

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



ITEM: 21.2  
(ID # 12007)

**MEETING DATE:**

Tuesday, March 17, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TLMA/PLANNING: Public Hearing on Specific Plan No. 260 Substantial Conformance No. 2, Change of Zone No. 180018, associated with Ordinance No. 348.4925, Tentative Tract Map No. 37533, Tentative Tract Map No. 29322 Minor Change No. 1, Tentative Parcel Map No. 37690 – Intent to Consider an Addendum to an Environmental Impact Report (EIR)-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: North of Hwy. 74, east of Briggs Rd., west of Sultanas Rd., and south of Watson Rd. – 112 Gross Acres – Zoning: Specific Plan Zone (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; correct the land use designation for Planning Area 25; and modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance. 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 SP0260. TTM37533 is a Schedule "A" subdivision to create 373 residential lots with a 4.9 acre park on 72 acres. TTM29322 Minor Change No. 1 is a proposal for a Schedule "A" subdivision to reduce the number of approved lots of 210 residential lots to 173 new residential lots, and an additional street, and relocated and increased size of proposed Water Quality Detention Basin on 42 acres. TPM37690 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, 026. District 3. [Applicant fees 100%]

Charles L. Lesh, Assistant TLMA Director

3/4/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance No. 348.4925 is adopted as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: March 17, 2020  
xc: Planning, COB

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CONSIDER** an **ADDENDUM** for **ENVIRONMENTAL IMPACT REPORT NO. 329** certified on December 27, 1994, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;
2. **APPROVE SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 2**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report;
3. **APPROVE CHANGE OF ZONE NO. 1800018**, based upon the findings and conclusions provided in the staff report;
4. **ADOPT ORDINANCE NO. 348.4925**, associated with Change of Zone No. 1800018, amending the Specific Plan zoning ordinance to be consistent with Substantial Conformance No. 2 and to formalize the boundaries of Planning Area Nos. 24, 25, 26, and 28 in Specific Plan No. 260;
5. **APPROVE TENTATIVE TRACT MAP NO. 37533**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report;
6. **APPROVE TENTATIVE TRACT MAP NO. 29322 MINOR CHANGE NO. 1**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report; and
7. **APPROVE TENTATIVE PARCEL MAP NO. 37690**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report.

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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**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 32 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25;
- 2) 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 TR29322; and
- 3) Modifying the minimum lot sizes for Planning Area 25 to a minimum lot size of 3,500 square feet and modify other development standards including, but not limited to setbacks, lot coverage, and lot size.

**Change of Zone No. 1800018** 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 373 residential lots with a 4.9 acre park on 72 acres located within Planning Areas 24 and 25 of the Specific Plan.

**Tentative Tract Map No. 29322 Minor Change No. 1** is a proposal for a Schedule "A" subdivision to reduce the number of approved lots from 210 residential lots to 173 new residential lots, and an additional street, and relocated and increased size of proposed Water Quality Detention Basin on 42 acres located within Planning Areas 26 and 28 of the Specific Plan.

**Tentative Parcel Map No. 37690** proposes a Schedule "J" subdivision of 114.14 gross acres into five (5) parcels.

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.

The project is located north of Highway 74, east of Briggs Road, west of Sultanas Road, and south of Watson Road.

Specific Plan No. 260 (SP 260) and Environmental Impact Report No. 329 were approved and certified by the Board of Supervisors on December 27, 1994 via resolution 94-424.

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On April 3, 2007, the Riverside County Board of Supervisors tentatively approved Amendment No. 1 to SP 260 concurrently with Change of Zone No. 6786 and approved Tentative Tract Map No. 29322, subject to final approval of Amendment No. 1 to SP 260 and Change of Zone No. 6786.

On June 26, 2007, the Riverside County Board of Supervisors approved Amendment No. 1 to SP 260 concurrent with approval of Change of Zone No. 6786 and Tentative Tract Map No. 29322.

On April 15, 2008, the Riverside County Board of Supervisors approved Amendment No. 2 to SP 260, Change of Zone No. 7195, and tentative tract maps 34118 and 34600 and adopted Mitigated Negative Declaration for Environmental Assessment No. 40275.

In 2008, the City of Menifee incorporated. As a result, all portions of SP 260 located west of Briggs Road, including Planning Areas 2 through 23B, became part of the City of Menifee and were effectively removed from the jurisdiction of Riverside County. Planning Area 1 was annexed into the City of Perris prior to approval of Amendment No. 1 to SP 260, and is also no longer considered a part of the County portion of SP 260. These changes were reflected in Specific Plan Amendment No. 2 discussed below.

On September 9, 2014, the Riverside County Board of Supervisors approved Tentative Tract Map No. 36430 (TTM 36430) along with Change of Zone No. 7780 (CZ 7780), and adopted a Mitigated Negative Declaration (MND) No. 40275.

On April 5, 2016, the Riverside County Board of Supervisors approved Substantial Conformance No. 1 to the SP 260, Amendment No. 2 (SP260-A2-SC2), Change of Zone No. 070870, and Tentative Tract Map No. 31500, and adopted Addendum No. 1 to FEIR 329 for Environmental Assessment No. 39357. The resulting modifications to SP 260 included: 1) revision of the Specific Plan to include only areas east of Briggs road, reflecting incorporation of the area west of Briggs Road into the City of Menifee; 2) change in boundaries and reallocation of units between Planning Areas 32 and 33B with no change in overall unit count; 3) re-designation of Planning Area 32 from MHDR to MDR; 4) re-designation of Planning Areas 24 and 34 from MHDR to MDR and areas 25, 26, and 28 from MDR to MHDR, with no change in overall unit count; and 5) change of roadway classifications for portions of Emperor Road and Norma Jean Road (previously McLaughlin Road) to provide for a reduced right-of-way.

A Second Extension of Time for Tentative Tract Map No. 29322 was received on February 21, 2018, and was approved April 18, 2018.

Tentative Tract Map No. 29262 (boundaries of TTM37533) was approved by the Board of Supervisors on March 28, 2006. With the automatic state extensions and the original three year approval, this map expired on March 28, 2016.

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Tentative Parcel Map No. 37690 was submitted on March 1, 2019.

Since the adoption of Amendment No. 2 to the Menifee North Specific Plan in 2008, the City of Menifee incorporated, resulting in an approximately 775.4 acre portion of the adopted Specific Plan west of Briggs Road being removed from County of Riverside jurisdiction. In January 2016, Substantial Conformance No. 1 to Amendment No. 2 was adopted and modified the Specific Plan boundary, removing all areas west of Briggs Road from the Menifee North Specific Plan. The revised limits of the Menifee North Specific Plan were reduced to approximately 829.2 acres east of Briggs Road, west of Juniper Flats Road, south of Alicante Drive, and north of Matthews Road and provides for a wide range of land uses including 2,025 residential units. Substantial Conformance No. 2 will maintain the approved maximum of 2,025 residential units permitted on 829.2 acres and 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 designations are consistent with previously approved TM 29322. Substantial Conformance No. 1 modified the land use designations of Planning Areas 26 and 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. Substantial Conformance No. 2 re-designates Planning Areas 26 and 28 from MHDR to MDR to resolve this error.

On August 8, 2019, the applicant met with the Winchester-Homeland MAC to discuss the project design. Comments received at the MAC meeting by the applicant requested an increase in the park area.

On September 4, 2019, the applicant continued the project to an off-calendar date to redesign project design to accommodate a larger park as requested by the Winchester-Homeland MAC.

**Planning Commission Action**

On February 20, 2020, the Planning Commission recommended the Board of Supervisors approve the project on a 5-0 vote.

**Impact on Citizens and Businesses**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. Planning Commission Minutes
- B. Planning Commission Memo
- C. Planning Commission Staff Report Package
- D. Specific Plan No. 260 Substantial Conformance No. 2

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- E. Tentative Tract Map No. 37553 Exhibits
- F. Tentative Tract Map No. 29322 Minor Change No. 1 Exhibits
- G. Tentative Parcel Map No. 37690 Exhibits
- H. Ordinance No. 348.4925



Jason Farrin, Senior Management Analyst

3/11/2020



Gregory H. Priamos, Director County Counsel

3/9/2020



- 1 B. The minimum average width of that portion of a lot to be used as a  
2 building site shall be fifty feet (50') with a minimum average depth  
3 of eighty feet (80'). That portion of a lot used for access on "flag"  
4 lots shall have a minimum width of twenty feet (20').
- 5 C. The minimum frontage of a lot shall be forty-five feet (45'), except  
6 that lots fronting on knuckles or cul-de-sacs may have a minimum  
7 frontage of thirty-five feet (35'). Lot frontage along curvilinear  
8 streets may be measured at the building setback in accordance with  
9 zone development standards.
- 10 D. The front yard for living areas and porches shall be not less than  
11 twelve feet (12') measured from the existing street line or from any  
12 future street line as shown on any specific plan of highways,  
13 whichever is nearer the proposed structure. The face of the garage  
14 shall be setback eighteen feet (18'). In a side-entry garage condition,  
15 the front yard shall not be less than ten feet (10').
- 16 E. Side yards on interior and through lots shall be not less than four feet  
17 (4') in width. Side yards on corner and reversed corner lots shall be  
18 not less than nine feet (9') from the existing street line or from any  
19 future street line as shown on any specific plan of highways,  
20 whichever is nearer the proposed structure, upon which the main  
21 building sides, except that where the lot is less than fifty feet (50')  
22 wide, the yard need not exceed twenty percent (20%) of the width of  
23 the lot.
- 24 F. Chimneys, air conditioning units, and fireplaces shall be allowed to  
25 encroach into side yards (on the non-gated side) and rear yards a  
26 maximum of two feet (2'). No other structural encroachments shall  
27 be permitted in the front, rear or side yard except as provided for in  
28 Section 18.19 of Ordinance No. 348.



1 In addition, the following standard shall also apply:

2 AA. In no case shall more than fifty percent (50%) of any lot be covered  
3 by buildings for lots with one-story buildings and in no case shall  
4 more than forty-five percent (45%) of any lot be covered by buildings  
5 for lots with two-story buildings.

6 (3) Except as provided above, all other zoning requirements shall be the same as  
7 those requirements identified in Article VI of Ordinance No. 348.

8 b. Planning Area 25.

9 (1) The uses permitted in Planning Area 25 of Specific Plan No. 260 shall be the  
10 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
11 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not  
12 be permitted.

13 (2) The development standards for Planning Areas 25 of Specific Plan No. 260  
14 shall be the same as those standards identified in Article VI, Section 6.2 of  
15 Ordinance No. 348, except that the development standards set forth in Article  
16 VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by  
17 the following:

18 A. Lot area shall be not less than three thousand five hundred (3,500)  
19 square feet. The minimum lot area shall be determined by excluding  
20 that portion of a lot that is used solely for access to the portion of a lot  
21 used as a building site.

22 B. The minimum average width of that portion of a lot to be used as a  
23 building site shall be forty feet (40') with a minimum average depth  
24 of seventy-five feet (75'). That portion of a lot used for access on  
25 "flag" lots shall have a minimum width of twenty feet (20').

26 C. The minimum frontage of a lot shall be forty feet (40'), except that  
27 lots fronting on knuckles or cul-de-sacs may have a minimum  
28

1 frontage of thirty-five feet (35'). Lot frontage along curvilinear  
2 streets may be measured at the building setback in accordance with  
3 zone development standards.

4 D. The front yard for living areas and porches shall be not less than  
5 twelve feet (12') measured from the existing street line or from any  
6 future street line as shown on any specific plan of highways,  
7 whichever is nearer the proposed structure. The face of the garage  
8 shall be setback eighteen feet (18'). In a side-entry garage condition,  
9 the front yard shall not be less than ten feet (10').

