



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: April 27, 2023

TO:

Planner: Russel Brady
Geology
Paleontology
Biology
Cultural
Park and Open Space Planning Trails
WQMP Transportation

Traffic Study Transportation
Grading Transportation
Environmental Health Dept.
Fire Marshal (Riverside)
Flood Control
Board of Supervisors - Supervisor: Spiegel
Planning Commissioner: Gruytch

Elsinore Valley Water District
School District (S)
Menifee Union and Perris Union Districts
Sphere of Influence: Menifee, Murrieta and Temecula
South Coast Air Quality Management District

TENTATIVE PARCEL MAP NO. 38670 – Applicant: Richland Communities – Engineer/Representative: K&A Engineering, Inc. – Second Supervisorial District – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Location: east of Horsethief Canyon Road, south of Interstate-15, west of Hostetler Road, north of Palomino Creek Drive – 157.41 Gross Acres – Alberhill Zoning Area – Zoning: SP Zone (Renaissance Ranch, Specific Plan No. 333) – **REQUEST:** The Tentative Parcel Map is a proposal for a Schedule E subdivision of 157.41 gross acres into 19 parcels, including 2 for Commercial, 4 for Business Park, 3 for Light Industrial, and 10 for open space and drainage purposes. APNs: 393-120-010, -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, 394-020-002 through -003. – **BBID: 441-918-806**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
Planning Director*

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC meeting on May 18, 2023**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

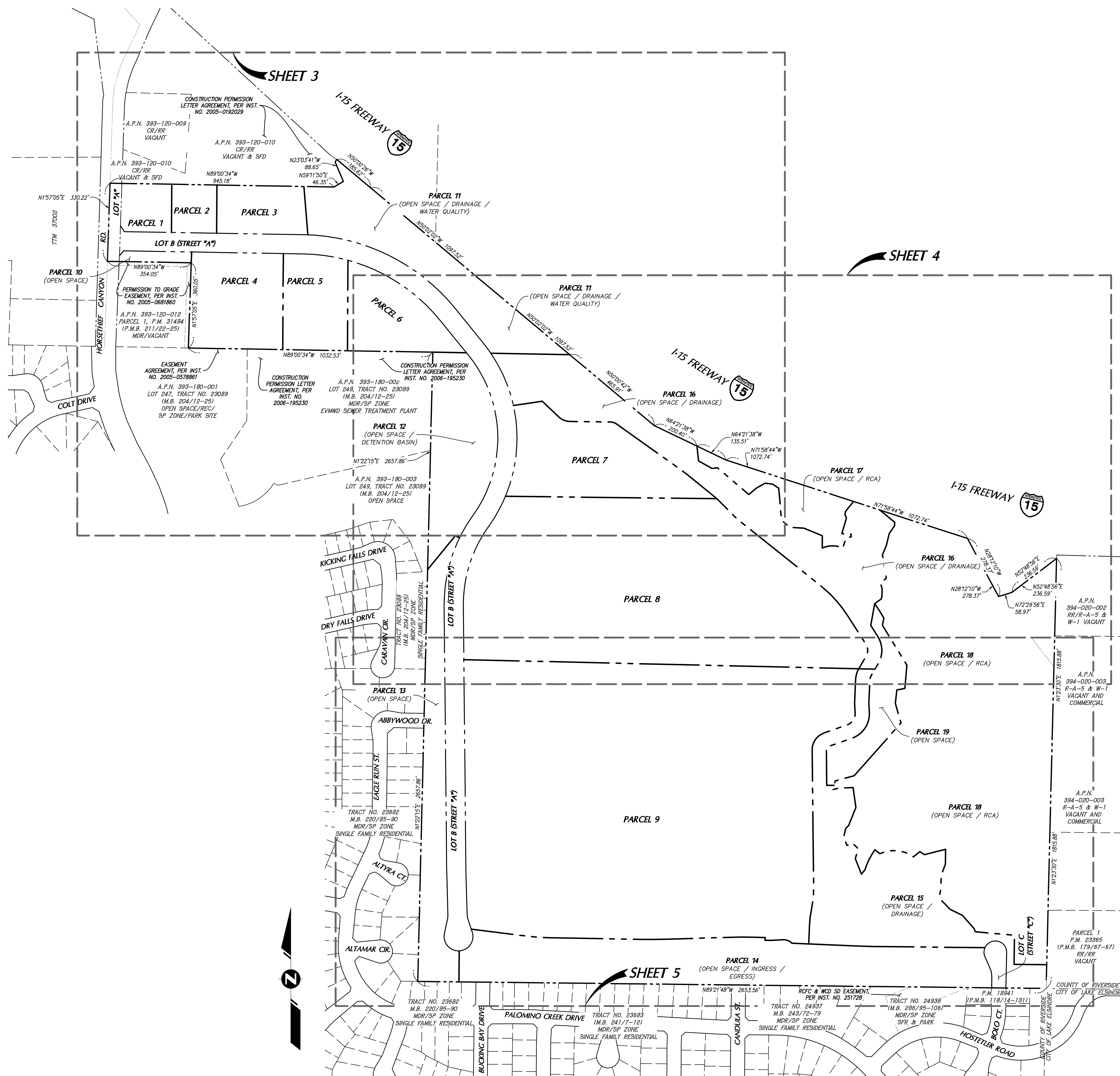
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

