNTY PLANNING DEPARTMENT

78

DATE: July 1, 2025

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – John Obing, Project Planner (BOS date 07-29-2025)

MinuteTraq #: 28020

SUBJECT: Change of Zone No. 2200029
(Charge your time to these case numbers)

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2200029, ADOPTION OF 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 – Project Planner: John Obing at 951-955-6573 or email at jobing@rivco.org.
[Applicant Fees 100%]

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Publish in Newspaper: (5th Dist) Press Enterprise
- CEQA Exempt
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Department for Notice of Hearing:

John Obing
jobing@rivco.org
(951) 955-6573

BOS date 7/29/2025

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

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



ITEM:
(ID # 28020)

MEETING DATE:
Tuesday, July 29, 2025

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA)

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 2200029, Adoption of Ordinance No. 348.5029 – No New Environmental Documentation is required, pursuant to State 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.
[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; and,
2. **ADOPT 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.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

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

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: [CEO use]

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.

On August 1, 2022, the applicant, KB Home, submitted Change of Zone No. 2200029 (CZ2200029) to the County of Riverside. This application proposes to establish Planning Area zoning boundaries within Specific Plan No. 246 for the areas included in TR33978, in accordance with a condition of approval placed on the tract map. The condition requires that a Change of Zone be processed and approved to establish the Planning Area boundaries prior to final map recordation. This application does not propose any changes to the allowable land uses or development standards.

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

Change of Zone No. 2200029 (CZ2200029) was presented to the Riverside County Planning Commission on February 5, 2025. Following a public hearing, the Planning Commission voted 5-0 to recommend that the Board of Supervisors approve the proposed Change of Zone to establish Planning Areas 1, 2A, 3A, and 4 within Specific Plan No. 246, as required by the conditions of approval for TR33978.

Impact on Residents and Businesses

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 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

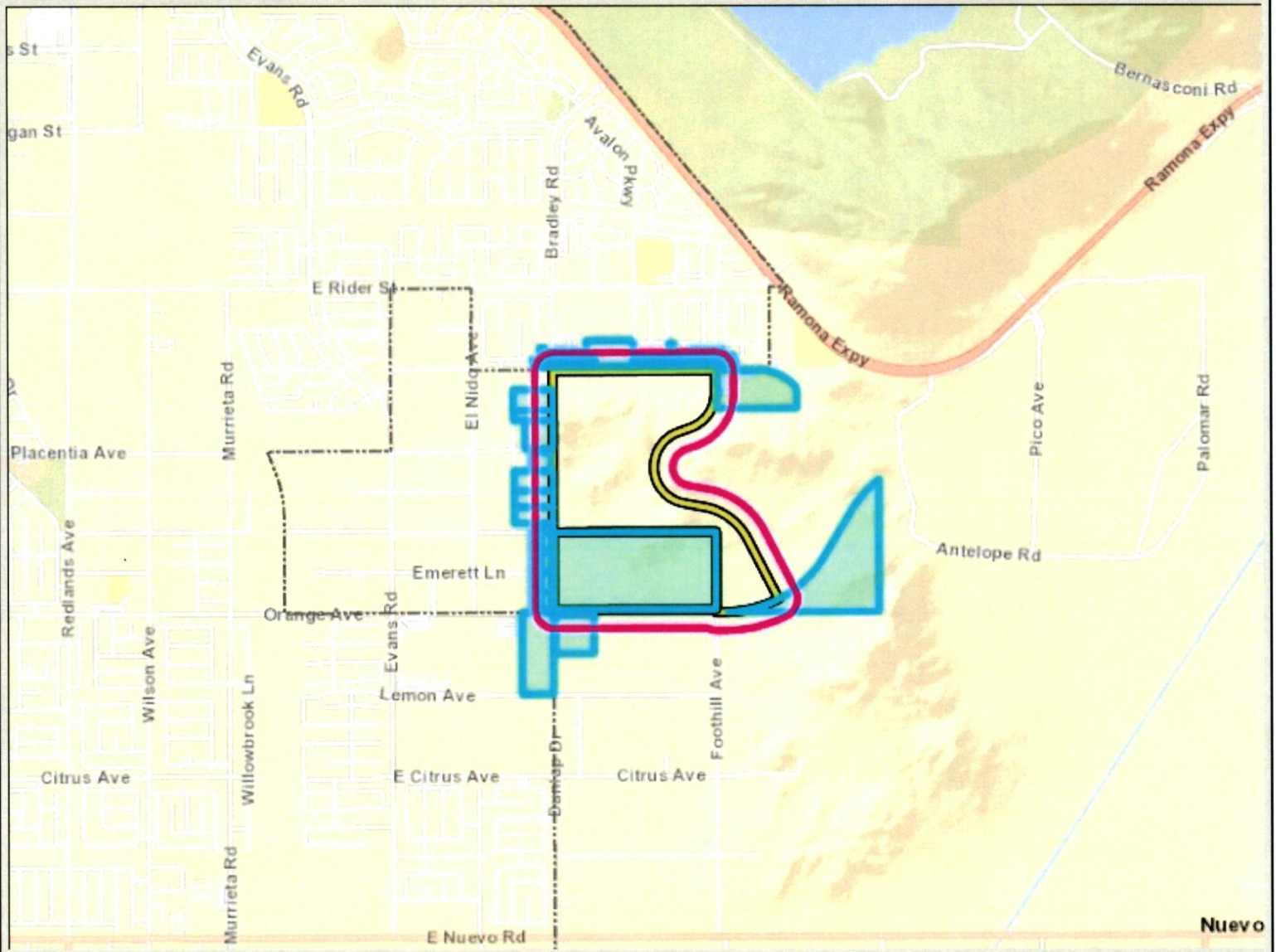
All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

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

CZ2200029 Riverside County GIS Mailing Labels

300 Foot Radius



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 3,125 6,250 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... 12/17/2024 3:00:01 PM

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2200029, and Adoption of Ordinance No. 348.5029.** 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. This proposed project is located: south of Walnut Street, southwest of Ramona Expressway, east of El Nido Avenue, and north of Orange Avenue in the Fifth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommends that the Board of Supervisors find that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED. Adopt Change of Zone No. 2200029.**

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN OBING, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL JOBING@RIVCO.ORG.