10 E. Side yards on interior and through lots shall be not less than four feet  
11 (4') in width. Side yards on corner and reversed corner lots shall be  
12 not less than nine feet (9') from the existing street line or from any  
13 future street line as shown on any specific plan of highways,  
14 whichever is nearer the proposed structure, upon which the main  
15 building sides, except that where the lot is less than forty feet (40')  
16 wide, the yard need not exceed ten percent (10%) of the width of the  
17 lot.

18 F. Chimneys, air conditioning units, and fireplaces shall be allowed to  
19 encroach into side yards (on the non-gated side) and rear yards, a  
20 maximum of two feet (2'). No other structural encroachments shall  
21 be permitted in the front, rear or side yard except as provided for in  
22 Section 18.19 of Ordinance No. 348.

23 In addition, the following standard shall also apply:

24 AA. In no case shall more than sixty-five percent (65%) of any lot be  
25 covered by buildings for lots with one-story buildings and in no case  
26 shall more than sixty percent (60%) of any lot be covered by buildings  
27 for lots with two-story buildings.  
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1 (3) Except as provided above, all other zoning requirements shall be the same as  
2 those requirements identified in Article VI of Ordinance No. 348.

3 c. Planning Areas 26, and 28.

4 (1) The uses permitted in Planning Areas 26, and 28 of Specific Plan No. 260  
5 shall be the same as those uses permitted in Article VI, Section 6.1 of  
6 Ordinance No. 348, except that the uses permitted pursuant to Section  
7 6.1.b.(1) and (3) shall not be permitted.

8 (2) The development standards for Planning Areas 26, and 28 of Specific Plan  
9 No. 260 shall be the same as those standards identified in Article VI, Section  
10 6.2 of Ordinance No. 348, except that the development standards set forth in  
11 Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and  
12 replaced by the following:

13 A. Lot area shall be not less than six thousand (6,000) square feet. The  
14 minimum lot area shall be determined by excluding that portion of a  
15 lot that is used solely for access to the portion of a lot used as a  
16 building site.

17 B. The minimum average width of that portion of a lot to be used as a  
18 building site shall be fifty feet (50') with a minimum average depth  
19 of one hundred feet (100'). That portion of a lot used for access on  
20 "flag" lots shall have a minimum width of twenty feet (20').

21 C. The minimum frontage of a lot shall be fifty feet (50'), except that  
22 lots fronting on knuckles or cul-de-sacs may have a minimum  
23 frontage of thirty-five feet (35'). Lot frontage along curvilinear  
24 streets may be measured at the building setback in accordance with  
25 zone development standards.

26 D. The front yard for living areas and porches shall be not less than  
27 twelve feet (12') measured from the existing street line or from any  
28 future street line as shown on any specific plan of highways,

1                                   whichever is nearer the proposed structure. The face of the garage  
2 shall be setback eighteen feet (18'). In a side-entry garage condition,  
3 the front yard shall not be less than ten feet (10').

4           E.       Side yards on interior and through lots shall be not less than four feet  
5                                   (4') in width. Side yards on corner and reversed corner lots shall be  
6                                   not less than nine feet (9') from the existing street line or from any  
7                                   future street line as shown on any specific plan of highways,  
8                                   whichever is nearer the proposed structure, upon which the main  
9                                   building sides, except that where the lot is less than fifty-five feet  
10                                   (55') wide, the yard need not exceed twenty percent (20%) of the  
11                                   width of the lot.

12           F.       Chimneys, air conditioning units, and fireplaces shall be allowed to  
13                                   encroach into side yards (on the non-gated side) and rear yards, a  
14                                   maximum of two feet (2'). No other structural encroachments shall  
15                                   be permitted in the front, rear or side yard except as provided for in  
16                                   Section 18.19 of Ordinance No. 348.

17                                   (3)       Except as provided above, all other zoning requirements shall be the same as  
18                                   those requirements identified in Article VI of Ordinance No. 348.

19           d.       Planning Areas 27 and 29.

20                                   (1)       The uses permitted in Planning Areas 27 and 29 of Specific Plan No. 260  
21                                   shall be the same as those uses permitted in Article IXb, Section 9.50 of  
22                                   Ordinance No. 348 except that the uses permitted pursuant to Section 9.50a.  
23                                   (32), (52), and (64) shall not be permitted.

24                                   (2)       The development standards for Planning Areas 27 and 29 of Specific Plan  
25                                   No. 260 shall be the same as those standards identified in Article IXb, Section  
26                                   9.53 of Ordinance No. 348.

27                                   (3)       Except as provided above, all other zoning requirements shall be the same as  
28                                   those requirements identified in Article IXb of Ordinance No. 348.

1 C. Chimneys and fireplaces shall be allowed to encroach into side yards  
2 a maximum of two feet (2'). No other structural encroachments shall  
3 be permitted in the front, rear or side yard except as provided for  
4 in Section 18.9 of Ordinance No. 348.

5 (3) Except as provided above, all other zoning requirements shall be the same as  
6 those requirements identified in Article VI of Ordinance No. 348.

7 e. Planning Areas 30 and 44.

8 (1) The uses permitted in Planning Areas 13, 19, 30 and 44 of Specific Plan No.  
9 260 shall be the same as those uses permitted in Article XI, Section 11.2 of  
10 Ordinance No. 348, except that the uses permitted pursuant to Section  
11 11.2.b.(1) c.(1), (3), (4) and (6), d.(1), g., h.(3), (4), (6) and (8), k., and m.(1),  
12 (3), (4) and (9); and 11.2.b(2)c., k., and l. shall not be permitted.

13 (2) The development standards for Planning Areas 13, 19, 30 and 44 of Specific  
14 Plan No. 260 shall be the same as those standards identified in Article XI,  
15 Section 11.4 of Ordinance No. 348.

16 (3) Except as provided above, all other zoning requirements shall be the same as  
17 those requirements identified in Article XI of Ordinance No. 348.

18 f. Planning Area 31.

19 (1) The uses permitted in Planning Area 31 of Specific Plan No. 260 shall be the  
20 same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348,  
21 except that the uses permitted pursuant to Section 9.50.a (32), (52) and (64)  
22 shall not be permitted. In addition, the permitted uses identified under  
23 Section 9.50b. shall also include self-storage facilities and mini-warehouse  
24 structures.

25 (2) The development standards for Planning Area 31 of Specific Plan No. 260  
26 shall be the same as those identified in Article IXb, Section 9.53 of Ordinance  
27 No. 348.  
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1 (3) Except as provided above, all other zoning requirements shall be the same as  
2 those requirements identified in Article IXb of Ordinance No. 348.

3 g. Planning Area 31A.

4 (1) The uses permitted in Planning Area 31A shall be the same as those uses  
5 permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the  
6 uses permitted pursuant to Section 9.50.a (30), (31), (32), (52), (55), (62),  
7 (64), (82), (97), (98), and (99); and b. (1), (2), (3), (5), (7), (8), (10), (13),  
8 (14), (15), (16), (17), (18), (19), (22) and (23) shall not be permitted. In  
9 addition, the permitted uses identified under Section 9.50.a. shall also include  
10 multiple family dwellings, medical and dental offices, real estate offices, and  
11 congregate care residential facilities.

12 (2) Any land division application submitted within Planning Area 31A of  
13 Specific Plan No. 260 shall be heard concurrently with a comprehensive plot  
14 plan application for the entire affected Planning Area by the Planning  
15 Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348.  
16 The application for a comprehensive plot plan shall be submitted in  
17 accordance with the provisions of Section 18.30 of Ordinance No. 348 and  
18 shall also at a minimum include the following:

19 A. A statement indicating how the land division and comprehensive plot  
20 plan applications implement Specific Plan No. 260 and comply with  
21 the conditions of approval for said Specific Plan.

22 B. A comprehensive plot plan for the entire planning area, a conceptual  
23 grading plan and a tentative subdivision map, based upon a contour  
24 interval no greater than four feet (4') which in addition to the  
25 Requirements of Ordinance No. 460 and Section 18.30 of Ordinance  
26 No. 348 include:

27 i. The proposed lots including lot lines and proposed easement,  
28 if any;

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- ii. building footprints;
- iii. floor plan assignments;
- iv. pad elevations, street grades and cut and fill slopes in excess of one foot in vertical height;
- v. the proposed uses, their location and architectural designs;
- vi. the proposed internal circulation system; and,
- vii. buffers, if any.

C. A design manual which includes:

- i. A description of residential floor plans and their mix;
- ii. The lot and building calculations for each lot and building as follows:
  - (a) lot area and lot pad area;
  - (b) building footprint area;
  - (c) percentage of lot coverage;
  - (d) front setback;
  - (e) useable rear yard area and depth; and,
  - (f) building square footage for commercial and residential uses.
- iii. a fencing plan including details of proposed materials to be used;
- iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for evaluations, and square footages and heights of individual units; and,
- v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) The development standards for commercial uses within Planning Area 31A of Specific Plan No. 260 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this

1 ordinance amendment, a commercial use shall be defined as development  
2 which includes any permitted use other than multiple family dwellings or  
3 apartments.

4 (4) The development standards for residential uses and combined residential and  
5 commercial uses within Planning Area 31A of Specific Plan No. 260 shall  
6 be as follows:

7 A. The minimum lot area shall be seven thousand two hundred (7,200)  
8 square feet with a minimum average width of sixty feet (60') and a  
9 minimum average depth of one hundred feet (100') for all permitted  
10 uses, unless different minimums are specifically required in a  
11 particular area.

12 B. The minimum front and rear yards shall be ten feet (10') for buildings  
13 that do not exceed thirty-five feet (35') in height. Any portion of a  
14 building which exceeds thirty-five feet (35') in height shall be set  
15 back from the front and rear lot lines no less than ten feet (10') plus  
16 two feet (2') for each foot by which the height exceeds thirty-five feet  
17 (35'). The front setback shall be measured from any existing or future  
18 street line as shown on any specific street plan of the County. The rear  
19 setback shall be measured from the existing rear lot line or from any  
20 recorded alley or easement, if the rear line adjoins a street, the rear  
21 setback requirement shall be the same as required for a front setback.

22 C. The minimum side yard shall be five feet (5') for buildings that do not  
23 exceed thirty-five feet (35') in height. Any portion of a building which  
24 exceeds thirty-five feet (35') in height shall be set back from each side  
25 lot line five feet (5') plus two feet (2') for each foot by which the  
26 height exceeds thirty-five feet (35'); if the side yard adjoins a street,  
27 the side setback requirement shall be the same as required for a front  
28 setback. No structural encroachments shall be permitted in the front,



1 side or rear yard except as provided in Section 18.19 of Ordinance  
2 No. 348.

3 D. No lot shall have more than fifty percent (50%) of its net area covered  
4 with buildings or structures.

5 E. The maximum ratio of floor area to lot area shall not be greater than  
6 two to one (2:1), not including basement floor area.

7 F. All buildings and structures shall not exceed fifty feet (50') in height,  
8 unless a height up to seventy-five feet (75') is specifically permitted  
9 under the provisions of Section 18.34 of Ordinance No. 348.

10 G. Automobile storage space shall be provided as required by Section  
11 18.12 of Ordinance No. 348.

12 H. Interior side yards may be reduced to accommodate zero lot line or  
13 common wall situations, except that, in no case shall the reduction in  
14 side yard areas reduce the required separation between detached  
15 structures.

16 I. Where the front, side or rear yard adjoins a lot zoned R-R, R-A, R-2,  
17 R-3, R-4, R-6, R-T, R-T-R, W-2-M or SP with a residential use, the  
18 minimum setback shall be twenty-five feet (25') from the property  
19 line.

20 J. Setback areas may be used for driveways, parkways and landscaping.

21 K. A minimum of fifteen percent (15%) of the site proposed for  
22 development shall be landscaped and irrigated.

23 L. Trash collection areas shall be screened by landscaping or  
24 architectural features in such a manner as not to be visible from a  
25 public street or from any adjacent residential area.

