



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

SEPTEMBER 27, 2021

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER  
4080 Lemon Street, Riverside, CA 92501  
12<sup>th</sup> 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](mailto: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 Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at [esarabia@rivco.org](mailto: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. 380, AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 210004, CHANGE OF ZONE NO. 2100012, and TENTATIVE TRACT MAP NO. 38163** – Applicant: Jennifer O'Leary – Engineer/Representative: Joel Morse – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Community Development: Low Density Residential (CD-LDR) – Community Development: Medium Density Residential (CD-MDR) – Community Development: Mixed Use Area (CD- MUA) – Open Space: Conservation (OS-C) – Community Development: Very Low Density Residential (CD-VLDR) – Location: Northerly of Keller Road, easterly of Pourroy Road, southerly of Scott Road, and westerly of Winchester Road (State Highway 79) – 191.4 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST: Specific Plan No. 380 Amendment No. 1** (SP380A01) proposes to amend the Keller Crossing Specific Plan to modify the allocation, distribution, lot sizes and development standards of the land uses within the Specific Plan. Amendment No. 1 would establish 356 single family homes on 70 acres including 177 homes at the Medium Density Residential Designation and 179 homes at the Medium High Density Residential Designation. In addition, Amendment No. 1 would provide for 80 Age Qualified homes on 5.4 acres at a Very High-Density Residential Designation. Amendment No. 1 also includes a 6.5-acre park, 18-acres designated as Commercial Retail, 6.2 acres designated as Open Space-Water for use as a Water Quality Management Basin, and 12.9 acres designated Open Space – Conservation for Manufactured Slopes, Fuel Modification, and open space buffer. Finally, Amendment No. 1 would maintain the 61.1 acres designated as Open Space – Conservation Habitat, intended for preservation under the MSHCP. **General Plan Amendment No. 210004** (GPA210004) proposes to modify and reconfigure the adopted Land Use Designations of the Keller Crossing Specific Plan (SP380) and the Southwest Area Plan to provide for the development of 356 single-family homes, 80 Age

Qualified homes, 18 acres of commercial land use, 6.5 acres of park space, and the preservation of 61.1 acres of habitat under the MSHCP. **Change of Zone No. 2100012** (CZ2100012) proposes to modify and reconfigure the Planning Areas Boundaries of the Specific Plan to provide for the proposed development. The Specific Plan Zoning Ordinance would be modified to accommodate the proposed development. The zoning classification of the Specific Plan will remain Specific Plan. **Tentative Tract Map No. 38163** (TTM38163) is a Schedule 'A' subdivision of approximately 191.4 acres into 356 residential lots and 32 non-residential lots. The minimum lot size will be 5,000 sq. ft. The Project will be development in two (2) phases. Phase 1 will include 195 residential lots and Phase 2 will include 161 residential lots. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**5.0 PUBLIC COMMENTS:**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.:**

**4 . 1**

**Director's Hearing: September 27, 2021**

**PROPOSED PROJECT**

**Case Number(s):** Specific Plan No. 380 Amendment No. 1, General Plan Amendment No. 210004, Change of Zone No. 2100012, and Tentative Tract Map No.38163

**EIR No.:** Environmental Impact Report

**Area Plan:** Southwest

**Applicant:** D.R. Horton

**Representative:** T&B Planning, Inc.

**Zoning Area/District:** French Valley Zoning Area

**Supervisory District:** Third District

**Project Planner:** Deborah Bradford

**Project APN(s):** 472-110-008, et. al.



John Hildebrand.  
Planning Director

**PROJECT DESCRIPTION AND LOCATION**

Project Location and Setting

The overall project site is located within the unincorporated community of French Valley. The project encompasses an area of approximately 191.4 acres located east of Pourroy Road, south of Scott Road, west of Winchester Road (Hwy 79), and north of Keller Road. 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 a 191.4-acre master planned community comprised of residential and commercial development. The Specific Plan is proposing the development of 356 single-family homes, 80 Age-Qualified for rent apartment homes, 18 acres of commercial uses, and a total of 86.7 acres of open space, including a 5.8-acre public park, 6.2 acres for a water quality management basin, 12.9 acres of landscaped manufactured slopes, and 61.1 acres of open space to be dedicated to the Western Riverside county Regional Conservation Authority (RCA).