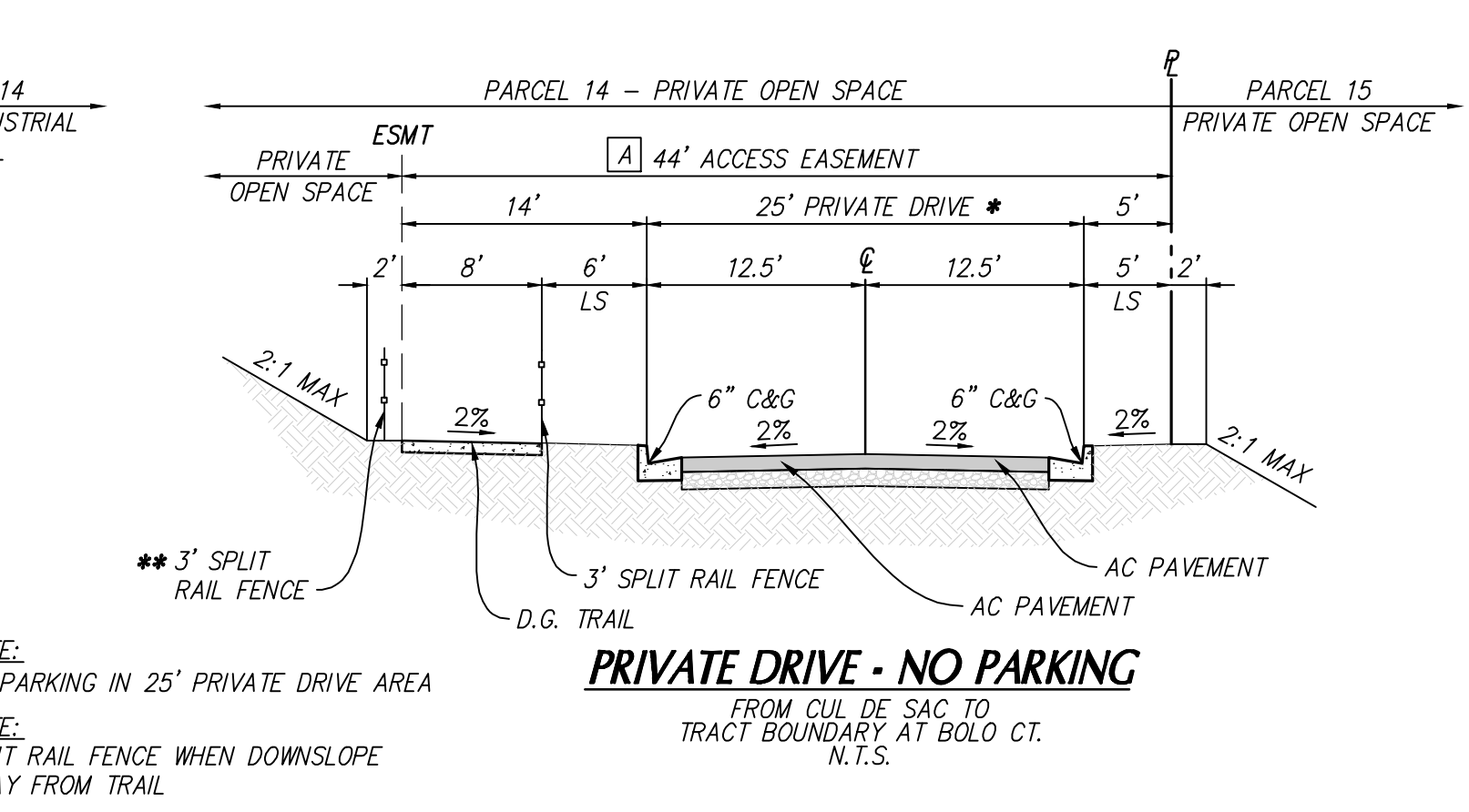