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

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: July 2, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant

THE PRESS-ENTERPRISE

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pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

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

Account Number: 5209148
Ad Order Number: 0011737531
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 06/13/2025
Total Amount: \$428.06
Payment Amount: \$0.00
Amount Due: \$428.06
Notice ID: Ldci9LDhnwIX2PIKzLE
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, IN THE FIFTH SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, June 24, 2025 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Change of Zone No. 2200029, and Adoption of Ordinance No. 348.5029. 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. This proposed project is located: south of Walnut Street, southwest of Ramona Expressway, east of El Nido Avenue, and north of Orange Avenue in the Fifth Supervisorial District. The Riverside County Planning Department and the Planning Commission recommends that the Board of Supervisors find that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED. Adopt Change of Zone No. 2200029. FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN OBING, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL JOBING@RIVCO.ORG. Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors

Planning
6/21/2025 7/29/2025

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011737531

FILE NO. 0011737531

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:

06/13/2025

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

Date: June 13, 2025.
At: Riverside, California



Signature

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rlvco.org

Dated: May 22, 2025
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez,
Supervisors Board Assistant
The Press-Enterprise
Published: 6/13/25

THE PRESS-ENTERPRISE

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Planning
6/24/2025

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County of Riverside - Clerk of the Board
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Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011737531

FILE NO. 0011737531

PROOF OF PUBLICATION

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06/13/2025

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

Date: June 13, 2025.
At: Riverside, California



Signature

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Dated: May 22, 2025
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez,
Supervisors Board Assistant
The Press-Enterprise
Published: 6/13/25

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



ITEM:
(ID # 28020)

MEETING DATE:
Tuesday, June 24, 2025

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA)

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 2200029, Adoption of Ordinance No. 348.5029 – No New Environmental Documentation is required, pursuant to State 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.
[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; and,
2. **ADOPT 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.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

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

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: [CEO use]

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 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. 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.

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.

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

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

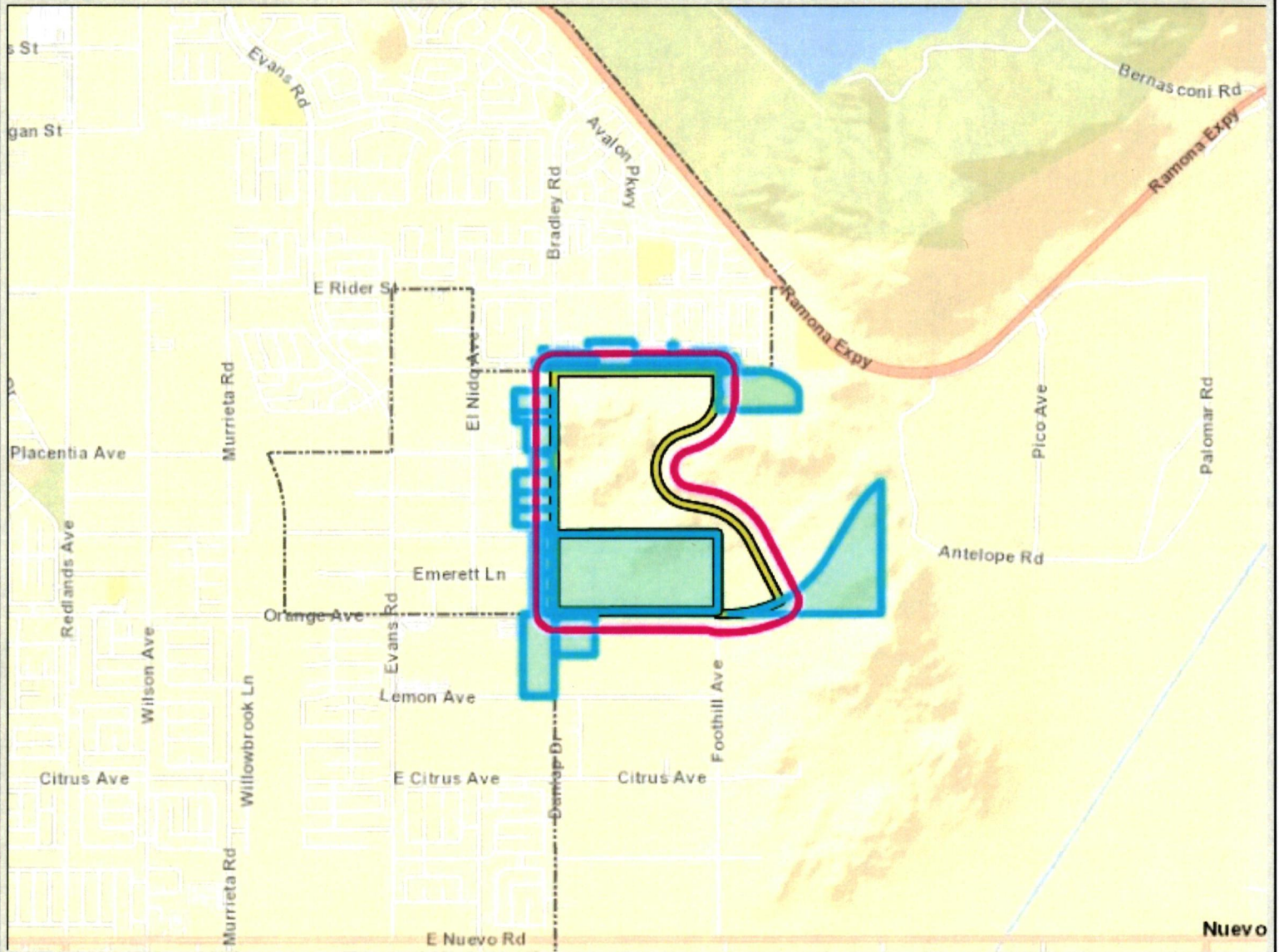
All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

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

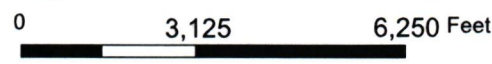
CZ2200029 Riverside County GIS Mailing Labels

300 Foot Radius



- Legend**
- County Boundary
 - Cities
 - Parcels
 - 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.