26 M. Outside storage areas are prohibited.

27 N. Utilities shall be installed underground except that electrical lines  
28 rated at 33 kv or greater may be installed above ground.

1 O. All lighting fixtures, including spot lights, electrical reflectors and  
2 other means of illumination for signs, structures, landscaping,  
3 parking, loading, unloading and similar areas, shall be focused,  
4 directed and arranged to prevent glare or direct illumination on  
5 residential uses.

6 (5) Nonsubstantial adjustments to an approved project's design are permitted  
7 subject to the approval of a minor change pursuant to Ordinance No. 460. For  
8 purposes of this section, "Nonsubstantial adjustment" shall be defined as  
9 changes to setbacks, floor plans and elevations. All other changes including  
10 changes in concept and product type shall be submitted for review in  
11 accordance with the provisions of Ordinance No. 460 governing minor  
12 changes and revised tentative maps.

13 (6) Except as provided above, all other zoning requirements shall be the same as  
14 those requirements identified in Article IXb of Ordinance No. 348.

15 h. Planning Area 32 and 33B.

16 (1) The uses permitted in Planning Areas 32 and 33B of Specific Plan No. 260  
17 shall be the same as those uses permitted in Article VI, Section 6.1 of  
18 Ordinance No. 348, except that the uses permitted pursuant to Section  
19 6.1.b.(1) and (3) shall not be permitted.

20 (2) The development standards for Planning Areas 32 and 33B of Specific Plan  
21 No. 260 shall be the same as those standards identified in Article VI, Section  
22 6.2 of Ordinance No. 348, except that the development standards set forth in  
23 Article VI, Section 6.2.b., c., d., e. (2), and (4) shall be deleted and replaced  
24 by the following:

25 A. Lot area shall be not less than five thousand (5,000) square feet. The  
26 minimum lot area shall be determined by excluding that portion of a  
27 lot that is used solely for access to the portion of a lot used as a  
28 building site.

- 1 B. The minimum average width of that portion of a lot to be used as a  
2 building site shall be fifty feet (50') with a minimum average depth  
3 of eighty feet (80'). That portion of a lot used for access on "flag" lots  
4 shall have a minimum width of twenty feet (20').
- 5 C. The minimum frontage of a lot shall be forty-five feet (45'), except  
6 that lots fronting on knuckles or cul-de-sacs may have a minimum  
7 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets  
8 may be measured at the building setback in accordance with zone  
9 development standards.
- 10 D. Side yards on interior and through lots shall be not less than five feet  
11 (5') in width. Side yards on corner and reversed corner lots shall be  
12 not less than ten feet (10') from the existing street line or from any  
13 future street line as shown on any specific plan of highways,  
14 whichever is nearer the proposed structure, upon which the main  
15 building sides, except that where the lot is less than fifty feet (50')  
16 wide, the yard need not exceed twenty percent (20%) of the width of  
17 the lot.
- 18 E. Chimneys and fireplaces shall be allowed to encroach into side yards  
19 a maximum of two feet (2'). No other structural encroachments shall  
20 be permitted in the front, rear or side yard except as provided for in  
21 Section 18.19 of Ordinance No. 348.

22 In addition, the following standard shall also apply:

- 23 AA. In no case shall more than fifty percent (50%) of any lot be covered  
24 by buildings for lots with one-story buildings and in no case shall  
25 more than forty-five percent (45%) of any lot be covered by buildings  
26 for lots with two-story buildings.
- 27 (3) Except as provided above, all other zoning requirements shall be the same as  
28 those requirements identified in Article VI of Ordinance No. 348.

1 i. Planning Area 33A.

- 2 (1) The uses permitted in Planning Area 33A of Specific Plan No. 260 shall be  
3 the same as those uses permitted in Article VIII, Section 8.100 of Ordinance  
4 No. 348, except that the uses permitted pursuant to Section 8.100.a. and b.  
5 shall not be permitted. In addition, the permitted uses identified under Section  
6 8.100.a. shall also include trails.
- 7 (2) The development standards for Planning Area 33A of Specific Plan No. 260  
8 shall be the same as those standards identified in Article VIIIe, Section 8.101  
9 of Ordinance No. 348.
- 10 (3) Except as provided above, all other zoning requirements shall be the same as  
11 those requirements identified in Article VIIIe of Ordinance No. 348.

12 j. Planning Area 34.

- 13 (1) The uses permitted in Planning Area 34 of Specific Plan No. 260 shall be the  
14 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
15 except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d.  
16 shall not be permitted.
- 17 (2) The development standards for Planning Area 34 of Specific Plan No. 260  
18 shall be the same as those standards identified in Article VI, Section 6.2 of  
19 Ordinance No. 348, except that the development standards set forth in Article  
20 VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the  
21 following:
- 22 A. Lot area shall be not less than five thousand (5,000) square feet. The  
23 minimum lot area shall be determined by excluding that portion of a  
24 lot that is used solely for access to the portion of a lot used as a  
25 building site.
- 26 B. The minimum average width of that portion of a lot to be used as a  
27 building site shall be fifty feet (50') with a minimum average depth  
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1 of eighty feet (80'). That portion of a lot used for access on "flag" lots  
2 shall have a minimum width of twenty feet (20').

3 C. The minimum frontage of a lot shall be forty feet (40'), except that  
4 lots fronting on knuckles or cul-de-sacs may have a minimum  
5 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets  
6 may be measured at the building setback in accordance with zone  
7 development standards.

8 D. Side yards on interior and through lots shall be not less than five feet  
9 (5') in width. Side yards on corner and reversed corner lots shall be  
10 not less than ten feet (10') from the existing street line or from any  
11 future street line as shown on any specific plan of highways,  
12 whichever is nearer the proposed structure, upon which the main  
13 building sides, except that where the lot is less than fifty feet (50')  
14 wide, the yard need not exceed twenty percent (20%) of the width of  
15 the lot.

16 E. Chimneys and fireplaces shall be allowed to encroach into side yards  
17 a maximum of two feet (2'). No other structural encroachments shall  
18 be permitted in the front, rear or side yard except as provided for in  
19 Section 18.19 of Ordinance No. 348.

20 In addition, the following standards shall also apply:

21 AA. In no case shall more than fifty percent (50%) of any lot be covered  
22 by buildings for lots with one-story buildings and in no case shall  
23 more than forty-five percent (45%) of any lot be covered by buildings  
24 for lots with two-story buildings.

25 (3) Except as provided above, all other zoning requirements shall be the same as  
26 those requirements identified in Article VI of Ordinance No. 348.  
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1 k. Planning Areas 35, 37 and 40.

2 (1) The uses permitted in Planning Areas 35, 37 and 40 of Specific Plan No. 260  
3 shall be the same as those uses permitted in Article VI, Section 6.1 of  
4 Ordinance No. 348, except that the uses permitted pursuant to Section  
5 6.1.b.(1) and (3) shall not be permitted.

6 (2) The development standards for Planning Areas 35, 37 and 40 of Specific Plan  
7 No. 260 shall be the same as those standards identified in Article VI, Section  
8 6.2 of Ordinance No. 348, except that the development standards set forth in  
9 Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and  
10 replaced by the following:

11 A. Lot area shall be not less than six thousand (6,000) square feet. The  
12 minimum lot area shall be determined by excluding that portion of a  
13 lot that is used solely for access to the portion of a lot used as a  
14 building site.

15 B. The minimum average width of that portion of a lot to be used as a  
16 building site shall be fifty feet (50') with a minimum average depth  
17 of one hundred feet (100'). That portion of a lot used for access on  
18 "flag" lots shall have a minimum width of twenty feet (20').

19 C. The minimum frontage of a lot shall be fifty feet (50'), except that  
20 lots fronting on knuckles or cul-de-sacs may have a minimum  
21 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets  
22 may be measured at the building setback in accordance with zone  
23 development standards.

24 D. The front yard shall be not less than fifteen feet (15') measured from  
25 the existing street line or from any future street line as shown on any  
26 specific plan of highways, whichever is nearer the proposed structure.

27 E. Side yards on interior and through lots shall be not less than five feet  
28 (5') in width. Side yards on corner and reversed corner lots shall be

1 not less than ten feet (10') from the existing street line or from any  
2 future street line as shown on any specific plan of highways,  
3 whichever is nearer the proposed structure, upon which the main  
4 building sides, except that where the lot is less than fifty-five feet  
5 (55') wide, the yard need not exceed twenty percent (20%) of the  
6 width of the lot.

7 F. Chimneys and fireplaces shall be allowed to encroach into side yards  
8 a maximum of two feet (2'). No other structural encroachments shall  
9 be permitted in the front, rear or side yard except as provided for in  
10 Section 18.19 of Ordinance No. 348.

11 l. Planning Area 36.

12 (1) The uses permitted in Planning Areas 36 of Specific Plan No. 260 shall be  
13 the same as those uses permitted in Article XVb, Section 15.200 of Ordinance  
14 No. 348, except that the uses permitted pursuant to Section 15.200.c(4), (6),  
15 (11), (12), and (14) shall not be permitted.

16 (2) The development standards for Planning Area 36 of Specific Plan No. 260  
17 shall be the same as those standards identified in Article XVb, Section 15.201  
18 of Ordinance No. 348, except that the development standards set forth in  
19 Article XVb, Section 15.201a. shall be deleted and replaced by the following:

20 A. Lot area shall be not less than ten thousand (10,000) square feet. The  
21 minimum lot area shall be determined by excluding that portion of a  
22 lot that is used solely for access to the portion of a lot used as a  
23 building site.

24 (3) Except as provided above, all other zoning requirements shall be the same as  
25 those requirements identified in Article XVb of Ordinance No. 348.

26 m. Planning Area 38.

27 (1) The uses permitted in Planning Areas 10, 20 and 38 of Specific Plan No. 260  
28 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of

1 Ordinance No. 348, except that the uses permitted in Section 8.100.a. and  
2 8.100.b. shall not be permitted.

3 (2) The development standards for Planning Areas 10, 20 and 38 of Specific Plan  
4 No. 260 shall be the same as those standards identified in Article VIIIe,  
5 Section 8.101 of Ordinance No. 348.

6 (3) Except as provided above, all other zoning requirements shall be the same as  
7 those requirements identified in Article VIIIe of Ordinance No. 348.

8 n. Planning Area 39.

9 (1) The uses permitted in Planning Area 39 of Specific Plan No. 260 shall be the  
10 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
11 except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d.  
12 shall not be permitted. In addition, the permitted uses identified under Section  
13 6.1.a. shall also include public schools.

14 (2) The development standards for Planning Area 39 of Specific Plan No. 260  
15 shall be the same as those standards identified in Article VI, Section 6.2 of  
16 Ordinance No. 348, except that the development standards set forth in Article  
17 VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the  
18 following:

19 A. Lot area shall be not less than five thousand (5,000) square feet. The  
20 minimum lot area shall be determined by excluding that portion of a  
21 lot that is used solely for access to the portion of a lot used as a  
22 building site.

23 B. The minimum average width of that portion of a lot to be used as a  
24 building site shall be fifty feet (50') with a minimum average depth  
25 of eighty feet (80'). That portion of a lot used for access on "flag" lots  
26 shall have a minimum width of twenty feet (20').

27 C. The minimum frontage of a lot shall be forty-five feet (45'), except  
28 that lots fronting on knuckles or cul-de-sacs may have a minimum



1 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets  
2 may be measured at the building setback in accordance with zone  
3 development standards.

4 D. Side yards on interior and through lots shall be not less than five feet  
5 (5') in width. Side yards on corner and reversed corner lots shall be  
6 not less than ten feet (10') from the existing street line or from any  
7 future street line as shown on any specific plan of highways,  
8 whichever is nearer the proposed structure, upon which the main  
9 building sides, except that where the lot is less than fifty feet (50')  
10 wide, the yard need not exceed twenty percent (20%) of the width of  
11 the lot.