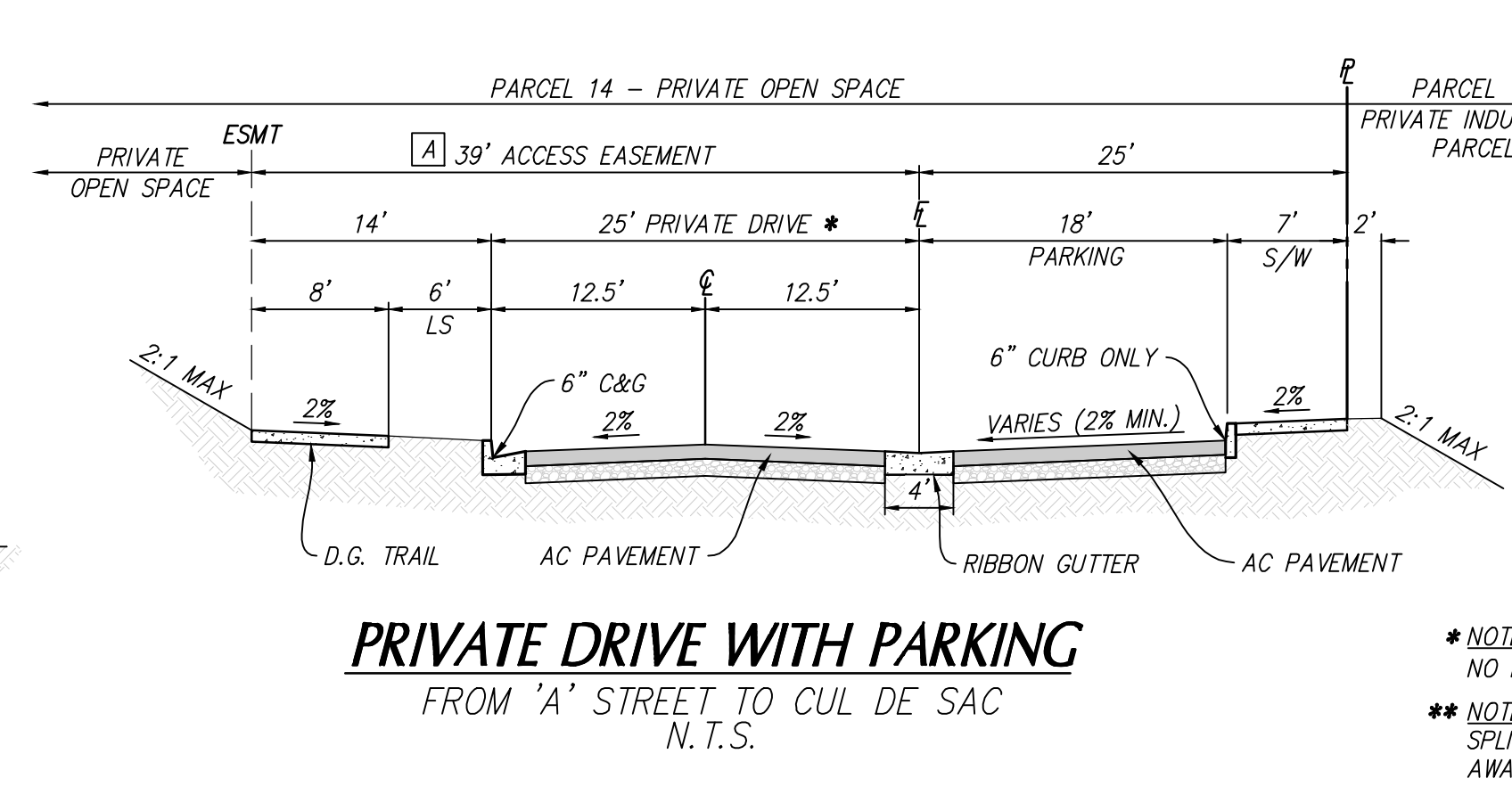
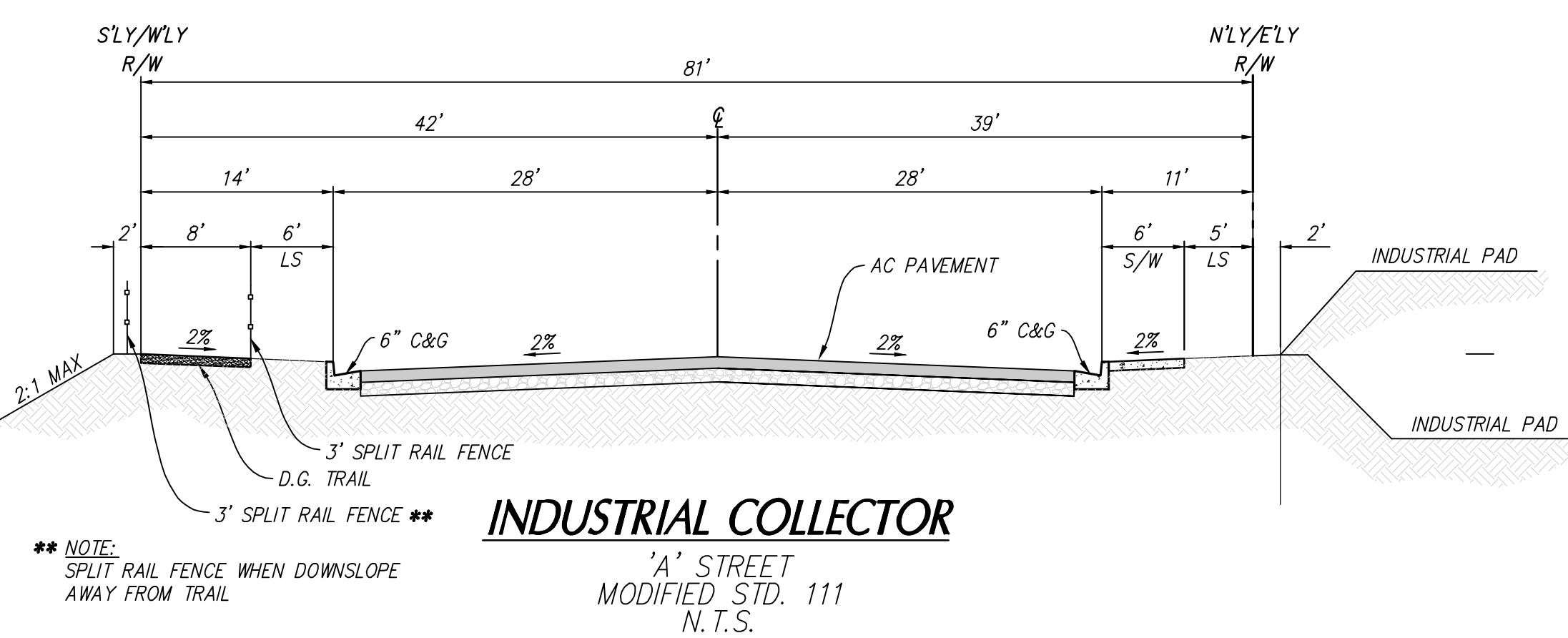