REPORT PRINTED ON... 12/17/2024 3:00:01 PM

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

KIMBERLY A. RECTOR
Clerk of the Board of Supervisors

APRIL BOYDD
Assistant Clerk of the Board

May 22, 2025

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

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: **NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 2200029, ORDINANCE NO. 348.5029**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Friday, June 13, 2025.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cindy Fernandez

Supervisors Board Assistant:
KIMBERLY RECTOR, CLERK OF THE BOARD

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Dated: May 22, 2025

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Supervisors Board Assistant

CERTIFICATE OF POSTING

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

I, Cindy Fernandez, Supervisors Board Assistant, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 22, 2025, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2200029, ORDINANCE NO. 348.5029

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

Board Agenda Date: June 24, 2025 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: May 22, 2025
Cindy Fernandez

CERTIFICATE OF MAILING

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

I, Cindy Fernandez, Supervisors Board Assistant, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 22, 2025, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2200029, ORDINANCE NO. 348.5029

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: June 24, 2025 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: May 22, 2025
Cindy Fernandez



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIVED RIVERSIDE COUNTY
 CLERK/BOARD OF SUPERVISORS

2025 JUN 27 11:10:15

RECEIPT NUMBER: 25-156053
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 05/23/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500456	

PROJECT TITLE

CZ2200029, ORD. NO. 348.5029

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON ST. 1ST FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|-----------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ _____ |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ _____ |
|
 | | |
| <input type="checkbox"/> Exempt from fee | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | |
| <hr/> | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____ |
| <input type="checkbox"/> County documentary handling fee | | \$ _____ \$0.00 |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ _____ \$0.00

SIGNATURE X <i>I Syeda</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
--------------------------------------	--

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 24, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2200029, and Adoption of Ordinance No. 348.5029.** 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. This proposed project is located: south of Walnut Street, southwest of Ramona Expressway, east of El Nido Avenue, and north of Orange Avenue in the Fifth Supervisorial District.

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Dated: May 22, 2025

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Supervisors Board Assistant

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202500456
05/23/2025 08:00 AM Fee: \$ 0.00
Page 1 of 1

