

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

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

**SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 2, CHANGE OF ZONE NO. 180018, TENTATIVE TRACT MAP NO. 37533, TENTATIVE TRACT MAP NO. 29322 MINOR CHANGE NO. 1, and TENTATIVE PARCEL MAP NO. 37690 – Intent to Consider an Addendum to Environmental Impact Report NO. 329 – CEQ180075 – Applicant: Richland Communities, LLC – Engineer: K&A Engineering, Inc.– Representative: T&B Planning Inc. – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density (CD-MDR) – Community Development: Business Park (CD-BP) – Location: Northerly of Highway 74, easterly of Briggs Road, westerly of Sultanas Road, and southerly of Watson Road – 112 Gross Acres – Zoning: Specific Plan (Menifee North 260) – **REQUEST:** Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance by; 1) Reallocating 22 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25. This substantial conformance also includes a technical correction for the land use designations of Planning Areas 26 and 28, from “Medium-High Density Residential” to “Medium Density Residential”, so that the land use designations are consistent with previously approved TM 29322; and 2) Modifying the minimum lot sizes for Planning Area 25 to a minimum lot size of 3,500 sq. ft. and modify other development standards including, but not limited to setbacks, lot coverage, and lot size. Change of Zone No. 180018 is a proposal to revise the Specific Plan Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260 consistent with the changes proposed by the Specific Plan Substantial Conformance No. 2. Tentative Tract Map No. 37533 is a Schedule “A” subdivision to create 363 residential lots with a 3.2 acre park on 76 acres. Tentative Tract Map No. 29322, Minor Change No. 1 is a proposal for a Schedule “A” subdivision to reduce the number of approved lots of 210 residential lots to 188 new residential lots, and an additional street, and relocated and increased size of proposed water quality detention basin on 42 acres. Tentative Parcel Map No. 37690 proposes a Schedule “J” subdivision of 114.14 gross acres into five (5) parcels. APN: 457-320-005, 006, 007, 010, 011, 012, 021, 023, 024, 025, 026, 027, 029, 030, 032, 035, 457-330-007, 008, 009, 010, 020, 021, 025, and 026. The Addendum considers whether the proposed project, which would result in new or substantially more severe impacts than were disclosed in EIR No. 329. This examination includes an analysis pursuant to the provisions of Public Resources Code Section 21166 and State CEQA Guidelines Section 15162. The analysis was based on new technical studies prepared for the project.**

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **SEPTEMBER 4, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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