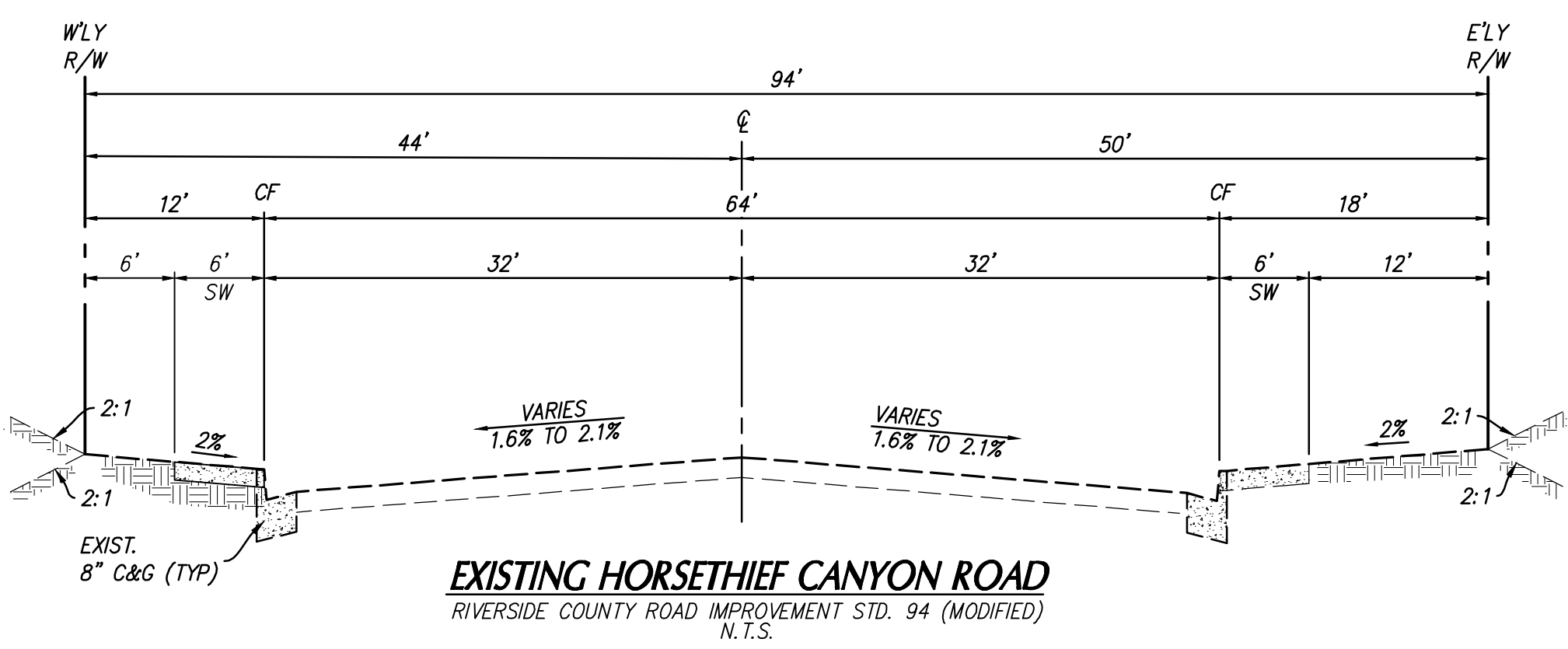
TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