Removed: 6/23/25 By:  Deputy



300020007
OZA JAGDISH JAYANT RETIREMET TR
DTD 1/1/2019
PO BOX 1633
CHINO HILLS CA 91709

300020023
SANDRA HOLTON
20440 EUREKA AVE
PERRIS CA 92571

300020024
ROSSETTE MENDOZA ESTRADA
26910 PLACENTIA AVE
PERRIS CA 92571

300030002
MARTIN TODD A TRUST DTD 6/28/23
PO BOX 145
PERRIS CA 92572

300030003
LOPEZ MARTIN FAMILY REVOCABLE
TRUST 1/25/2023
27799 ELLIS AVE
ROMOLAND CA 92585

300030004
TED PENA
20696 EUREKA AVE
PERRIS CA 92571

300030005
PATRICIA SMITH
26950 WATER AVE
PERRIS CA 92571

300030040
DANIEL ROJAS AGUILAR
26901 PLACENTIA AVE
PERRIS CA 92571

300040007
MARIA A. GIL
26585 PLACENTIA AVE
PERRIS CA 92571

300040008
JOSE MANUEL GONZALEZ
26950 EMERETT LN
PERRIS CA 92571

300040015
HERNANDEZ FIDEL D
26980 EMERETT LN
PERRIS CA 92571

300040016
MARTIN LOPEZ PAZ
PO BOX 1497
PERRIS CA 92572

300050007
SANTIAGO FREGOSO
26965 EMERETT LN
PERRIS CA 92571

300050008
JOSE RUPERTO NUNEZ
1313 BLAZINGSTAR DR
PERRIS CA 92571

300050015
KARL J. FREEMAN
26985 EMERETT LN
PERRIS CA 92571

300050016
JESUS MACIAS LLAMAS
847 ADAMSGROVE
WALNUT CA 91789

307020007
MIGUEL BANUELOS
29353 NORWICH CT
MENIFEE CA 92586

307020009
MARIO RUBALCAVA
40163 PROVOST CT
MURRIETA CA 92563

307050006
VAL VERDE UNIFIED SCHOOL DIST
975 W MORGAN ST
PERRIS CA 92571

307240001
KEVIN THANH DOAN
PO BOX 8338
HUNTINGTON BEACH CA 92615

307391007
MATTHEW MILLIS
1565 STRAWBERRY DR
PERRIS CA 92571

307391008
ENRIQUE GUTIERREZ
1573 STRAWBERRY DR
PERRIS CA 92571

307391009
EDGAR VINICIO ECHEVERRIA
1581 STRAWBERRY DR
PERRIS CA 92571

307391010
OSIEL RAMIREZ ALVAREZ
1589 STRAWBERRY DR
PERRIS CA 92571

307391011
DEIDRA TURCIOS
1597 STRAWBERRY DR
PERRIS CA 92571

307392040
JESUS DEL VALLE RIVAS
3012 BRADLEY RD
PERRIS CA 92571

307392041
SERGIO BELTRAN
1576 STRAWBERRY DR
PERRIS CA 92571

307400001
SYLVESTER FINNEY
1605 STRAWBERRY DR
PERRIS CA 92571

307400002
CRISTAL PICKERSGILL
3009 BRADLEY RD
PERRIS CA 92571

307400003
RODRIQUEZ FAMILY TRUST DTD
06/11/2023
3015 BRADLEY RD
PERRIS CA 92571

307400004
ALEXIS ESPINOZ
3021 BRADLEY RD
PERRIS CA 92571

307400011
LYNDEN SALONGA
3022 SAFFRON CT
PERRIS CA 92571

307400012
STEVEN L. COURLL
3016 SAFFRON CT
PERRIS CA 92571

307400013
HARRIS ANNIE L FAMILY TRUST DATED
9/26/18
3010 SAFFRON CT
PERRIS CA 92571

307400014
MARTIN MULVINA
3004 SAFFRON CT
PERRIS CA 92571

307400015
JUAN A. TORRES
3007 SAFFRON CT
PERRIS CA 92571

307400016
J CARLOS B RODRIGUEZ
3013 SAFFRON CT
PERRIS CA 92571

307400017
GLORIA CASTELLANOS
3019 SAFFRON CT
PERRIS CA 92571

307400018
DAVID A. LOTZ
3025 SAFFRON CT
PERRIS CA 92571

307400025
VIEYRA FAMILY REVOCABLE LIVING
TRUST DTD 04/10/23
3020 POPPY CT
PERRIS CA 92571

307400026
ISRAEL HERNANDEZ GERVACIO
3014 POPPY CT
PERRIS CA 92571

307400027
ARMANDO GUTIERREZ
3008 POPPY CT
PERRIS CA 92571

307400028
LAURA ALICIA MARTIN ROMO
3005 POPPY CT
PERRIS CA 92571

307400029
SAUL SANCHEZ
3011 POPPY CT
PERRIS CA 92571

307400030
BENITO VARGAS-LORENZO
3017 POPPY CT
PERRIS CA 92571

307400031
CITY OF PERRIS
101 N D ST
PERRIS CA 92570

307410003
STRACK FARMS LAND
3161 MICHELSON DR STE 425
IRVINE CA 92612

307410007
KB HOME COASTAL INC
36310 INLAND VALLEY DR STE 300
WILDOMAR CA 92595

307422010
JUANITA BAYLOR
1895 CALTHA WAY
PERRIS CA 92571

307430003
CESAR O. VILLANUEVA
3018 TANSY CIR
PERRIS CA 92571

307430004
SUZANNE LYNNETTE MARTIN
3010 TANSY CIR
PERRIS CA 92571

307430005
JORGE ANTONIO MARTINEZ
3013 TANSY CIR
PERRIS CA 92571

307430006
ANGELA VILLASENOR
3021 TANSY CIR
PERRIS CA 92571

307430010
ALEJANDRO GUADALUPE FELIX
FUENTES
3024 AVISHAN DR
PERRIS CA 92571

307430011
ANGELICA BRECEDA
3020 AVISHAN DR
PERRIS CA 92571

307430012
LUIS E. MICHEL
3008 AVISHAN DR
PERRIS CA 92571

307430013
SU HUANG
23454 LADEENE AVE
TORRANCE CA 90505

307430014
ROBERT C. ONG
3019 AVISHAN DR
PERRIS CA 92571

307430015
DEMETRIO S. ROMERO
3023 AVISHAN DR
PERRIS CA 92571

307430017
SANCHEZ JOSE D VASQUEZ ESTATE OF
3014 TANSY CIR
PERRIS CA 92571

307430018
WILSON E MEJIA LOPEZ
3017 TANSY CIR
PERRIS CA 92571

307430019
KAREN R. MORALES
3012 AVISHAN DR
PERRIS CA 92571

307430020
EVA DOLORES LOPEZ
3015 AVISHAN DR
PERRIS CA 92571

307441057
NANA FITRIANA FIRMAN
3017 HAWTHORNE RD
PERRIS CA 92571

307441058
ROBERT GEORGE NEAL
3013 HAWTHORNE RD
PERRIS CA 92571

307441059
BRANDON M. ALLEN
3009 HAWTHORNE RD
PERRIS CA 92571

307441060
LUIS TORNER
3006 HAWTHORNE RD
PERRIS CA 92571

307441061
JUANA LESLIE HERNANDEZ
3010 HAWTHORNE RD
PERRIS CA 92571

307441062
JIMMY CARRILLO
3014 HAWTHORNE RD
PERRIS CA 92571

307441063
JOAQUIN DOMINGUEZ FELIX
31466 JEDEDIAH SMITH RD
TEMECULA CA 92592

307441064
MARCO A. GALLEGOS
3022 HAWTHORNE RD
PERRIS CA 92571

320360013
HIS GLORY DEVELOPMENT
PO BOX 7128
RANCHO SANTA FE CA 92067

Chris Courtney
310 Commerce Unit 105
Irvine, CA 92602

Chris Courtney
36310 Inland Valley Dr
Wildomar, CA 92595

KB Home Coastal Inc
ATTN: Scott Hansen
36310 Inland Valley Dr Suite 300
Wildomar, CA 92592

David Currington
31600 Railroad Canyon Rd. Suite J
Canyon Lake, CA 92587

Perris City Hall
City of Perris – Planning Department
101 N. D Street
Perris, CA 92570

County of Riverside Airport Land Use Commission
4080 Lemon Street, 14th Floor
Riverside, CA 92501

C

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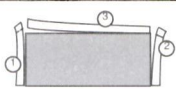
Dated: May 22, 2025

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Supervisors Board Assistant

7877981 7878014

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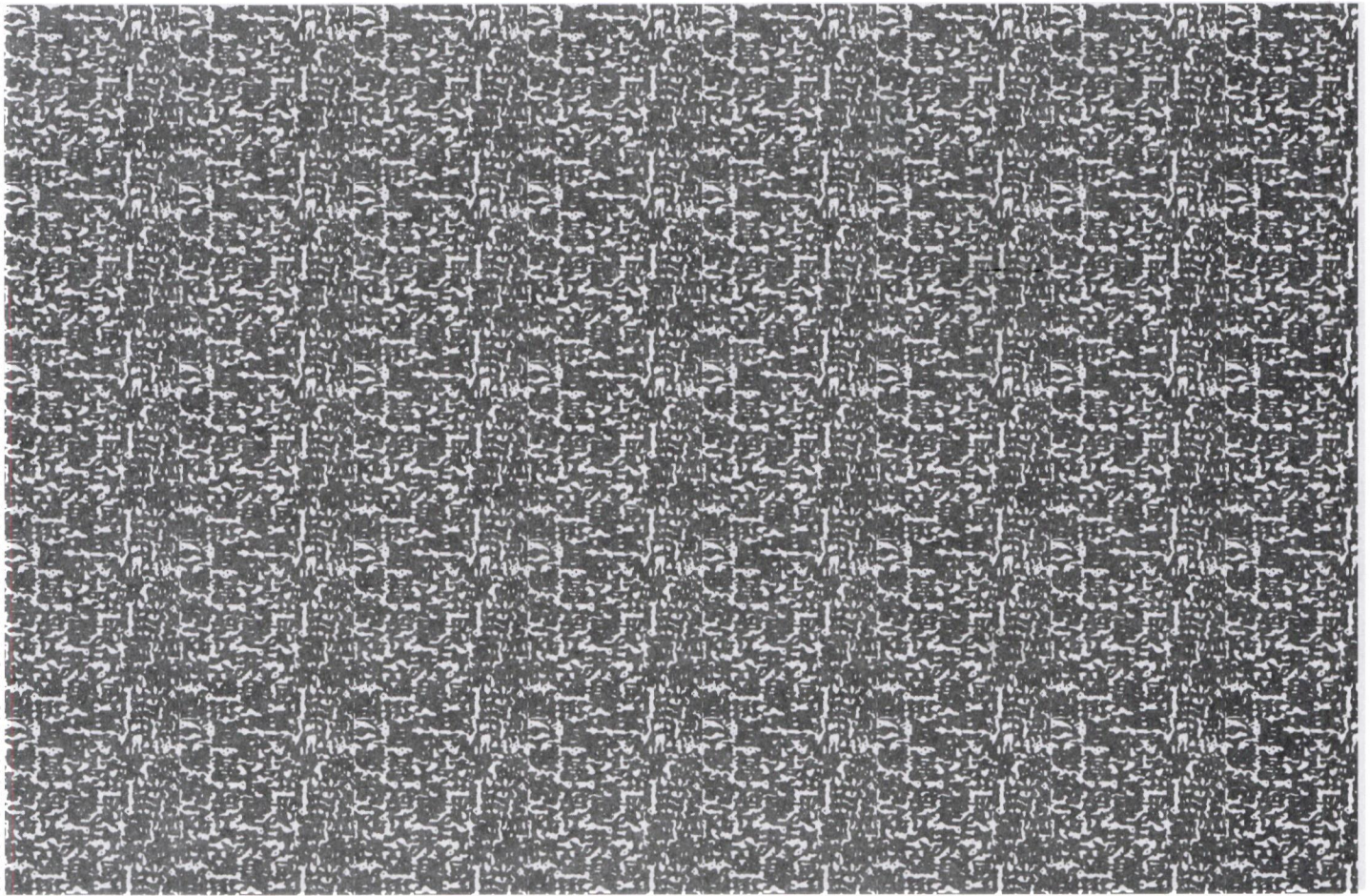
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CLERK/BOARD OF SUPERVISORS
2025 JUN -2 PM 1:10