12 E. Chimneys and fireplaces shall be allowed to encroach into side yards  
13 a maximum of two feet (2'). No other structural encroachments shall  
14 be permitted in the front, rear or side yard except as provided for in  
15 Section 18.19 of Ordinance No. 348.

16 In addition, the following standards shall also apply:

17 AA. In no case shall more than fifty percent (50%) of any lot be covered  
18 by buildings for lots with one-story buildings and in no case shall  
19 more than forty-five percent (45%) of any lot be covered by buildings  
20 for lots with two-story buildings.

21 (3) Except as provided above, all other zoning requirements shall be the same as  
22 those requirements identified in Article VI of Ordinance No. 348.

23 o. Planning Areas 41, 42, 45 and 46.

24 (1) The uses permitted in Planning Areas 41, 42, 45 and 46 of Specific Plan No.  
25 260 shall be the same as those uses permitted in Article VI, Section 6.1 of  
26 Ordinance No. 348 except that the uses permitted pursuant to Section 6.1.b(1)  
27 and (3) shall not be permitted.  
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(2) The development standards for Planning Areas 41, 42, 45 and 46 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.e (1), (3), and (4) shall be deleted and replaced by the following:

A. The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

B. Rear yards shall be not less than twenty feet (20').

p. Planning Area 43.

(1) The uses permitted in Planning Areas 11, 12 and 43 of Specific Plan No. 260 shall be the same as those uses permitted in Article X, Sections 10.1 and 10.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 10.1.a.(1.) b and c. shall not be permitted.

(2) The development standards for Planning Areas 11, 12 and 43 of Specific Plan No. 260 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No. 348.

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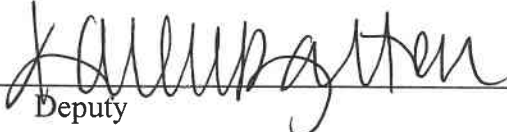
(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.

Section 3. This Ordinance shall take effect 30 days after its date of adoption.

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

BY:   
CHAIRMAN OF THE BOARD OF SUPERVISORS  
**V. MANUEL PEREZ**


ATTEST:  
Clerk of the Board

By:   
Deputy

(SEAL)

APPROVED AS TO FORM:

Date: 3/9/2020

By:   
Lynette Clyde  
Deputy County Counsel

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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 March 17, 2020, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

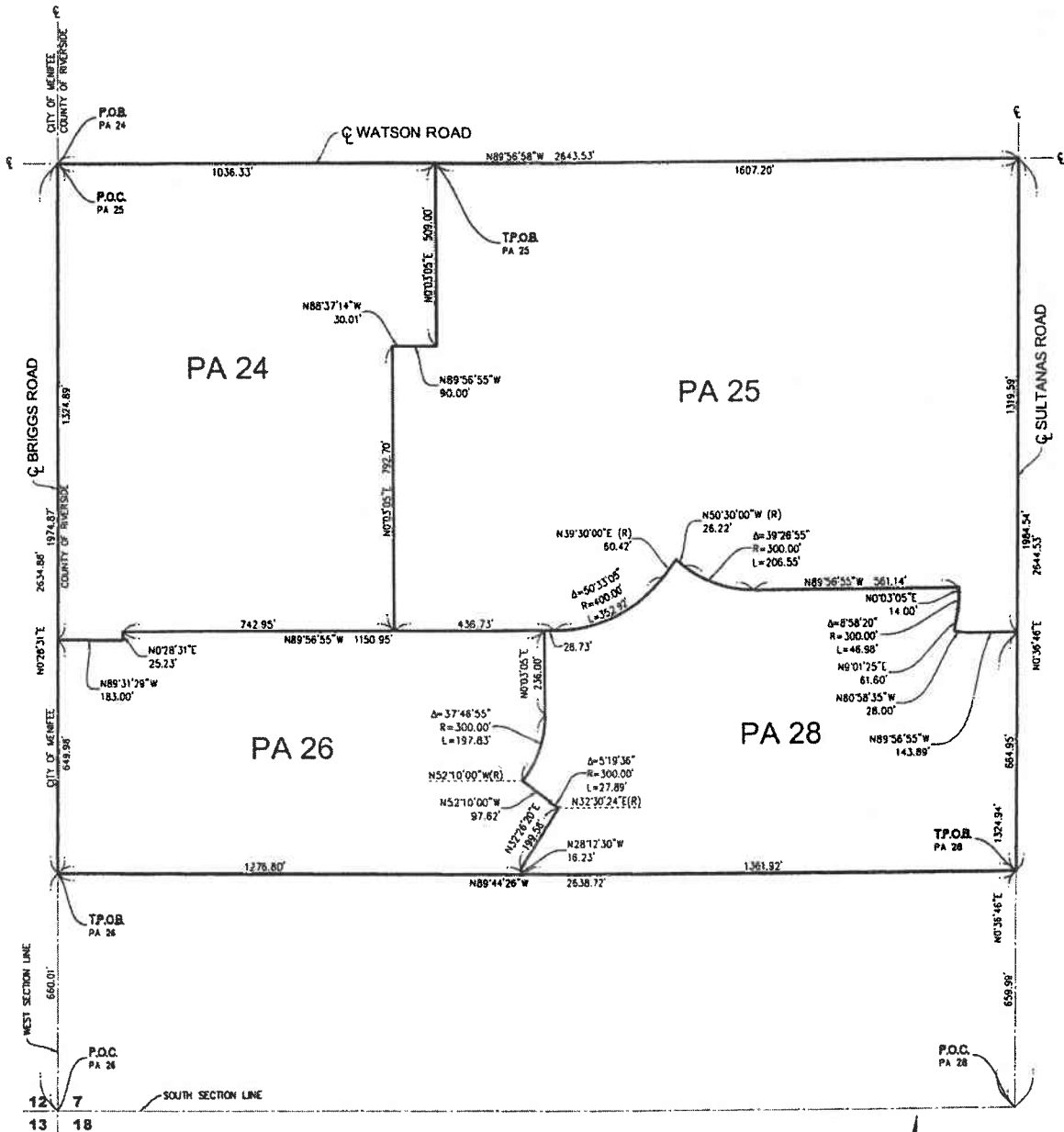
AYES:                   Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS:                   None  
ABSENT:                 None

DATE:            March 17, 2020

KECIA R. HARPER  
Clerk of the Board  
BY: *Kecia R. Harper*  
Deputy

SEAL

HOMELAND AREA  
SECTION 7, T.5S., R.2W., S.B.M.



SP ZONE SPECIFIC PLAN (SP 260 SC2)

MAP NO. 2.2444  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 1800018  
ADOPTED BY ORDINANCE NO. 348.4925  
(DATE) \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN'S:  
457-320-005, -006, -007, -010, -011, -012, -021,  
-023, -024, -025, -026, -027, -029, -030,  
-032, -035  
457-330-007, -007, -008, -009, -010, -020, -021,  
-025, -026



**PLANNING COMMISSION  
MINUTE ORDER  
FEBRUARY 19, 2020**

**I. AGENDA ITEM 4.4**

**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 an Environmental Impact Report (EIR) – 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 Zone (Menifee North 260).**

**II. PROJECT DESCRIPTION:**

Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; correct the land use designation for Planning Area 25; and modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance. 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 373 residential lots with a 4.9 acre park on 72 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 173 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.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal: Russell Brady, Principal Planner  
Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).

Spoke in favor:

Joel Morse, Applicant's Representative  
Brian Hardy, Applicant, 3161 Michelson, Irvine, 92612

No one spoke in opposition or in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed  
Motion by Commissioner Thornhill, 2<sup>nd</sup> by Commissioner Sanchez  
A vote of 4-0 (Commissioner Kroencke Abstained)

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**CONSIDER** an Addendum for Environmental Impact Report No. 329; and,

**APPROVE** Specific Plan No. 260 Substantial Conformance No. 2; and,

**TENTATIVELY** Approve Change of Zone No. 180018; and,

**APPROVE** Tentative Tract Map No. 37533; and,

**APPROVE** Tentative Tract Map No. 29322 Minor Change No. 1; and,

**APPROVE** Tentative Parcel Map No. 37690, subject to the conditions of approval as modified at hearing.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

**Hearing Date: March 17, 2020**

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Russell Brady)

MinuteTraq #: 12007

**Project Description:**

Public Hearing on Specific Plan No. 260 Substantial Conformance No. 2, Change of Zone No. 180018, associated Ordinance No. 348.4925, Tentative Tract Map No. 37533, Tentative Tract Map No. 29322 Minor Change No. 1, Tentative Parcel Map No. 37690–Intent to Consider an Addendum to an Environmental Impact Report (EIR)-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: North of Highway 74, east of Briggs Road, west of Sultanas Road, and south of Watson Road – 112 Gross Acres – Zoning: Specific Plan Zone (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; correct the land use designation for Planning Area 25; and modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance. 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. Tentative Tract Map No. 37533 is a Schedule "A" subdivision to create 373 residential lots with a 4.9 acre park on 72 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 173 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, 026 District 3.

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

- Place on Administrative Action
- Receive & File
- EOT
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions, Ordinances: PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Mitigated Negative Declaration
  - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

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

*"Planning Our Future... Preserving Our Past"*



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

KECIA R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

March 20, 2020

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

TEL: (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4925

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, March 26, 2020**.

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,

*Karen Barton*

Deputy Clerk of the Board to:  
KECIA R. HARPER, CLERK OF THE BOARD



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

ORDINANCE NO. 348.4925  
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 Official Zoning Map No. 2, as amended, are further amended by placing in effect in the Homeland Area, the zone or zones as shown on the map titled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2444, Change of Zone Case No. 1800018", which map is made part of the ordinance, and establishing the boundaries of the specified planning areas within Specific Plan No. 260 as amended.

Section 2. Article XVIIa of Ordinance No. 348 is amended in its entirety to read as follows:

"SECTION 17.73 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 260.

a. Planning Area 24.

- (1) The uses permitted in Planning Area 24 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
- (2) The development standards for Planning Area 24 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by the following:
  - A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
  - C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets

may be measured at the building setback in accordance with zone development standards.

- D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
- E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

- AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

b. Planning Area 25.

- (1) The uses permitted in Planning Area 25 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
- (2) The development standards for Planning Areas 25 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by the following:
  - A. Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of seventy-five feet (75'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
  - C. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

- D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
- E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than forty feet (40') wide, the yard need not exceed ten percent (10%) of the width of the lot.
- F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards, a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

- AA. In no case shall more than sixty-five percent (65%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than sixty percent (60%) of any lot be covered by buildings for lots with two-story buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

c. Planning Areas 26 and 28.

- (1) The uses permitted in Planning Areas 26, and 28 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
- (2) The development standards for Planning Areas 26, and 28 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and replaced by the following:
  - A. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
  - C. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
  - D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways,

whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').

- E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty-five feet (55') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
  - F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards, a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- d. Planning Areas 27 and 29.
- (1) The uses permitted in Planning Areas 27 and 29 of Specific Plan No. 260 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the uses permitted pursuant to Section 9.50a. (32), (52), and (64) shall not be permitted.
  - (2) The development standards for Planning Areas 27 and 29 of Specific Plan No. 260 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
- C. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.9 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- e. Planning Areas 30 and 44.
- (1) The uses permitted in Planning Areas 13, 19, 30 and 44 of Specific Plan No. 260 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b.(1) c.(1), (3), (4) and (6), d.(1), g., h.(3), (4), (6) and (8), k., and m.(1), (3), (4) and (9); and 11.2.b(2)c., k., and l. shall not be permitted.
  - (2) The development standards for Planning Areas 13, 19, 30 and 44 of Specific Plan No. 260 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.
- f. Planning Area 31.
- (1) The uses permitted in Planning Area 31 of Specific Plan No. 260 shall be the same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a (32), (52) and (64) shall not be permitted. In addition, the permitted uses identified under Section 9.50b. shall also include self-storage facilities and mini-warehouse structures.