PROPOSED EASEMENT NOTE

[A] EASEMENT FOR INGRESS, EGRESS, EMERGENCY ACCESS, PUBLIC UTILITY PURPOSES AND DRAINAGE TO BE DEDICATED TO THE COUNTY OF RIVERSIDE BUT MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (P.O.A.)



REV	DATE	DESCRIPTION	APPROVED

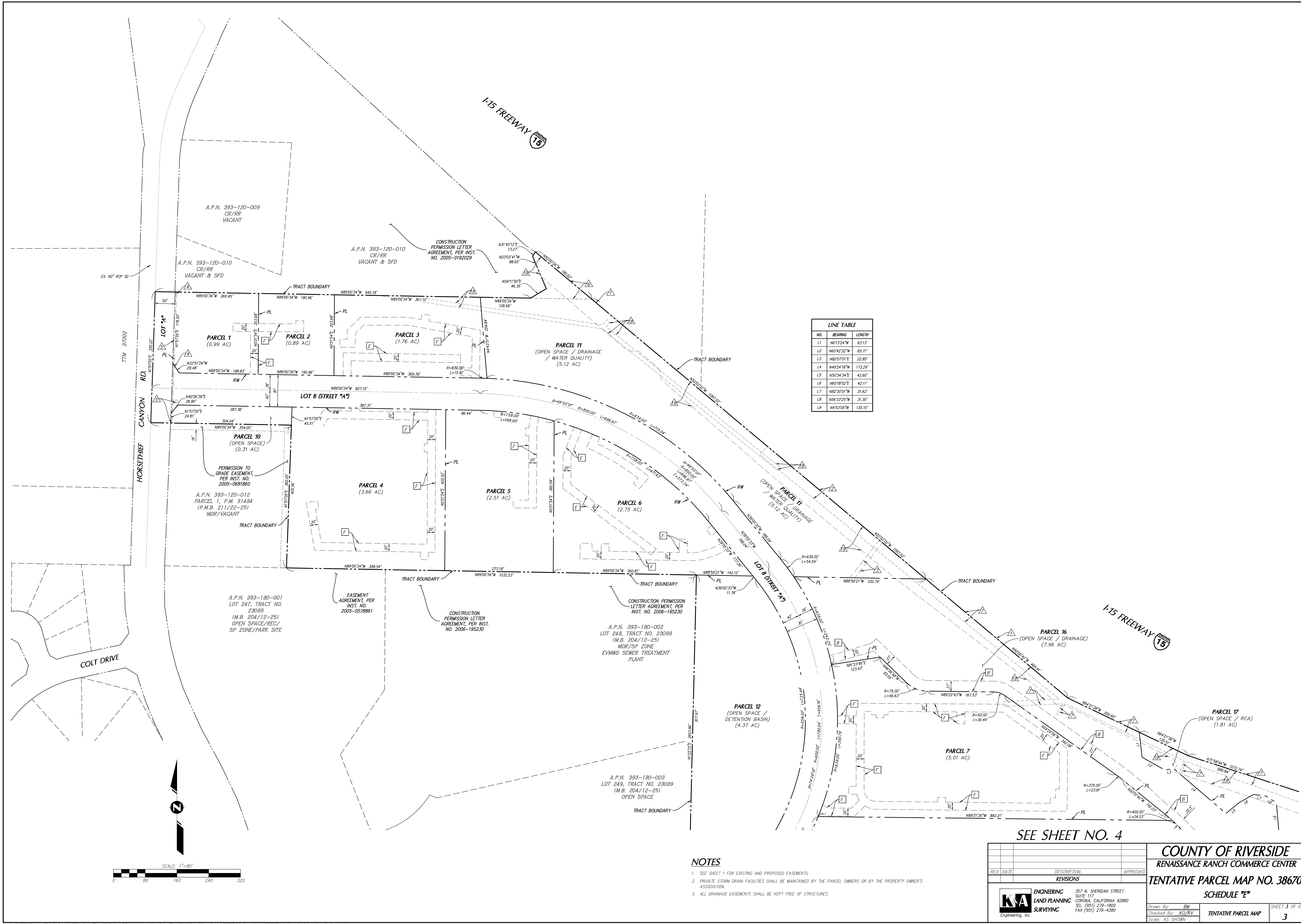
COUNTY OF RIVERSIDE
RENAISSANCE RANCH COMMERCE CENTER
TENTATIVE PARCEL MAP NO. 38670
SCHEDULE "E"