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

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

PUBLIC HEARING NOTICE
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US POSTAGESM PITNEY BOWES



ZIP 92504 \$ 000.63⁶
02 4W
0000348270 MAY 23 2025

SEE OTHER SIDE FOR
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SEE OTHER SIDE FOR
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300020023
SANDRA HOLTON
20440 EUREKA AVE
PERRIS CA 92571

NIXIE 911 FE 1260 0005/28/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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BC: 92502114747 *2252-06754-28-13

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DYI-SMM 925



C

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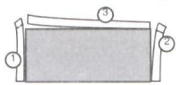
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Dated: May 22, 2025

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By: Cindy Fernandez, Supervisors Board Assistant

7877981 7878014

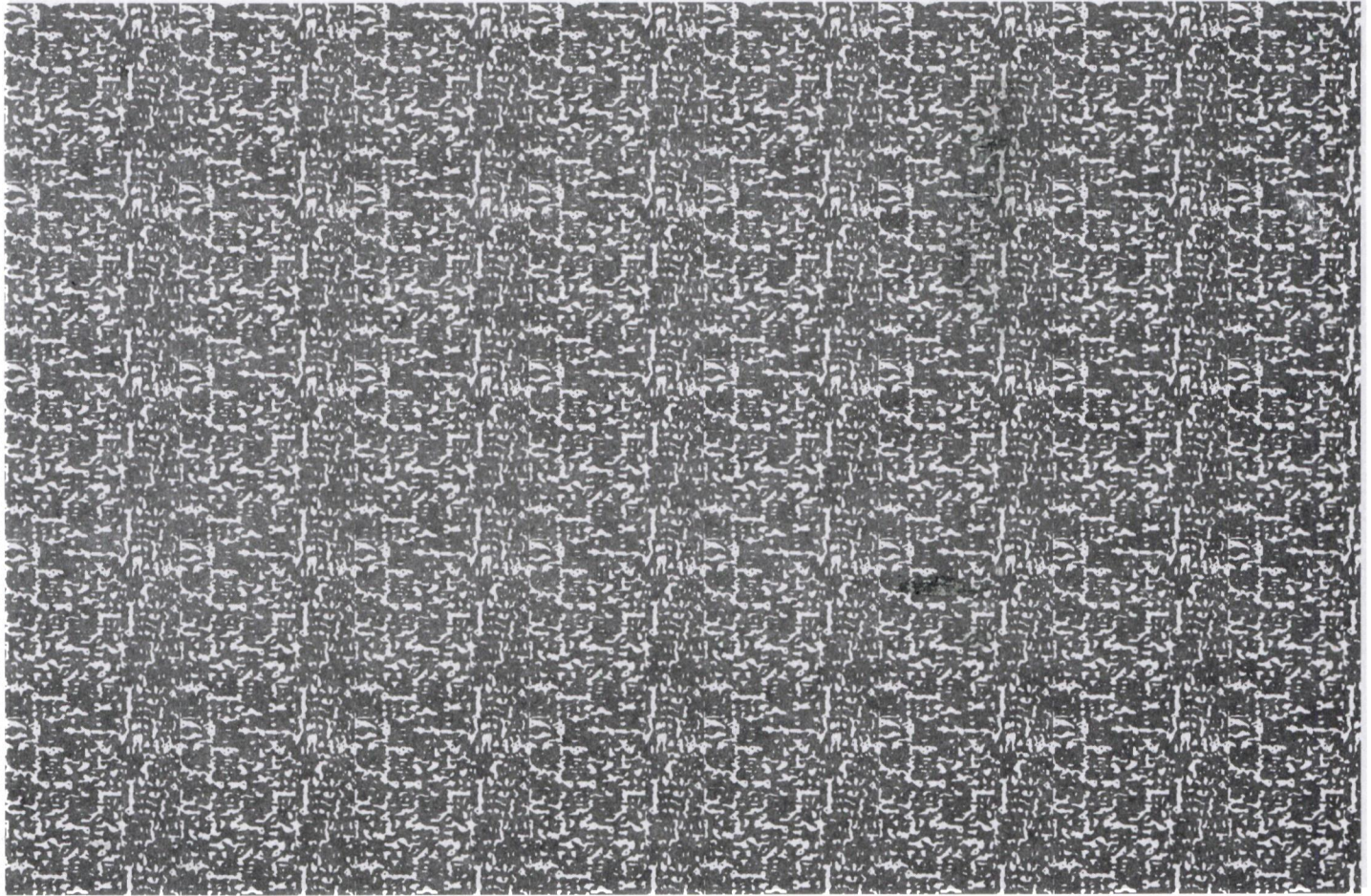
RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2025 JUN -3 PM 12:31



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

PUBLIC HEARING NOTICE
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US POSTAGE SM PITNEY BOWES



ZIP 92504 \$ 000.63⁶
02 4W
0000348270 MAY 23 2025

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OPENING INSTRUCTIONS

Chris Courtney
310 Commerce Unit 105
Irvine, CA 92602

NIXIE 911 DE 1260 0005/29/25

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UNABLE TO FORWARD

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DYI-SHM USBC

BC: 92502114747 *0408-07853-24-3



C

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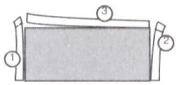
Dated: May 22, 2025