- (2) The development standards for Planning Area 31 of Specific Plan No. 260 shall be the same as those identified in Article IXb, Section 9.53 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

g. Planning Area 31A.

- (1) The uses permitted in Planning Area 31A shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a (30), (31), (32), (52), (55), (62), (64), (82), (97), (98), and (99); and b. (1), (2), (3), (5), (7), (8), (10), (13), (14), (15), (16), (17), (18), (19), (22) and (23) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include multiple family dwellings, medical and dental offices, real estate offices, and congregate care residential facilities.
- (2) Any land division application submitted within Planning Area 31A of Specific Plan No. 260 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with the provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:
  - A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 260 and comply with the conditions of approval for said Specific Plan.
  - B. A comprehensive plot plan for the entire planning area, a conceptual grading plan and a tentative subdivision map, based upon a contour interval no greater than four feet (4') which in addition to the Requirements of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:
    - i. The proposed lots including lot lines and proposed easement, if any;
    - ii. building footprints;
    - iii. floor plan assignments;
    - iv. pad elevations, street grades and cut and fill slopes in excess of one foot in vertical height;
    - v. the proposed uses, their location and architectural designs;
    - vi. the proposed internal circulation system; and,
    - vii. buffers, if any.
  - C. A design manual which includes:
    - i. A description of residential floor plans and their mix;
    - ii. The lot and building calculations for each lot and building as follows:
      - (a) lot area and lot pad area;
      - (b) building footprint area;
      - (c) percentage of lot coverage;
      - (d) front setback;
      - (e) useable rear yard area and depth; and,
      - (f) building square footage for commercial and residential uses.
    - iii. a fencing plan including details of proposed materials to be used;

- iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for evaluations, and square footages and heights of individual units; and,
  - v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.
- (3) The development standards for commercial uses within Planning Area 31A of Specific Plan No. 260 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development which includes any permitted use other than multiple family dwellings or apartments.
- (4) The development standards for residential uses and combined residential and commercial uses within Planning Area 31A of Specific Plan No. 260 shall be as follows:
- A. The minimum lot area shall be seven thousand two hundred (7,200) square feet with a minimum average width of sixty feet (60') and a minimum average depth of one hundred feet (100') for all permitted uses, unless different minimums are specifically required in a particular area.
  - B. The minimum front and rear yards shall be ten feet (10') for buildings that do not exceed thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five feet (35') in height shall be set back from the front and rear lot lines no less than ten feet (10') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'). The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement, if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.
  - C. The minimum side yard shall be five feet (5') for buildings that do not exceed thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five feet (35') in height shall be set back from each side lot line five feet (5') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'); if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side or rear yard except as provided in Section 18.19 of Ordinance No. 348.
  - D. No lot shall have more than fifty percent (50%) of its net area covered with buildings or structures.
  - E. The maximum ratio of floor area to lot area shall not be greater than two to one (2:1), not including basement floor area.
  - F. All buildings and structures shall not exceed fifty feet (50') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.
  - G. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.
  - H. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.

- I. Where the front, side or rear yard adjoins a lot zoned R-R, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line.
  - J. Setback areas may be used for driveways, parkways and landscaping.
  - K. A minimum of fifteen percent (15%) of the site proposed for development shall be landscaped and irrigated.
  - L. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
  - M. Outside storage areas are prohibited.
  - N. Utilities shall be installed underground except that electrical lines rated at 33 kv or greater may be installed above ground.
  - O. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on residential uses.
- (5) Nonsubstantial adjustments to an approved project's design are permitted subject to the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section, "Nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevations. All other changes including changes in concept and product type shall be submitted for review in accordance with the provisions of Ordinance No. 460 governing minor changes and revised tentative maps.
  - (6) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
- h. Planning Area 32 and 33B.
- (1) The uses permitted in Planning Areas 32 and 33B of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
  - (2) The development standards for Planning Areas 32 and 33B of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (2), and (4) shall be deleted and replaced by the following:
    - A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
    - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
    - C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
    - D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be

not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

- E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

- AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.

- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

i. Planning Area 33A.

- (1) The uses permitted in Planning Area 33A of Specific Plan No. 260 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include trails.
- (2) The development standards for Planning Area 33A of Specific Plan No. 260 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

j. Planning Area 34.

- (1) The uses permitted in Planning Area 34 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted.
- (2) The development standards for Planning Area 34 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the following:
  - A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
  - C. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
  - D. Side yards on interior and through lots shall be not less than five feet



(5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

- E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

- AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

k. Planning Areas 35, 37 and 40.

- (1) The uses permitted in Planning Areas 35, 37 and 40 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
- (2) The development standards for Planning Areas 35, 37 and 40 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and replaced by the following:
  - A. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
  - C. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
  - D. The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
  - E. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty-five feet (55')

wide, the yard need not exceed twenty percent (20%) of the width of the lot.

- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

l. Planning Area 36.

- (1) The uses permitted in Planning Areas 36 of Specific Plan No. 260 shall be the same as those uses permitted in Article XVb, Section 15.200 of Ordinance No. 348, except that the uses permitted pursuant to Section 15.200.c(4), (6), (11), (12), and (14) shall not be permitted.
- (2) The development standards for Planning Area 36 of Specific Plan No. 260 shall be the same as those standards identified in Article XVb, Section 15.201 of Ordinance No. 348, except that the development standards set forth in Article XVb, Section 15.201a. shall be deleted and replaced by the following:
  - A. Lot area shall be not less than ten thousand (10,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVb of Ordinance No. 348.

m. Planning Area 38.

- (1) The uses permitted in Planning Areas 10, 20 and 38 of Specific Plan No. 260 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted in Section 8.100.a. and 8.100.b. shall not be permitted.
- (2) The development standards for Planning Areas 10, 20 and 38 of Specific Plan No. 260 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

n. Planning Area 39.

- (1) The uses permitted in Planning Area 39 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include public schools.
- (2) The development standards for Planning Area 39 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the following:
  - A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
  - C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum

frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

- D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

- AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- o. Planning Areas 41, 42, 45 and 46.
  - (1) The uses permitted in Planning Areas 41, 42, 45 and 46 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 6.1.b(1) and (3) shall not be permitted.
  - (2) The development standards for Planning Areas 41, 42, 45 and 46 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.e (1), (3), and (4) shall be deleted and replaced by the following:
    - A. The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
    - B. Rear yards shall be not less than twenty feet (20').
- p. Planning Area 43.
  - (1) The uses permitted in Planning Areas 11, 12 and 43 of Specific Plan No. 260 shall be the same as those uses permitted in Article X, Sections 10.1 and 10.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 10.1.a.(1.) b and c. shall not be permitted.
  - (2) The development standards for Planning Areas 11, 12 and 43 of Specific Plan No. 260 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.

Section 3. This Ordinance shall take effect 30 days after its date of adoption.

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 17, 2020**, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS: None  
ABSENT: None

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Deputy Clerk of the Board



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# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
3/26/20	0011374947		PE Riverside	4 x 965 Li	5,018.00

Invoice text: Adoption of Ord. No. 348.4925

*Planning  
3/17/2020 21.2*

Placed by: Karen Lynn Barton

## Legal Advertising Memo Invoice

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5,018.00	0011374947	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
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RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP  
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(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. No. 348.4925 /

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:

**03/26/2020**

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

Date: March 26, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

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

**ORDINANCE NO. 348.4925  
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 Official Zoning Map No. 2, as amended, are further amended by placing in effect in the Homeland Area, the zone or zones as shown on the map titled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2444, Change of Zone Case No. 1800018", which map is made part of the ordinance, and establishing the boundaries of the specified planning areas within Specific Plan No. 260 as amended.

Section 2. Article XVIIa of Ordinance No. 348 is amended in its entirety to read as follows:

"SECTION 17.73 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 260.

a. Planning Area 24.

(1) The uses permitted in Planning Area 24 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Area 24 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').

E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

b. Planning Area 25.

(1) The uses permitted in Planning Area 25 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 25 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of seventy-five feet (75'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet

- (20').
- C. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
  - D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
  - E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than forty feet (40') wide, the yard need not exceed ten percent (10%) of the width of the lot.
  - F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards, a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

- AA. In no case shall more than sixty-five percent (65%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than sixty percent (60%) of any lot be covered by buildings for lots with two-story buildings.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- c. Planning Areas 26 and 28.
- (1) The uses permitted in Planning Areas 26, and 28 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
  - (2) The development standards for Planning Areas 26, and 28 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and replaced by the following:
    - A. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
    - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
    - C. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
    - D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
    - E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty-five feet (55') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
    - F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards, a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- d. Planning Areas 27 and 29.
- (1) The uses permitted in Planning Areas 27 and 29 of Specific Plan No. 260 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the uses permitted pursuant to Section 9.50a. (32), (52), and (64) shall not be permitted.

- (2) The development standards for Planning Areas 27 and 29 of Specific Plan No. 260 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
  - C. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.9 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- e. Planning Areas 30 and 44.
  - (1) The uses permitted in Planning Areas 13, 19, 30 and 44 of Specific Plan No. 260 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b.(1) c.(1), (3), (4) and (6), d.(1), g., h.(3), (4), (6) and (8), k., and m.(1), (3), (4) and (9); and 11.2.b(2)c., k., and l. shall not be permitted.
  - (2) The development standards for Planning Areas 13, 19, 30 and 44 of Specific Plan No. 260 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.
- f. Planning Area 31.
  - (1) The uses permitted in Planning Area 31 of Specific Plan No. 260 shall be the same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a (32), (52) and (64) shall not be permitted. In addition, the permitted uses identified under Section 9.50b. shall also include self-storage facilities and mini-warehouse structures.
  - (2) The development standards for Planning Area 31 of Specific Plan No. 260 shall be the same as those identified in Article IXb, Section 9.53 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
- g. Planning Area 31A.
  - (1) The uses permitted in Planning Area 31A shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a (30), (31), (32), (52), (55), (62), (64), (82), (97), (98), and (99); and b. (1), (2), (3), (5), (7), (8), (10), (13), (14), (15), (16), (17), (18), (19), (22) and (23) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include multiple family dwellings, medical and dental offices, real estate offices, and congregate care residential facilities.
  - (2) Any land division application submitted within Planning Area 31A of Specific Plan No. 260 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with the provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:
    - A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 260 and comply with the conditions of approval for said Specific Plan.
    - B. A comprehensive plot plan for the entire planning area, a conceptual grading plan and a tentative subdivision map, based upon a contour interval no greater than four feet (4') which in addition to the Requirements of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:
      - i. The proposed lots including lot lines and proposed easement, if any;
      - ii. building footprints;
      - iii. floor plan assignments;
      - iv. pad elevations, street grades and cut and fill slopes in excess of one foot in vertical height;
      - v. the proposed uses, their location and architectural designs;
      - vi. the proposed internal circulation system; and,
      - vii. buffers, if any.
    - C. A design manual which includes:
      - i. A description of residential floor plans and their mix;
      - ii. The lot and building calculations for each lot and building as follows:
        - (a) lot area and lot pad area;
        - (b) building footprint area;
        - (c) percentage of lot coverage;
        - (d) front setback;
        - (e) useable rear yard area and depth; and,
        - (f) building square footage for commercial and residential uses.
      - iii. a fencing plan including details of proposed materials to be used;
      - iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for evaluations, and square footages and heights of individual units; and,
      - v. a proposed phasing plan showing the planned



sequence of subdivision map recordation and development.