ENGINEERING
LAND PLANNING
SURVEYING

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

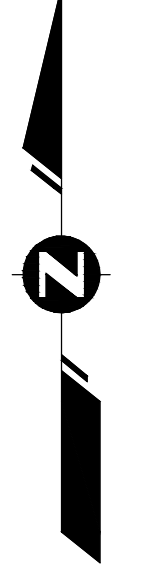
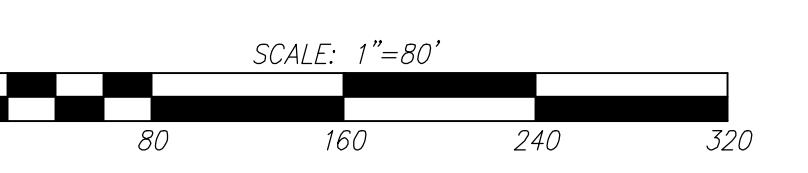
Drawn By: BM
Checked By: KO/RV
Scale: AS SHOWN

INDEX MAP & SECTIONS
2



LINE TABLE

NO.	BEARING	LENGTH
L1	N81°32'4"W	63.13'
L2	N60°42'22"W	65.71'
L3	N82°02'01"E	22.85'
L4	N49°24'18"W	173.29'
L5	N50°54'34"E	42.60'
L6	N60°18'02"E	42.11'
L7	N82°30'01"W	31.62'
L8	N56°33'25"W	31.35'
L9	N43°00'00"W	135.15'

