



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: June 8, 2022

STATE CLEARINGHOUSE NO.: 2021030301

PROJECT NO. AND NAME: Renaissance Ranch Commerce Center (GPA200004; SP00333A01; and CZ2000016)

From: Riverside County Planning Department

Contact Person: Russell Brady, Contract Planner

Phone: (951) 955-3025

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. on July 25, 2022

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 1507, this notice is to advise that the County of Riverside, as lead agency, has completed and is issuing notification of the availability and completion of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2021030301, for the project as described below.

Project Location: East of Horsethief Canyon Road, south of Interstate 15 (I-15), north of Palomino Creek Drive, and north and west of Hostettler Road in unincorporated Riverside County. Assessor's Parcel Numbers (APNs) 393-120-010 and -011; 393-150-001 through -075; 393-180-004 through -010; 393-250-001 through -041; 393-260-001 through -068; 393-270-001 through -027; 393-280-001 through -087; 393-290-001 through -055; 393-300-001 through -028; 393-310-005; and 394-020-002 through -003.

Project Description: The proposed Project consists of applications for the first amendment to the Renaissance Ranch Specific Plan No. 333 (SP00333A01), a General Plan Amendment (GPA200004), and Change of Zone (CZ2000016) to allow for future development of the 157.1-acre Project site with 18.0 acres of "Business Park" land uses, 97.2 acres of "Light Industrial" land uses, "Open Space – Conservation" on 11.5 acres, "Open Space – Conservation Habitat" on 27.1 acres, and major circulation facilities on 3.3 acres. As proposed by SP00333A01, areas designated for "Light Industrial" and "Business Park" uses may be developed with a Floor Area Ratio (FAR) up to 0.50. Accordingly, the Project would allow for the future development of up to 392,040 s.f. of "Business Park" building area and up to 2,117,016 s.f. of "Light Industrial" building area. Access to the Project would be provided via a proposed on-site roadway (Street "A"), which would connect to Horsethief Canyon Road to the west and Bolo Court to the south. All truck traffic associated with the Project would be restricted to the proposed access from Horsethief Canyon Road.

Document Availability: Copies of Project documents, the Draft Environmental Impact Report, and technical appendices are available at the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501) and on the County's website (<https://planning.rctlma.org/>). Additionally,

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 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

USBs containing the Draft EIR and Technical Appendices will be provided to the following libraries for public review:

- Vick Knight Community Library/Lakeside Library, 32593 Riverside Drive, Lake Elsinore, CA 92530
Hours: Monday through Thursday: 3:00 pm-8:00 pm. Friday: Closed. Saturday: 10:00 am-6:00 pm. Sunday: 12:00 pm-5:00 pm.
- El Cerrito Branch Library, 7581 Rudell Road, Corona, CA 92881
Hours: Monday through Thursday: 3:00 pm-7:00 pm. Friday: Closed. Saturday: 10:00 am-2:00 pm. Sunday: Closed.

Public Review Period: As mandated by State law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning on **June 9, 2022** and ending **July 25, 2022**. The County of Riverside is currently open Monday through Friday between 8:00am and 5:00pm. All comments on the Draft EIR must be submitted in writing to the address provided below and received no later than **5:00 PM July 25, 2022**.

Comments on the adequacy of the analysis and the appropriateness of the Project may be made in writing, indicating the section of concern. Comments may include additional or alternative mitigation measures to those proposed in the document. The project name and number should be noted on all correspondence and the comments should indicate if you would like to be notified of public hearings.

All comments should be sent to the Riverside County Planning Department, Attention: Russell Brady, Contract Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, or via email to rbrady@rivco.org.

Public Hearings: Notification of the date, timing, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

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 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"