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Supervisors Board Assistant

★ 7877981 7878014

PSEMPV

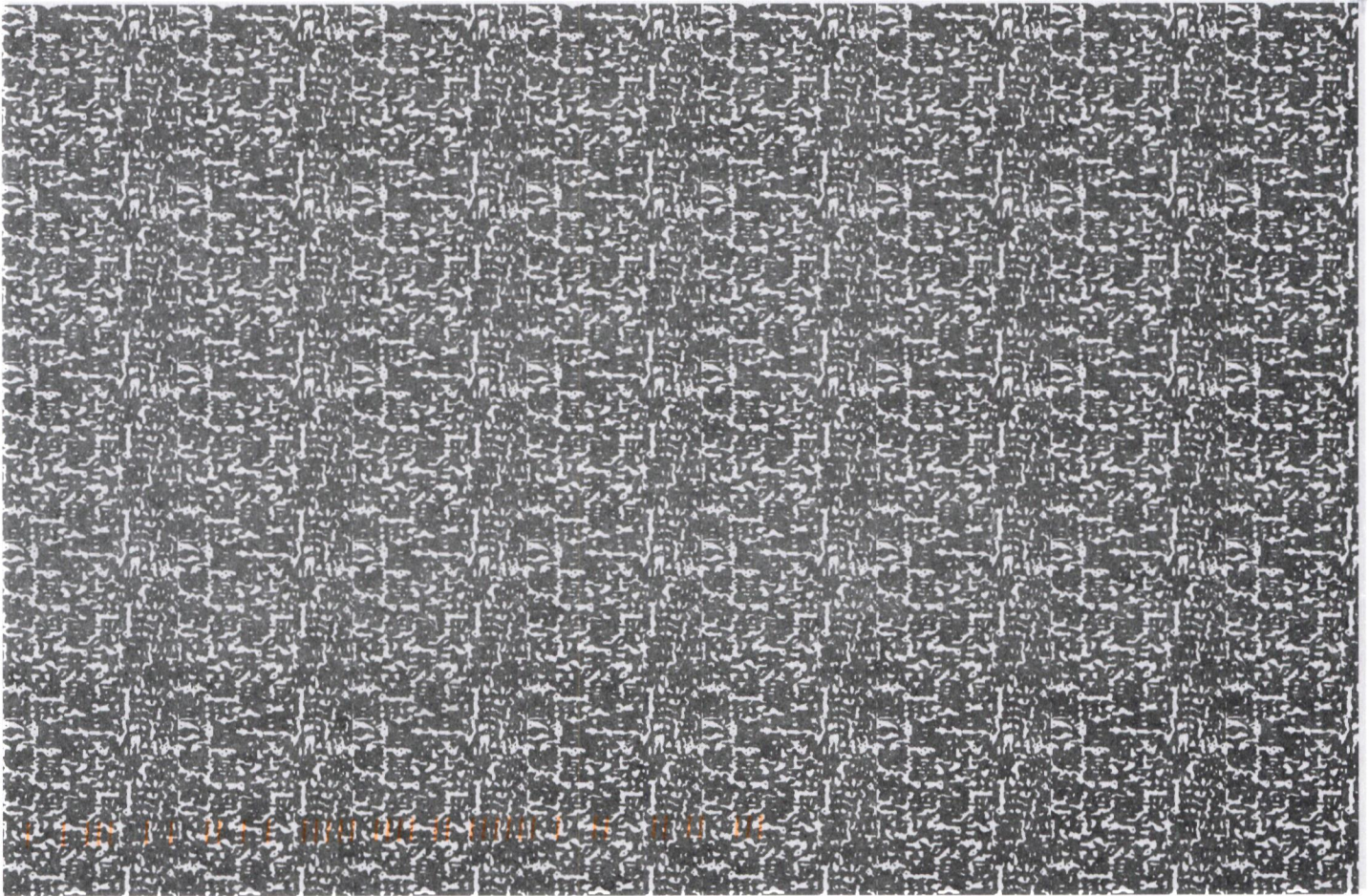
RECEIVED RIVERSIDE COUNTY
CLERK/ADMINISTRATIVE SERVICES
2025 JUN -3 PM 12:30



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REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

6666<86695

RESORTED
FIRST CLASS



US POSTAGE MAFITNEY BOWES

63000TTT70T00EE6

ZIP 92504 \$ 000.63⁶
02 4W
0000348270 MAY 23 2025



Chris Courtney
310 Commerce Unit 105
Irvine, CA 92602

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

DYI-SMM 92502



C

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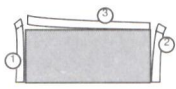
Dated: May 22, 2025

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Supervisors Board Assistant

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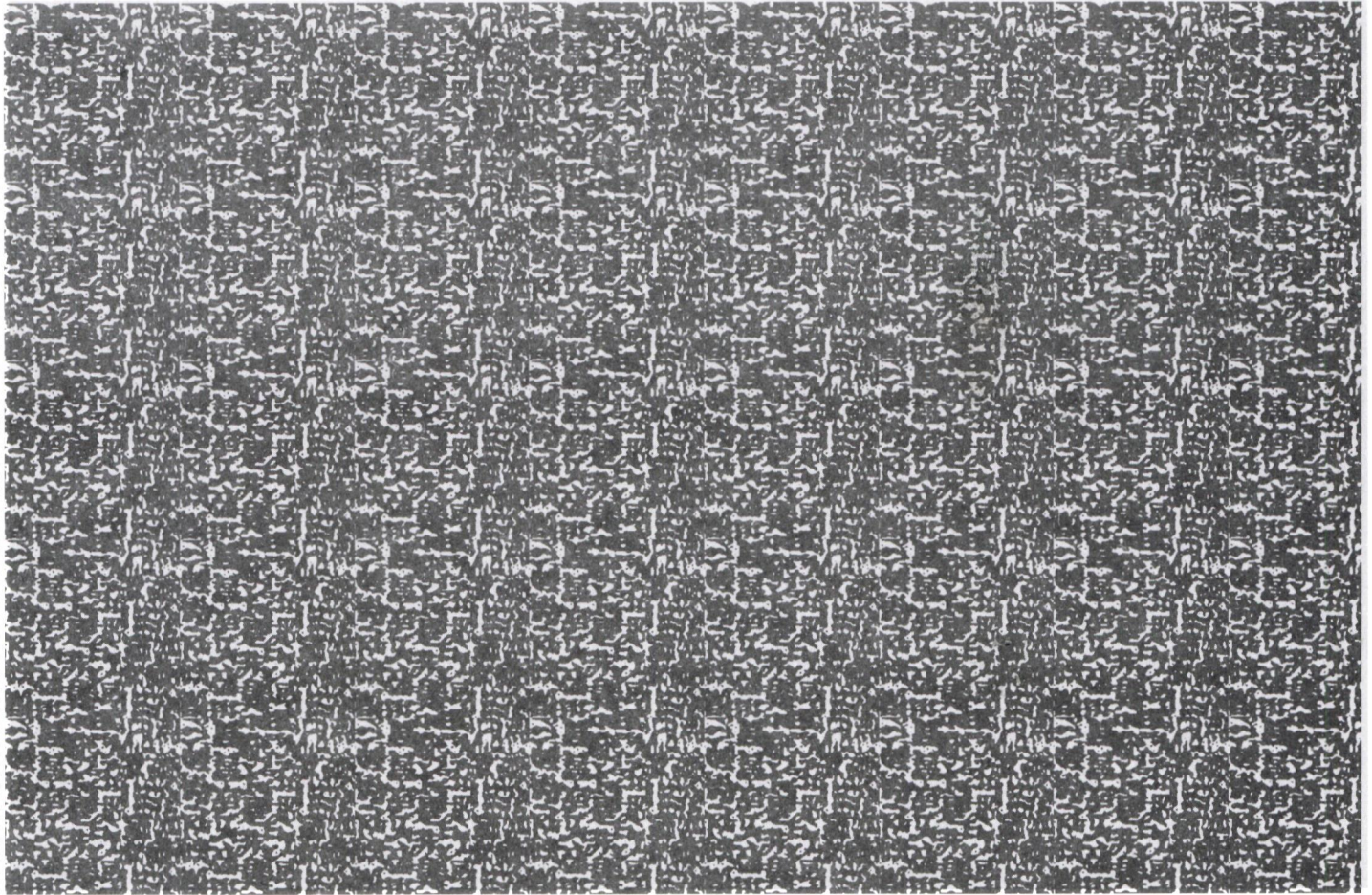
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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
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C
**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE AND ADOPTION OF ORDINANCE, IN THE FIFTH SUPERVISORIAL
DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2200029, and Adoption of Ordinance No. 348.5029.** 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. This proposed project is located: south of Walnut Street, southwest of Ramona Expressway, east of El Nido Avenue, and north of Orange Avenue in the Fifth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommends that the Board of Supervisors find that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED. Adopt Change of Zone No. 2200029.**