- (3) The development standards for commercial uses within Planning Area 31A of Specific Plan No. 260 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development which includes any permitted use other than multiple family dwellings or apartments.
  - (4) The development standards for residential uses and combined residential and commercial uses within Planning Area 31A of Specific Plan No. 260 shall be as follows:
    - A. The minimum lot area shall be seven thousand two hundred (7,200) square feet with a minimum average width of sixty feet (60') and a minimum average depth of one hundred feet (100') for all permitted uses, unless different minimums are specifically required in a particular area.
    - B. The minimum front and rear yards shall be ten feet (10') for buildings that do not exceed thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five feet (35') in height shall be set back from the front and rear lot lines no less than ten feet (10') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'). The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement, if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.
    - C. The minimum side yard shall be five feet (5') for buildings that do not exceed thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five feet (35') in height shall be set back from each side lot line five feet (5') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'); if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side or rear yard except as provided in Section 18.19 of Ordinance No. 348.
    - D. No lot shall have more than fifty percent (50%) of its net area covered with buildings or structures.
    - E. The maximum ratio of floor area to lot area shall not be greater than two to one (2:1), not including basement floor area.
    - F. All buildings and structures shall not exceed fifty feet (50') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.
    - G. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.
    - H. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.
    - I. Where the front, side or rear yard adjoins a lot zoned R-R, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line.
    - J. Setback areas may be used for driveways, parkways and landscaping.
    - K. A minimum of fifteen percent (15%) of the site proposed for development shall be landscaped and irrigated.
    - L. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
    - M. Outside storage areas are prohibited.
    - N. Utilities shall be installed underground except that electrical lines rated at 33 kv or greater may be installed above ground.
    - O. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on residential uses.
  - (5) Nonsubstantial adjustments to an approved project's design are permitted subject to the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section, "Nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevations. All other changes including changes in concept and product type shall be submitted for review in accordance with the provisions of Ordinance No. 460 governing minor changes and revised tentative maps.
  - (6) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
- h. Planning Area 32 and 33B.
- (1) The uses permitted in Planning Areas 32 and 33B of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
  - (2) The development standards for Planning Areas 32 and 33B of Specific Plan No. 260 shall be the same as those

standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (2), and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
- C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

i. Planning Area 33A.

- (1) The uses permitted in Planning Area 33A of Specific Plan No. 260 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include trails.
- (2) The development standards for Planning Area 33A of Specific Plan No. 260 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

i. Planning Area 34.

- (1) The uses permitted in Planning Area 34 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted.
- (2) The development standards for Planning Area 34 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the following:
  - A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
  - C. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
  - D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
  - E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-

story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.

- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- k. Planning Areas 35, 37 and 40.
  - (1) The uses permitted in Planning Areas 35, 37 and 40 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
  - (2) The development standards for Planning Areas 35, 37 and 40 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and replaced by the following:
    - A. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
    - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
    - C. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
    - D. The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
    - E. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty-five feet (55') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
    - F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- l. Planning Area 36.
  - (1) The uses permitted in Planning Areas 36 of Specific Plan No. 260 shall be the same as those uses permitted in Article XVb, Section 15.200 of Ordinance No. 348, except that the uses permitted pursuant to Section 15.200.c(4), (6), (11), (12), and (14) shall not be permitted.
  - (2) The development standards for Planning Area 36 of Specific Plan No. 260 shall be the same as those standards identified in Article XVb, Section 15.201 of Ordinance No. 348, except that the development standards set forth in Article XVb, Section 15.201a. shall be deleted and replaced by the following:
    - A. Lot area shall be not less than ten thousand (10,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVb of Ordinance No. 348.
- m. Planning Area 38.
  - (1) The uses permitted in Planning Areas 10, 20 and 38 of Specific Plan No. 260 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted in Section 8.100.a. and 8.100.b. shall not be permitted.
  - (2) The development standards for Planning Areas 10, 20 and 38 of Specific Plan No. 260 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.
- n. Planning Area 39.
  - (1) The uses permitted in Planning Area 39 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include public schools.
  - (2) The development standards for Planning Area 39 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the following:
    - A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be deter-

mined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
- C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

- AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- o. Planning Areas 41, 42, 45 and 46.
  - (1) The uses permitted in Planning Areas 41, 42, 45 and 46 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 6.1.b(1) and (3) shall not be permitted.
  - (2) The development standards for Planning Areas 41, 42, 45 and 46 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.e (1), (3), and (4) shall be deleted and replaced by the following:
    - A. The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
    - B. Rear yards shall be not less than twenty feet (20').
- p. Planning Area 43.
  - (1) The uses permitted in Planning Areas 11, 12 and 43 of Specific Plan No. 260 shall be the same as those uses permitted in Article X, Sections 10.1 and 10.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 10.1.a.(1.) b and c. shall not be permitted.
  - (2) The development standards for Planning Areas 11, 12 and 43 of Specific Plan No. 260 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.

Section 3. This Ordinance shall take effect 30 days after its date of adoption.

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 17, 2020, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS: None  
ABSENT: None

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Deputy Clerk of the Board



CALL (951) 368-9222  
EMAIL legal@pe.com

# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
3/7/20	0011370472		PE Riverside	4 x 104 Li	540.80

Invoice text: SP No. 260 Substantial Conformance No. 2, CZ No. 180018, TTM No. 37533, TTM No. 29322 Minor Change No. 1, and TPM N

*Planning*  
*3/17/2020 21.2*

Placed by: Hannah Lumanauw

## Legal Advertising Memo Invoice

BALANCE DUE
540.80

SALES/CONTACT INFORMATION	ADVERTISER INFORMATION			
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	03/07/2020	5209148	5209148	BOARD OF SUPERVISORS



**THE PRESS-ENTERPRISE**  
Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
03/07/2020	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
540.80	0011370472	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
'PO BOX 1147'  
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP  
dba The Press-Enterprise  
PO Box 65210  
Colorado Springs, CO 80962-5210

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

**PROOF OF PUBLICATION  
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: SP No. 260 Substantial Conformance No. 2, CZ No. 180018,

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:

**03/07/2020**

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

Date: March 07, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011370472-01

P.O. Number:

Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, TENTATIVE TRACT MAPS, AND TENTATIVE PARCEL MAP IN THE HOMELAND ZONING AREA, THIRD 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, March 17, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Specific Plan No. 260 Substantial Conformance No. 2**, which proposes to reallocate units within Planning Areas 24, 25, 26, and 28; correct the land use designation for Planning Area 25; and modify the development standards for Planning Areas 25, 26, and 28 in the Specific Plan Zoning Ordinance. **Change of Zone No. 180018**, which proposes 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. **Tentative Tract Map No. 37533**, which proposes for a Schedule "A" subdivision to create 373 residential lots with a 4.9 acre park on 72 acres. **Tentative Tract Map No. 29322 Minor Change No. 1**, which proposes for a Schedule "A" subdivision to reduce the number of approved lots of 210 residential lots to 173 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**, which proposes a Schedule "J" subdivision of 114.14 gross acres into five (5) parcel Maps. This project is located North of Highway 74, east of Briggs Road, west of Sultanas Road, and South of Watson in the Homeland Zoning Area of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider an **Addendum for Environmental Impact Report No. 329**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [rbrady@rivco.org](mailto:rbrady@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) 955-1063, at least 72 hours prior to hearing.

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

Dated: March 03, 2020      Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

3/07



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

**KECIA R. HARPER**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

March 03, 2020

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

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

RE: NOTICE OF PUBLIC HEARING: SP No. 260 Substantial Conformance No. 2, CZ  
No. 180018, TTM No. 37533, TTM No. 29322 Minor Change No. 1, and TPM No. 37690

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, March 07, 2020.**

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,

*Hannah Lumanauw*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, TENTATIVE TRACT MAPS, AND TENTATIVE PARCEL MAP IN THE HOMELAND ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

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The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider an **Addendum for Environmental Impact Report No. 329**.

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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.

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

Dated: March 03, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

# CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant to Kecia R. Harper, 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 March 04, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

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

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:** March 17, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: March 04, 2020  
Hannah Lumanauw

# CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 04, 2020, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

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

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:** March 17, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw      DATE: March 04, 2020  
Hannah Lumanauw



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

**Hearing Date: March 17, 2020**

**To:** Clerk of the Board of Supervisors

**From:** Planning Department – Riverside (Planner: Russell Brady)

**MinuteTraq #: 12007**

**Project Description:**

Public Hearing on Specific Plan No. 260 Substantial Conformance No. 2, Change of Zone No. 180018, associated Ordinance No. 348.4925, Tentative Tract Map No. 37533, Tentative Tract Map No. 29322 Minor Change No. 1, Tentative Parcel Map No. 37690–Intent to Consider an Addendum to an Environmental Impact Report (EIR)-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: North of Highway 74, east of Briggs Road, west of Sultanas Road, and south of Watson Road – 112 Gross Acres – Zoning: Specific Plan Zone (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; correct the land use designation for Planning Area 25; and modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance. 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. Tentative Tract Map No. 37533 is a Schedule "A" subdivision to create 373 residential lots with a 4.9 acre park on 72 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 173 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, 026 District 3.

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

- Place on Administrative Action
- Receive & File
- EOT
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Mitigated Negative Declaration
  - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

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

*"Planning Our Future... Preserving Our Past"*

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise

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



**ITEM:**

(ID # 12007)

**MEETING DATE:**

Tuesday, March 17, 2020

**FROM :** TLMA-PLANNING:

**SUBJECT:** Public Hearing on Specific Plan No. 260 Substantial Conformance No. 2, Change of Zone No. 180018, associated Ordinance No. 348.4925, Tentative Tract Map No. 37533, Tentative Tract Map No. 29322 Minor Change No. 1, Tentative Parcel Map No. 37690–Intent to Consider an Addendum to an Environmental Impact Report (EIR)-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: North of Highway 74, east of Briggs Road, west of Sultanas Road, and south of Watson Road – 112 Gross Acres – Zoning: Specific Plan Zone (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; correct the land use designation for Planning Area 25; and modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance. 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. Tentative Tract Map No. 37533 is a Schedule “A” subdivision to create 373 residential lots with a 4.9 acre park on 72 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 173 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, 026

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CONSIDER** an **ADDENDUM** for **ENVIRONMENTAL IMPACT REPORT NO. 329** certified on December 27, 1994, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

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

2. **APPROVE SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 2**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report;
3. **APPROVE CHANGE OF ZONE NO. 1800001**, based upon the findings and conclusions provided in the staff report;
4. **ADOPT ORDINANCE NO. 348.4925**, associated with Change of Zone No. 1800001, amending the Specific Plan zoning ordinance to be consistent with Substantial Conformance No.2 and to formalize the boundaries of Planning Area Nos. 24, 25, 26, and 28 in Specific Plan No. 260;
5. **APPROVE TENTATIVE TRACT MAP NO. 37533**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report;
6. **APPROVE TENTATIVE TRACT MAP NO. 29322 MINOR CHANGE NO. 1**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report; and
7. **APPROVE TENTATIVE PARCEL MAP NO. 37690**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report.

**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
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** [CEO use]

**BACKGROUND:**

**Summary**

**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 32 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25.
- 2) 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 TR 29322; and
- 3) Modifying the minimum lot sizes for Planning Area 25 to a minimum lot size of 3,500 square feet 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 373 residential lots with a 4.9 acre park on 72 acres located within Planning Areas 24 and 25 of the Specific Plan.

**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 173 new residential lots, and an additional street, and relocated and increased size of proposed Water Quality Detention Basin on 42 acres located within Planning Areas 26 and 28 of the Specific Plan.

**Tentative Parcel Map No. 37690** proposes a Schedule "J" subdivision of 114.14 gross acres into five (5) parcels.



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

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.