Planning Entitlements

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

**Specific Plan No. 380 Amendment No. 1** is a proposal to amend the Keller Crossing Specific Plan to modify the allocation, distribution, lot sizes and development standards of the land uses within the Specific Plan. Amendment No. 1 would establish 356 single family homes on 70 acres including 177 homes at the Medium Density Residential Designation and 179 homes at the Medium High Density Residential

Designation. In addition, Amendment No. 1 would provide for 80 Age Qualified homes on 5.4 acres at a Very High-Density Residential Designation. Amendment No. 1 also includes a 6.5-acre park, 18-acres designated as Commercial Retail, 6.2 acres designated as Open Space-Water for use as a Water Quality Management Basin, and 12.9 acres designated Open Space – Conservation for Manufactured Slopes, Fuel Modification, and open space buffer. Finally, Amendment No. 1 would maintain the 61.1 acres designated as Open Space – Conservation Habitat, intended for preservation under the MSHCP.

**General Plan Amendment No. 210004** is a proposal to modify and reconfigure the adopted Land Use Designations of the Keller Crossing Specific Plan (SP380) and the Southwest Area Plan to provide for the development of 356 single-family homes, 80 Age Qualified homes, 18 acres of commercial land use, 6.5 acres of park space, and the preservation of 61.1 acres of habitat under the MSHCP.

**Change of Zone No. 2100012** is a proposal to modify and reconfigure the Planning Areas Boundaries of the Specific Plan to provide for the proposed development. The Specific Plan Zoning Ordinance would be modified to accommodate the proposed development. The zoning classification of the Specific Plan will remain Specific Plan.

**Tentative Tract Map No. 38163** is a proposal for a Schedule 'A' subdivision of approximately 191.4 acres into 356 residential lots and 32 non-residential lots. The minimum lot size will be 5,000 square feet. The Project will be development in two (2) phases. Phase 1 will include 195 residential lots and Phase 2 will include 161 residential lots.