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN OBING, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL JOBING@RIVCO.ORG.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

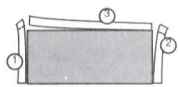
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Dated: July 2, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

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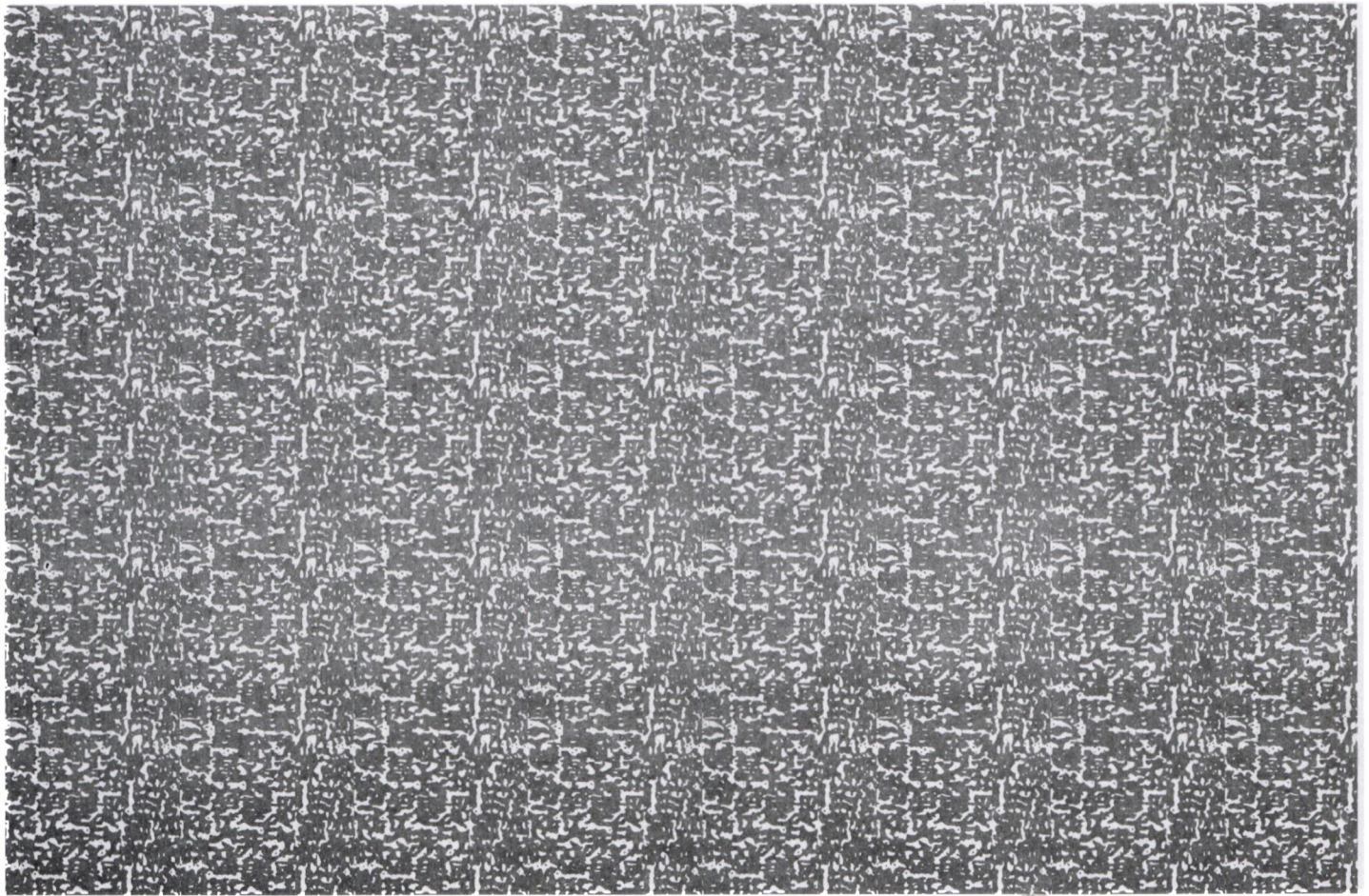
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Naomy Sicra
Riverside County-Board Of Sup.
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STATE OF WISCONSIN, COUNTY OF BROWN

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:

08/10/2025

and that the fees charged are legal.
Sworn to and subscribed before on 08/10/2025