The project is located north of Highway 74, east of Briggs Road, west of Sultanas Road, and south of Watson Road.

Specific Plan No. 260 (SP 260) and Environmental Impact Report No. 329 were approved and certified by the Board of Supervisors on December 27, 1994 via resolution 94-424.

On April 3, 2007, the Riverside County Board of Supervisors tentatively approved Amendment No. 1 to SP 260 concurrently with Change of Zone No. 6786 and approved Tentative Tract Map No. 29322, subject to final approval of Amendment No. 1 to SP 260 and Change of Zone No. 6786.

On June 26, 2007, the Riverside County Board of Supervisors approved Amendment No. 1 to SP 260 concurrent with approval of Change of Zone No. 6786 and Tentative Tract Map No. 29322.

On April 15, 2008, the Riverside County Board of Supervisors approved Amendment No. 2 to SP 260, Change of Zone No. 7195, and tentative tract maps 34118 and 34600 and adopted Mitigated Negative Declaration for Environmental Assessment No. 40275.

In 2008, the City of Menifee incorporated. As a result, all portions of SP 260 located west of Briggs Road, including planning areas 2 through 23B, became part of the City of Menifee and were effectively removed from the jurisdiction of Riverside County. Planning Area 1 was annexed into the City of Perris prior to approval of Amendment No. 1 to SP 260, and is also no longer considered a part of the County portion of SP 260. These changes were reflected in Specific Plan Amendment No. 2 discussed below.

On September 9, 2014, the Riverside County Board of Supervisors approved Tentative Tract Map No. 36430 (TTM 36430) along with Change of Zone No. 7780 (CZ 7780), and adopted a Mitigated Negative Declaration (MND) No. 40275.

In January 2016, the Riverside County Board of Supervisors approved Substantial Conformance No. 1 to the SP 260, Amendment No. 2 (SP260-A2-SC2), Change of Zone No. 070870, and Tentative Tract Map No. 31500, and adopted Addendum No. 1 to FEIR 329 for Environmental Assessment No. 39357. The resulting modifications to SP 260 included: 1) revision of the Specific Plan to include only areas east of Briggs road, reflecting incorporation of the area west of Briggs Road into the City of Menifee; 2) change in boundaries and reallocation

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STATE OF CALIFORNIA**

of units between Planning Areas 32 and 33B with no change in overall unit count; 3) re-designation of Planning Area 32 from MHDR to MDR; 4) re-designation of Planning Areas 24 and 34 from MHDR to MDR and areas 25, 26, and 28 from MDR to MHDR, with no change in overall unit count; and 5) change of roadway classifications for portions of Emperor Road and Norma Jean Road (previously McLaughlin Road) to provide for a reduced right-of-way.

A Second Extension of Time for Tentative Tract Map No. 29322 was received February 21, 2018 and was approved April 18, 2018.

Tentative Tract Map No. 29262 (boundaries of TTM37533) was approved by the Board of Supervisors on March 28, 2006. With the automatic state extensions and the original three year approval, this map expired on March 28, 2016.

Tentative Parcel Map No. 37690 was submitted on March 1, 2019.

Since the adoption of Amendment No. 2 to the Menifee North Specific Plan in 2008, the City of Menifee incorporated, resulting in an approximately 775.4 acre portion of the adopted Specific Plan west of Briggs Road being removed from County of Riverside jurisdiction. In January 2016, Substantial Conformance No. 1 to Amendment No. 2 was adopted and modified the Specific Plan boundary, removing all areas west of Briggs Road from the Menifee North Specific Plan. The revised limits of the Menifee North Specific Plan were reduced to approximately 829.2 acres east of Briggs Road, west of Juniper Flats Road, south of Alicante Drive, and north of Matthews Road and provides for a wide range of land uses including 2,025 residential units. Substantial Conformance No. 2 will maintain the approved maximum of 2,025 residential units permitted on 829.2 acres and 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 designations are consistent with previously approved TM 29322. Substantial Conformance No. 1 modified the land use designations of Planning Areas 26 and 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. Substantial Conformance No. 2 re-designates Planning Areas 26 and 28 from MHDR to MDR to resolve this error.

On August 8, 2019, the applicant met with the Winchester-Homeland MAC to discuss the project design. Comments received at the MAC meeting by the applicant requested an increase in the park area.

On September 4, 2019, the applicant continued the project to an off-calendar date to redesign project design to accommodate a larger park as requested by the Winchester-Homeland MAC.

**Planning Commission Action**

On February 20, 2020, the Planning Commission recommended the Board of Supervisors approve the project on a 5-0 vote.

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

**Impact on Citizens and Businesses**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. Planning Commission Minutes
- B. Planning Commission Memo
- C. Planning Commission Staff Report Package
- D. Specific Plan No. 260 Substantial Conformance No. 2
- E. Tentative Tract Map No. 37553 Exhibits
- F. Tentative Tract Map No. 29322 Minor Change No. 1 Exhibits
- G. Tentative Parcel Map No. 37690 Exhibits
- H. Ordinance No. 348.4925

## PROPERTY OWNERS CERTIFICATION FORM

I,     VINNIE NGUYEN     certify that on     August 20, 2019    ,

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

APN (s) or case numbers     CZ1800018/SP0260/TTM37533/TTM29322/TPM37690     for

Company or Individual's Name     RCIT - GIS    ,

Distance buffered     600'    

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

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

TITLE:     GIS Analyst    

ADDRESS:     4080 Lemon Street 9<sup>TH</sup> Floor    

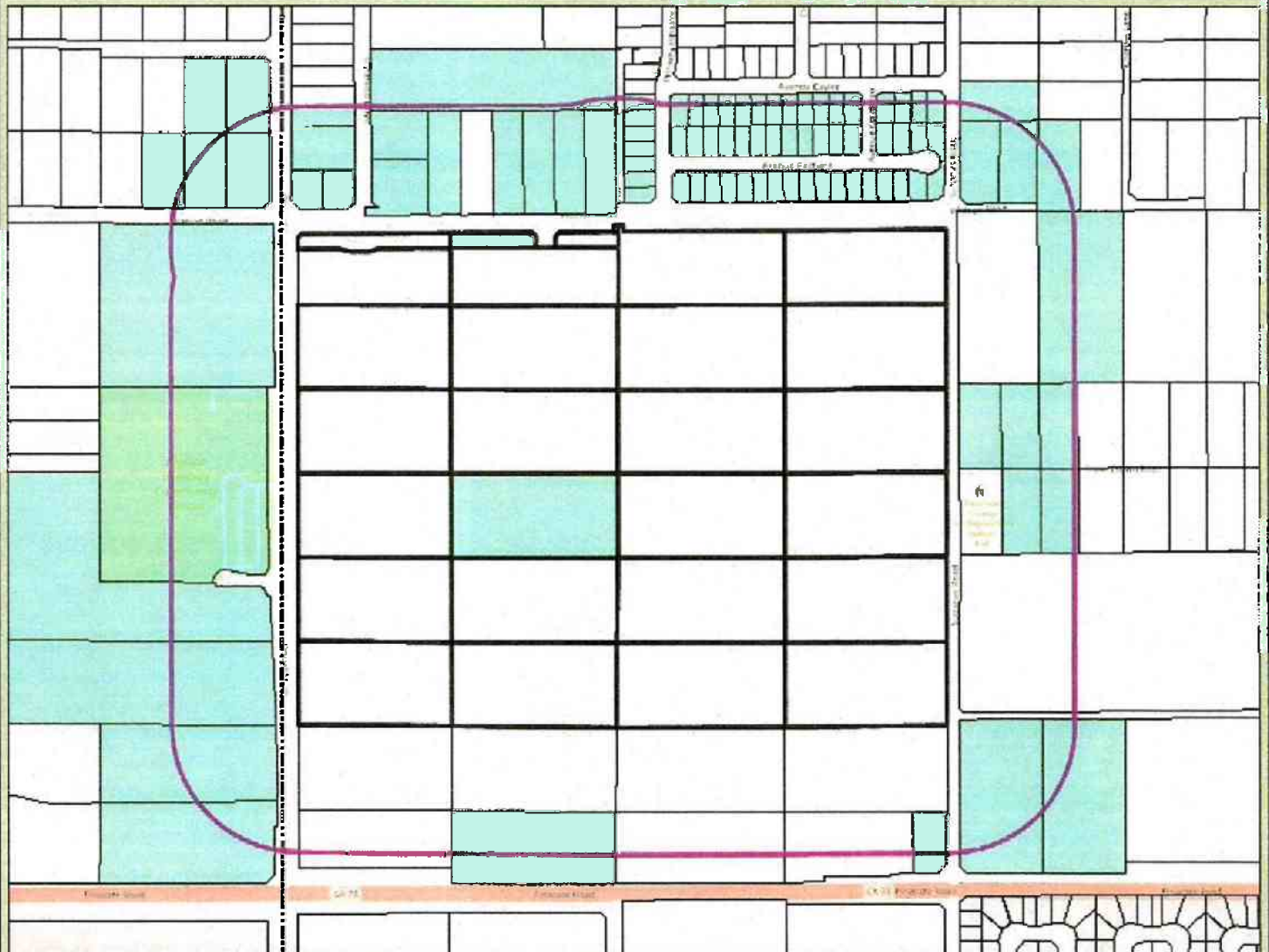
    Riverside, Ca. 92502    

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




# Riverside County GIS Mailing Labels

CZ1800018/SP0260/TTM37533/TTM29322/TPM37690

( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels

## Notes



0 752 1,505 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... 8/20/2019 3:56:09 PM

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1019 COBBLESTONE CT  
VACAVILLE CA 95687