**PROJECT LOCATION MAP**

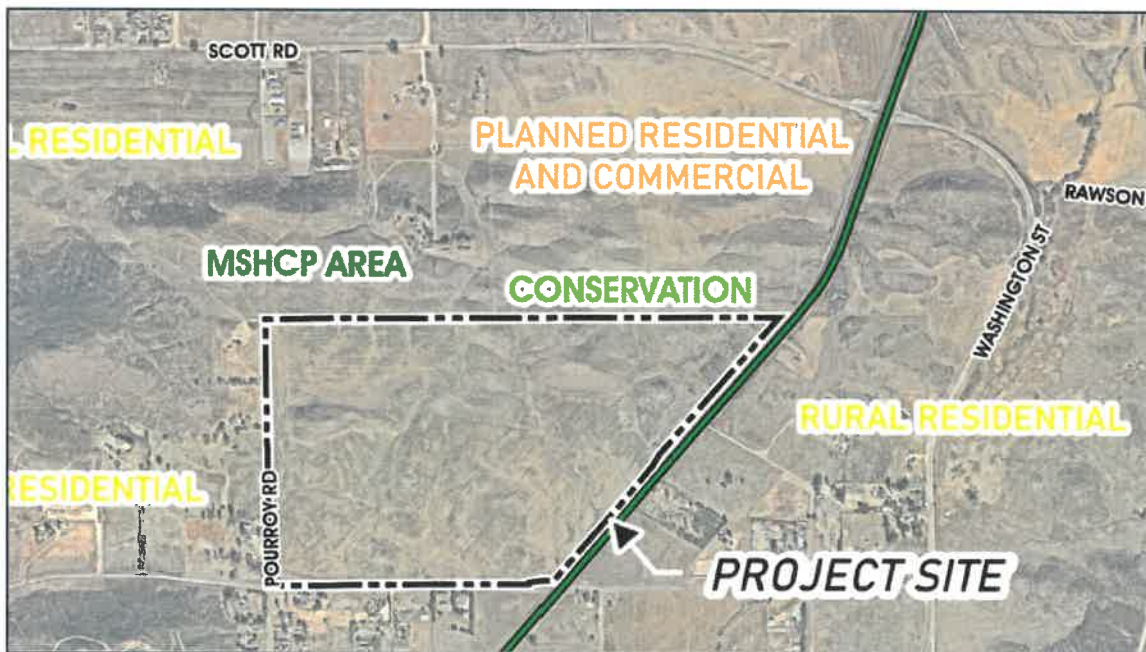


Figure 1 (Project Vicinity Map)

**PROJECT DATA**

**Land Use and Zoning:**

Existing General Plan Foundation Component:	Community Development and Open Space
Proposed General Plan Foundation Component:	Community Development, Open Space
Existing General Plan Land Use Designation:	Commercial Retail (CR), Very Low Density Residential (VLDR), Low Density Residential (LDR), Medium Density Residential (MDR), Mixed Use Area (MUA), and Conservation (C).
Proposed General Plan Land Use Designation:	Open Space: Conservation Habitat (OS:CH), Open Space: Manufactured Slope (OS: MS), Open Space: Recreation (OS: REC), Open Space: Water (OS: W) Community Development: Very High Density Residential (CD: VHDR), Community Development: Medium High Density Residential (CD: MHDR), Community Development: Medium Density Residential (CD: MDR), and Community Development: Commercial Retail (CD: CR)
Surrounding General Plan Land Uses	
North:	Rural Residential (RR), Open Space: Conservation Habitat (OS: CH), Open Space: Conservation (OS: C)
East:	Rural Residential (RR), Open Space: Conservation (OS:C)
South:	Rural Residential (RR) and Commercial Retail (CR)
West:	Estate Density Residential (EDR) and Rural Residential (RR)
Existing Zoning Classification:	Specific Plan (SP 380)
Proposed Zoning Classification:	Specific Plan (SP 380)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R) and Specific Plan (SP)
East:	Rural Residential (R-R) (2 ½ ac. min.) and Light Agriculture (A-1-5) (5 ac. min.)
South:	Rural Residential (R-R) and General Commercial (C-1/C-P)
West:	Rural Residential (R-R)
Existing Use:	Vacant/Undeveloped
Surrounding Uses	
North:	Single family residential and vacant land
East:	Vacant land and single-family residential
South:	Single family residential

West: Vacant land and single-family residential

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	191.4	N/A
Total Residential Area (Acres):	75.6	N/A
Total Commercial Area (Acres):	18.0	N/A
Total Open Space-Conservation Habitat Area (Acres):	61.1	N/A
Total Open Space-Manufactured Slopes (Acres):	12.9	N/A
Total Open Space-Recreation:	6.5	N/A
Total Open Space-Water:	6.2	N/A
Total Circulation:	11.1	N/A

**PROJECT BACKGROUND**

**Background:**

Specific Plan No. 380 was originally approved in 2013 as a master-planned community with residential and commercial uses. The Specific Plan was approved to allow for the development of 320 residential units and 37.8 acres of commercial uses.

The applicant of Specific Plan No. 380 proposes to modify the Specific Plan text and graphics to accommodate a variety of changes to the Specific Plan that will reflect modifications to the uses, configuration, acreages, unit counts, densities, and Land Use Designation of all the Planning Areas. These changes and modification include the creation of fourteen (14) Planning Areas, increasing the number of residential units by 116 units, increasing the acreage of Open Space land use by 25.7 acres, decreasing the acreage of Commercial Retail land use by 11 acres, and reducing the overall Project Site by 9.7 acres. The new Environmental Impact Report will analyze the potential impacts from this 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 August 31, 2021 and will run for thirty (30) consecutive days which is scheduled to conclude on September 30, 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.

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