Legal Clerk

Notary, State of WI, County of Brown

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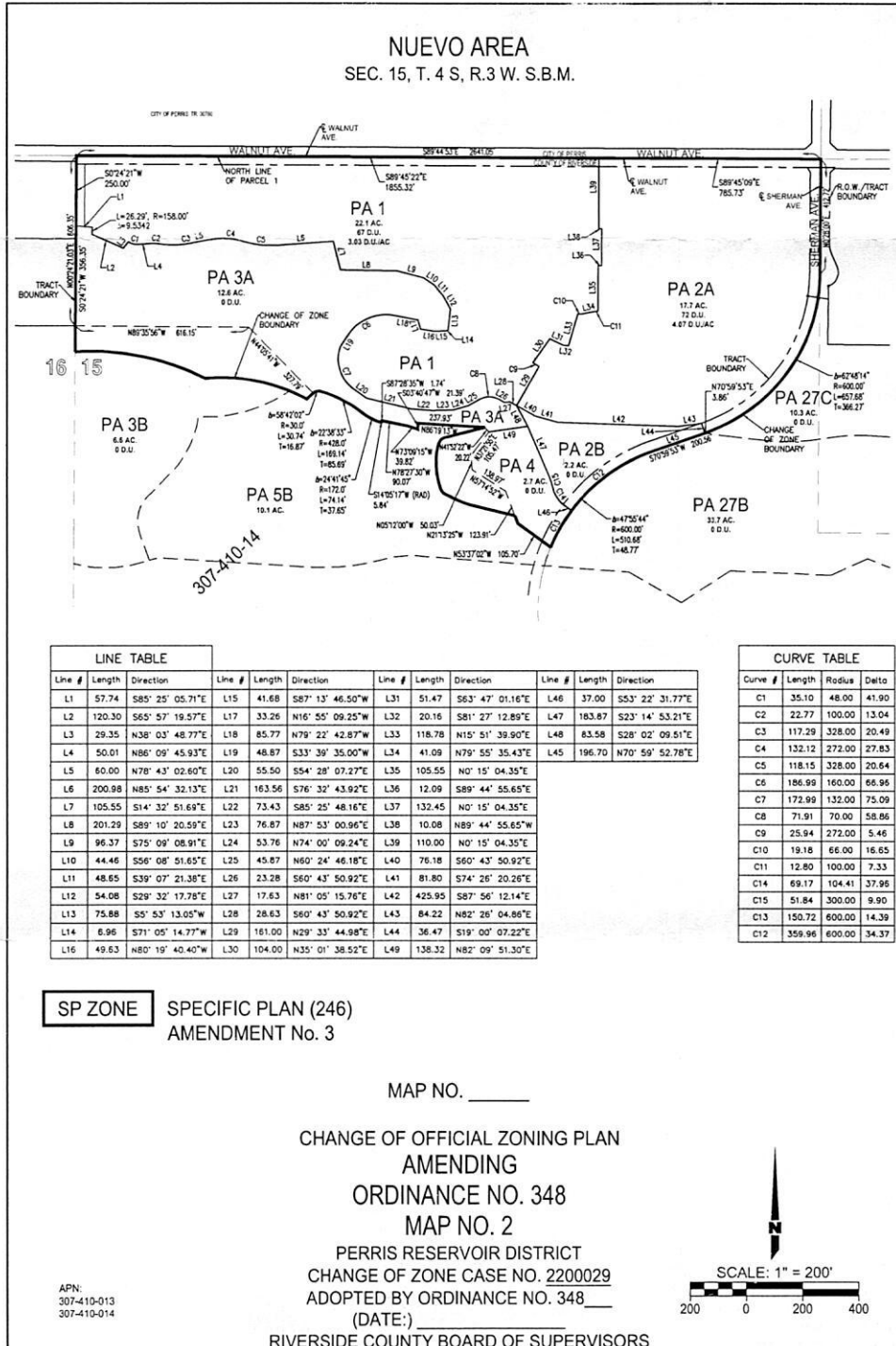
ORDINANCE NO. 348.5029

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 **July 29, 2025**, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, and Perez
 NAYS: None
 ABSENT: Gutierrez

Kimberly A. Rector, Clerk of the Board
 By: Naomi Sicra, Clerk of the Board Assistant

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
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BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
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RIVERSIDE, CA 92502

Account Number: 5209148

Ad Order Number: 0011749828

Customer's Reference
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Publication: The Press-Enterprise

Publication Dates: 08/08/2025

Amount: \$2,999.84

Payment Amount: \$0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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The Press-Enterprise

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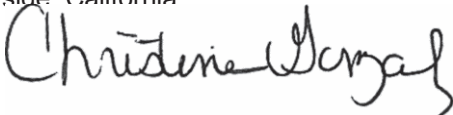
PROOF OF PUBLICATION

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

08/08/2025

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

Date: August 08, 2025.
At: Riverside, California



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

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

LINE TABLE						CURVE TABLE									
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta
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	C1	35.10	48.00	41.90
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	C2	22.77	100.00	13.04
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	C3	117.29	328.00	20.49
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	C4	132.12	272.00	27.83
L5	60.00	N78° 43' 02.60"E	L20	55.50	S54° 28' 07.27"E	L35	105.55	N0° 15' 04.35"E				C5	118.15	328.00	20.64
L6	200.98	N85° 54' 32.13"E	L21	163.56	S76° 32' 43.92"E	L36	12.09	S89° 44' 55.65"E				C6	186.99	160.00	66.96
L7	105.55	S14° 32' 51.69"E	L22	73.43	S85° 25' 48.16"E	L37	132.45	N0° 15' 04.35"E				C7	172.99	132.00	75.09
L8	201.29	S89° 10' 20.59"E	L23	76.87	N87° 53' 00.96"E	L38	10.08	N89° 44' 55.65"W				C8	71.91	70.00	58.86
L9	96.37	S75° 09' 08.91"E	L24	53.76	N74° 00' 09.24"E	L39	110.00	N0° 15' 04.35"E				C9	25.94	272.00	5.46
L10	44.46	S56° 08' 51.65"E	L25	45.87	N60° 24' 46.18"E	L40	76.18	S60° 43' 50.92"E				C10	19.18	66.00	16.65
L11	48.65	S39° 07' 21.38"E	L26	23.28	S60° 43' 50.92"E	L41	81.80	S74° 26' 20.26"E				C11	12.80	100.00	7.33
L12	54.08	S29° 32' 17.78"E	L27	17.63	N81° 05' 15.76"E	L42	425.95	S87° 56' 12.14"E				C14	69.17	104.41	37.96
L13	75.88	S5° 53' 13.05"W	L28	28.63	S60° 43' 50.92"E	L43	84.22	N82° 26' 04.86"E				C15	51.84	300.00	9.90
L14	6.96	S71° 05' 14.77"W	L29	161.00	N29° 33' 44.98"E	L44	36.47	S19° 00' 07.22"E				C13	150.72	600.00	14.39
L16	49.63	N80° 19' 40.40"W	L30	104.00	N35° 01' 38.52"E	L49	138.32	N82° 09' 51.30"E				C12	359.96	600.00	34.37

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

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



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San Bernardino County Shelter

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Saturday & Sunday 10am-1pm & 1:30-5pm

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