457340018  
ROMOLAND WATSON 206  
10621 CIVIC CENTER DR  
RANCHO CUCAMONGA CA 91730

457405003  
NORTHEAST HOMES  
11332 TREYBURN WAY  
SAN DIEGO CA 92131

457220016  
BRENT LEASING  
BRENT JOHNSON  
1433 MESA VIEW  
HEMET CA 92543

457350026  
BARRY ARONOFF  
151 KALMUS DR STE H10  
COSTA MESA CA 92626

457403014  
JAMES OTTO HEITING  
CINDY ELLEN HEITING  
15992 SUMMIT CREST DR  
RIVERSIDE CA 92506

457220019  
JOSE GUTIERREZ  
MARIA A GUTIERREZ  
1947 NADEAU ST  
LOS ANGELES CA 90001

457320033  
RIVERSIDE COUNTY FLOOD CONTROL  
1995 MARKET ST  
RIVERSIDE CA 92501

457330005  
COUNTY LANDS INC  
2001 LERNER LN  
SANTA ANA CA 92705

457350028  
FREEDOM SELF STORAGE  
2055 3RD AVE STE 200  
SAN DIEGO CA 92101

457240042  
KENNETH JERROLD ROCK  
25424 SULTANAS RD  
HOMELAND CA. 92548

457405006  
ALMA D CERVANTES  
25431 AVENIDA RAMADA  
HOMELAND CA. 92548

457220041  
GERARDO GARCIA  
CHRISTINA RUTH GARCIA ORTA  
25440 EL PARAISO DR  
HOMELAND CA. 92548

457220032  
CATHERINE M STIEFEL  
25450 BRIGGS RD  
HOMELAND CA. 92548

457405002  
JOSE A VALDIVIA  
IRENE VALDIVIA  
25479 AVENIDA RAMADA  
HOMELAND CA. 92548

457405001  
JUAN HUIZAR  
25491 AVENIDA RAMADA  
HOMELAND CA. 92548

457403019  
THOMAS ALAN WRIGHT  
26665 GARBANI RD  
MENIFEE CA 92584

457405007  
ROBERT L FLOREZ  
29343 AQUIFER LN  
SUN CITY CA 92585

327440028  
JACOB R FLORES  
KRIZIA FLORES  
29950 WATSON RD  
MENIFEE CA. 92585

327440016  
JOHN A LOZANO  
29955 CADENA DR  
MENIFEE CA. 92585

327440029  
LISA MARIE GLOVER  
DONALD WARREN GLOVER  
29990 WATSON RD  
MENIFEE CA. 92585

457220034  
MARIA LEDESMA  
30040 WATSON RD  
HOMELAND CA. 92548

457220042  
MARIO VAZQUEZ GOMEZ  
PRISCILA CANDIDA LIMA  
30090 WATSON RD  
HOMELAND CA. 92548

457220020  
OLIVIA RODRIGUEZ  
MARIA DE LOURDES DESANTIAGO  
30290 WATSON RD  
HOMELAND CA. 92548

457404007  
TAYLOR MEHELIC  
30293 AVENIDA CAYLEE  
HOMELAND CA. 92548

457403001  
JUSTIN L LEFEVRE  
30297 AVENIDA PALMERA  
HOMELAND CA. 92548

457404005  
ENRIQUE MARINO COCA  
MARTHA MARINO  
30304 AVENIDA PALMERA  
HOMELAND CA. 92548

457404008  
ROXANNE HUPE  
PHILIPPE BALL  
30305 AVENIDA CAYLEE  
HOMELAND CA. 92548

457403002  
EFRAIN J MONTEJANO  
MARISA C MONTEJANO  
30309 AVENIDA PALMERA  
HOMELAND CA. 92548

457404004  
MARISSA MICHELLE CASTRO  
JOSE LUIS FERNANDEZ  
30316 AVENIDA PALMERA  
HOMELAND CA. 92548

457403003  
JOSE LOPEZ AGUILAR  
30321 AVENIDA PALMERA  
HOMELAND CA. 92548

457404003  
JOSE M DELGADO GONZALEZ  
ALICIA REYNA  
30328 AVENIDA PALMERA  
HOMELAND CA. 92548

457404010  
SILVIA O TOSCANO  
30329 AVENIDA CAYLEE  
HOMELAND CA. 92548

457220021  
JESUS M TAPIA  
ADRIANA GALLEGOS  
30330 WATSON RD  
HOMELAND CA. 92548

457403004  
DEANNA DELGADO  
30333 AVENIDA PALMERA  
HOMELAND CA. 92548

457404011  
JONATHAN J BOYCE  
DONNA J BOYCE  
30341 AVENIDA CAYLEE  
HOMELAND CA. 92548

457403005  
DINH VAN NGUYEN  
THUAN THI HO  
30345 AVENIDA PALMERA  
HOMELAND CA. 92548

457404001  
MARIANO DE PAZ ORTUNO  
30352 AVENIDA PALMERA  
HOMELAND CA. 92548

457404018  
MICHAEL WHEELER  
LAURA WHEELER  
30353 AVENIDA CAYLEE  
HOMELAND CA. 92548

457403006  
ESTEBAN CORTEZ CARRILLO  
MARTHA B CORTEZ  
30357 AVENIDA PALMERA  
HOMELAND CA. 92548

457404019  
LINDA A STONE  
30365 AVENIDA CAYLEE  
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457403021  
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JANISE M DAUS  
30377 AVENIDA CAYLEE  
HOMELAND CA. 92548

457403020  
JOSEPH P TAN  
30381 AVENIDA PALMERA  
HOMELAND CA. 92548

457404009  
GARY ARDERY  
30388 AVD PALMERA  
HOMELAND CA 92548

457404014  
GARY ARDERY  
30388 AVENIDA PALMERA  
HOMELAND CA. 92548

457404015  
LUIS SILVA  
MARGARITA SILVA  
30400 AVENIDA PALMERA  
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457404022  
STEVEN M DANFORD  
30401 AVENIDA CAYLEE  
HOMELAND CA. 92548

457403018  
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30405 AVENIDA PALMERA  
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457404016  
JOHN R FLEMING  
30412 AVENIDA PALMERA  
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457404023  
DWAYNE D MONTANYE  
30413 AVENIDA CAYLEE  
HOMELAND CA. 92548

457404017  
CATHERINE MARIE RASAR  
30424 AVENIDA PALMERA  
HOMELAND CA. 92548

457404024  
RIGOBERTO SANCHEZ  
MARIA G LOPEZ DESANCHEZ  
30425 AVENIDA CAYLEE  
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457403015  
JACQUELINE L CARBAJAL  
30441 AVENIDA PALMERA  
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457403007  
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457403008  
CANDACE M YON  
RAYMOND J YON  
30460 AVENIDA PALMERA  
HOMELAND CA. 92548

457403023  
MANUEL MARQUEZ  
CHRISTINA MARQUEZ  
30461 AVENIDA CAYLEE  
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457403013  
ELOIDA ERASMO  
30465 AVENIDA PALMERA  
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457403009  
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CHERISE MORRIS  
30472 AVENIDA PALMERA  
HOMELAND CA. 92548

457403024  
ZACHARY WILLIAM GLEN BURNS  
ASHLEY MARIE BURNS  
30473 AVENIDA CAYLEE  
HOMELAND CA. 92548

457403012  
CRAIG ROBINSON  
ANTONIA ESPINOZA  
30477 AVENIDA PALMERA  
HOMELAND CA. 92548

457403010  
ROBERT V GONZALEZ  
30484 AVENIDA PALMERA  
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457403025  
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KYLE ALLEN COPELAND  
30485 AVENIDA CAYLEE  
HOMELAND CA. 92548

457403011  
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DAVID RAZO  
30489 AVENIDA PALMERA  
HOMELAND CA. 92548

457240043  
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30508 WATSON RD  
MENIFEE CA. 92585

457340029  
DOUGLAS P MERCADO  
30510 TRIPLE CROWN RD  
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457340004  
BRENDA JAIMES  
JOEL LOPEZ  
30549 TRIPLE CROWN RD  
HOMELAND CA. 92548

457340002  
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MARIE YVONNE JACOBS  
VALORIE JEAN POTTER  
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457220033  
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ROSA MORALES  
30625 TRIPLE CROWN RD  
HOMELAND CA 92548

457340005  
DIANE K GUTIERREZ  
30650 TRIPLE CROWN RD  
HOMELAND CA 92548

327320018  
WSI DESERT PROP  
3161 MICHELSON AV STE 425  
IRVINE CA 92612

457320005  
WSI LAND HOLDINGS  
3161 MICHELSON DR STE 425  
IRVINE CA 92612

327320028  
BRIGGS & 74  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

327320020  
MOTTE LEON E  
445 S D ST  
PERRIS CA 92570

327320023  
MOTTE HISTORICAL MUSEUM INC  
445 S D ST  
RIVERSIDE CA 925070

457405005  
CESAR MADERA  
45323 ESMERADO CT  
TEMECULA CA 92592

457405004  
JOSE A GALLEGOS  
612 BAILEY LN  
SAN JACINTO CA 92582

457404006  
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731 BUCHANAN ST  
HEMET CA 92543

457220040  
KINTAI YUELAPWAN  
753 RIESLING ST  
HEMET CA 92545

457220018  
NEIL S CAIRNS  
VERLA J CAIRNS  
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HOMELAND CA 92548

327320011  
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P O BOX 1028  
RIVERSIDE CA 92502



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RIVERSIDE CA 92502

327440017  
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HAWTHORNE CA 90251

457240044  
EDWARD J KULAKOWSKI  
LAURA L KULAKOWSKI  
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457403016  
JULIE J RASNICK  
DAVID ANTHONY JUDD  
DIANE MARIE KREPSZ

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LAKE HAVASU CITY AZ 86405

457330023  
MU GIL PARK  
OAK MAI PARK  
P O BOX 3156  
TORRANCE CA 90510

457340007  
DEBRA K DUNN  
P O BOX 343  
HOMELAND CA 92548

457403017  
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P O BOX 416  
AUGUSTA GA 30903

457220038  
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DONA G WARP  
PO BOX 1475  
SUN CITY CA 92585

457404021  
STEVEN D DOMENIGONI  
KIMBERLY A DOMENIGONI  
PO BOX 428  
WINCHESTER CA 92596

457404012  
CARLA DENISE BROCKMAN  
KARL WADE KOCH  
PO BOX 575  
HOMELAND CA 92548

457404002  
MUNIR M ARMANIOUS  
BLANCHE G ARMANIOUS  
PO BOX 596  
NEWPORT BEACH CA 92661



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**K& A Engineering**  
357 N. Sheridan St, Suite 117  
Corona, CA 92880

**T&B Planning**  
17542 E. 17<sup>th</sup> Street, Suite 100  
Tustin, CA 92780

**Richland Communities**  
3161 Michelson Dr, Suite 425  
Irvine, CA 92612

**Romoland and Perris Union High**  
155 E. 4<sup>th</sup> Street  
Perris, CA 92570

**Palm Springs Fish and Wildlife Office**  
777 E. Tahquitz Canyon Way, Suite 208  
Palm Springs, California 92262

**City of Menifee**  
29844 Haun Road  
Menifee, CA 92586

**California Dept of Fish and Wildlife**  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123

**Pechanga Band of Luiseño Mission Indians**  
P.O. Box 2183  
Temecula, CA 92593

**Santa Ana RWQCB**  
3737 Main Street, Suite 500  
Riverside, CA 92501

**Soboba Band of Luiseño Mission Indians**  
P.O. Box 487  
San Jacinto, CA 92581

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, TENTATIVE TRACT MAPS, AND TENTATIVE PARCEL MAP IN THE HOMELAND ZONING AREA, THIRD 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 17, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Specific Plan No. 260 Substantial Conformance No. 2**, which proposes to reallocate units within Planning Areas 24, 25, 26, and 28; correct the land use designation for Planning Area 25; and modify the development standards for Planning Areas 25, 25, 26, and 28 in the Specific Plan Zoning Ordinance. **Change of Zone No. 180018**, which proposes 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. **Tentative Tract Map No. 37533**, which proposes for a Schedule "A" subdivision to create 373 residential lots with a 4.9 acre park on 72 acres. **Tentative Tract Map No. 29322 Minor Change No. 1**, which proposes for a Schedule "A" subdivision to reduce the number of approved lots of 210 residential lots to 173 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**, which proposes a Schedule "J" subdivision of 114.14 gross acres into five (5) parcel Maps. This project is located North of Highway 74, east of Briggs Road, west of Sultanas Road, and South of Watson in the Homeland Zoning Area of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider an **Addendum for Environmental Impact Report No. 329**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [rbrady@rivco.org](mailto:rbrady@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) 955-1063, at least 72 hours prior to hearing.

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

Dated: March 03, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, TENTATIVE TRACT MAPS, AND TENTATIVE PARCEL MAP IN THE HOMELAND ZONING AREA, THIRD 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 17, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Specific Plan No. 260 Substantial Conformance No. 2**, which proposes to reallocate units within Planning Areas 24, 25, 26, and 28; correct the land use designation for Planning Area 25; and modify the development standards for Planning Areas 25, 25, 26, and 28 in the Specific Plan Zoning Ordinance. **Change of Zone No. 180018**, which proposes 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. **Tentative Tract Map No. 37533**, which proposes for a Schedule "A" subdivision to create 373 residential lots with a 4.9 acre park on 72 acres. **Tentative Tract Map No. 29322 Minor Change No. 1**, which proposes for a Schedule "A" subdivision to reduce the number of approved lots of 210 residential lots to 173 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**, which proposes a Schedule "J" subdivision of 114.14 gross acres into five (5) parcel Maps. This project is located North of Highway 74, east of Briggs Road, west of Sultanas Road, and South of Watson in the Homeland Zoning Area of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider an **Addendum for Environmental Impact Report No. 329**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [rbrady@rivco.org](mailto:rbrady@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) 955-1063, at least 72 hours prior to hearing.

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

Dated: March 03, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

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