



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

APRIL 5, 2021

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, CA 92501
12th Floor Conference Room A
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Teleconference participation by the Planning Director's designee and County staff. Public access to the meeting location will be limited to comply with the Executive Order.

Public comments will be accepted remotely by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: planninghearings@rivco.org. You will receive an email confirming your request that will provide further instructions. Your comments will be read into the record before the Hearing Officer considers the item. Additional information is available on the Planning Department website.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or email at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:
NONE

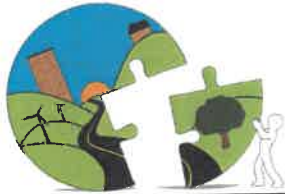
2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.
NONE

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.
NONE

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

- 4.1 SCOPING SESSION for ENVIRONMENTAL IMPACT REPORT for SPECIFIC PLAN NO. 333 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 200004, and CHANGE OF ZONE NO. 200016** – CEQ200059 – Applicant: Richland Ventures, Inc – Representative: T&B Planning, Inc. – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Zoning: Specific Plan Zone (Renaissance Ranch, Specific Plan No. 333) – Location: Easterly of Horsethief Canyon Road, southerly of Interstate 15, westerly of Hostetter Road, and northerly of Palomino Creek Drive – 157.1 Acres – **REQUEST:** The **Specific Plan Amendment** proposes to amend the existing Specific Plan by redesignating the primary land use within the Specific Plan from a Medium Density Residential land use designation to Light Industrial (97.2 acres), Business Park (18.0 acres), Open Space: Conservation (11.4 acres), and Open Space: Conservation Habitat (27.1 acres) land use designations. The total amount of planned building area is 2,509,057 sq. ft., with 2,117,017 sq. ft. designated within Light Industrial and 392,040 sq. ft. designated within Business. The amended Specific Plan would be named the Renaissance Ranch Commerce Center. The Specific Plan Amendment would also modify the Specific Plan circulation plan. The **General Plan Amendment** proposes to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. The **Change of Zone** proposes to modify the zoning ordinance of the Specific Plan and define the Planning Area boundaries of the Specific Plan. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 PUBLIC COMMENTS:




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4 . 1

Director's Hearing: April 5, 2021

PROPOSED PROJECT

Case Number(s):	Specific Plan No. 333 Amendment No. 1, General Plan Amendment No. 200004, Change of Zone No. 2000016	Applicant: Richland Developers Inc.
EIR No.:	Environmental Impact Report	Representative: T&B Planning, Inc.
Area Plan:	Elsinore	
Zoning Area/District:	Alberhill Zoning Area	 John Hildebrand. Planning Director
Supervisory District:	First District	
Project Planner:	Russell Brady	
Project APN(s):	393-120-011, et. al.	

PROJECT DESCRIPTION AND LOCATION

Project Location and Setting

The overall project site is located within the unincorporated community of Horsethief Canyon. The project encompasses an area of approximately 157.1 acres generally located east of Horsethief Canyon Road, south of Interstate-15, west of Hostetler Road, north of Palomino Creek Drive. The project site is currently vacant.

Project Description

The proposed project to be analyzed in the Environmental Impact Report (EIR) would be for the development of the project site for 97.2 acres of Light Industrial land uses, 18.0 acres of Business Park land uses, 11.4 acres of Open Space – Conservation, and 27.1 acres of Open Space – Conservation Habitat.

Planning Entitlements

The project would consist of applications for a Specific Plan Amendment, General Plan Amendment, and Change of Zone, which are described below:

Specific Plan No. 333 Amendment No. 1 is a proposal to amend the existing Renaissance Ranch Specific Plan from a primarily residential Specific Plan to a primarily industrial Specific Plan. This would include a land use plan for 97.2 acres of Light Industrial land uses, 18.0 acres of Business Park land uses, 11.4 acres of Open Space – Conservation land uses, and 27.1 acres of Open Space – Conservation Habitat land uses.

General Plan Amendment No. 200004 is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment.

Change of Zone No. 2000016 is a proposal to modify the zoning ordinance of the Specific Plan, and define the Planning Area boundaries of the Specific Plan.

PROJECT LOCATION MAP



Figure 1 (Project Vicinity Map)

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	Community Development, Open Space
Existing General Plan Land Use Designation:	Medium Density Residential (MDR) (2-5 du/ac)
Proposed General Plan Land Use Designation:	Light Industrial (LI), Business Park (BP), Open Space: Conservation (OS:C), Open Space: Conservation Habitat (OS:CH)
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR), Light Industrial
East:	Rural Residential (RR), Open Space: Water (OS:W)
South:	Medium Density Residential (MDR)

	West:	Medium Density Residential (MDR)
Existing Zoning Classification:		Specific Plan (SP 333)
Proposed Zoning Classification:		Specific Plan (SP 333)
Surrounding Zoning Classifications		
	North:	Rural Residential (R-R), Manufacturing – Service Commercial (M-SC)
	East:	Residential Agricultural, five-acre minimum (R-A-5), Rural Residential (R-R), Watercourse, Watershed and Conservation Areas (W-1), Manufacturing – Service Commercial (M-SC)
	South:	Specific Plan (SP 152)
	West:	Specific Plan (SP 152)
Existing Use:		Vacant/Undeveloped
Surrounding Uses		
	North:	Single family residential, Interstate-15, Industrial
	East:	Vacant land, Industrial
	South:	Single family residential
	West:	Single family residential

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	157.1	N/A
Total Light Industrial Area (Acres):	97.2	N/A
Total Business Park Area (Acres):	18.0	N/A
Total Open Space-Conservation Area (Acres):	11.4	N/A
Total Open Space-Conservation Habitat Area (Acres):	27.1	N/A

PROJECT BACKGROUND

Background:

Specific Plan No. 333 was originally approved in 2005 as a primarily residential Specific Plan with a maximum of 355 residential units. Tentative Tract Map No. 31210 and Tentative Tract Map No. 31485 were approved in 2005 and subsequently recorded in 2007. The Tentative Tract Maps covered the whole Specific Plan area.

The current owner of the Specific Plan area intends to substantially alter the Specific Plan by making it for non-residential use, in particular for industrial uses. The new Environmental Impact Report would analyze the potential impacts from this wholly new land use plan for the Specific Plan.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

California Environmental Quality Act

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act (“CEQA”) Guidelines, the County of Riverside has determined that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an EIR for the Project is warranted.

An EIR is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an EIR is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

As part of the Notice of Preparation (NOP) of the EIR, the applicant has requested a Scoping Session to brief the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the EIR. The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the projects potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final Environmental Impact Report (FEIR), prior to the formal public hearing on the proposed project.

An EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the NOP period including those made by reviewing agencies in addition to those received at the Scoping Session. The EIR will be circulated in draft form, for Notice of Completion (NOC) review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the FEIR prior to scheduling a public hearing on this item.

The NOP period began on March 11, 2021 and will run for thirty (30) consecutive days which is scheduled to conclude on April 9, 2021. No initial study has been prepared with the Notice of Preparation and all applicable topics pursuant to the CEQA guidelines will be addressed in the EIR.

PUBLIC HEARING NOTIFICATION AND OUTREACH

NOP notices were mailed to property owners within 600 feet of the proposed project site, and to public agencies, organizations, and local public libraries. As of the writing of this report Planning Staff has not received any written communication with comments on the project, but staff has received some emails and phone calls inquiring about the project proposal and generally in opposition.

PROJECT RECOMMENDATION

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

Template Location: \\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\SP00239A01\DH-PC-BOS Hearings\DH\Scoping Session\Scoping Session Staff Report.docx

Template Revision: 03/17/21