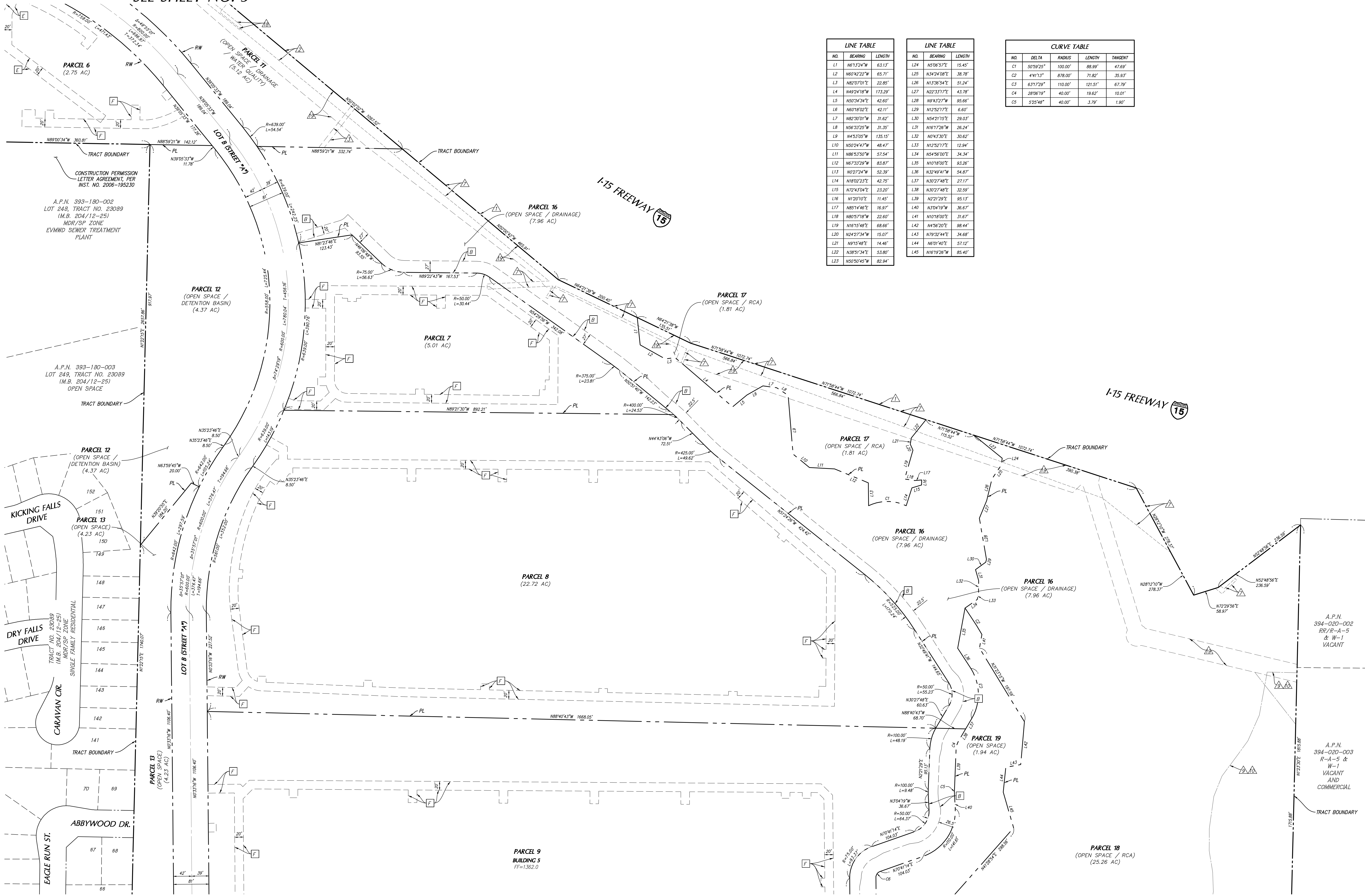


- NOTES**
- SEE SHEET 1 FOR EXISTING AND PROPOSED EASEMENTS.
 - PRIVATE STORM DRAIN FACILITIES SHALL BE MAINTAINED BY THE PARCEL OWNERS OR BY THE PROPERTY OWNER'S ASSOCIATION.
 - ALL DRAINAGE EASEMENTS SHALL BE KEPT FREE OF STRUCTURES.

SEE SHEET NO. 4

COUNTY OF RIVERSIDE		
RENAISSANCE RANCH COMMERCE CENTER		
TENTATIVE PARCEL MAP NO. 38670		
SCHEDULE "E"		
REV.	DATE	DESCRIPTION
		APPROVED
REVISIONS		
Drawn By:	BM	SHEET 3 OF 6
Checked By:	KO/RV	TENTATIVE PARCEL MAP
Scale:	A5 SHOWN	3

SEE SHEET NO. 3



LINE TABLE		
NO.	BEARING	LENGTH
L1	N61°32'4"W	63.13'
L2	N60°42'22"W	65.71'
L3	N82°07'01"E	22.85'
L4	N49°24'18"W	173.29'
L5	N50°34'34"E	42.60'
L6	N60°18'02"E	42.11'
L7	N82°30'01"W	31.62'
L8	N56°33'25"W	31.35'
L9	N45°37'05"W	135.15'
L10	N50°24'47"W	48.47'
L11	N86°53'30"W	57.54'
L12	N67°33'29"W	83.87'
L13	N0°27'24"W	52.39'
L14	N18°02'33"E	42.75'
L15	N72°43'04"E	23.20'
L16	N1°20'10"E	11.45'
L17	N85°14'46"E	16.97'
L18	N80°57'18"W	22.60'
L19	N16°15'48"E	68.66'
L20	N24°27'34"W	15.07'
L21	N8°15'48"E	14.46'
L22	N38°51'34"E	53.80'
L23	N50°50'45"W	82.94'

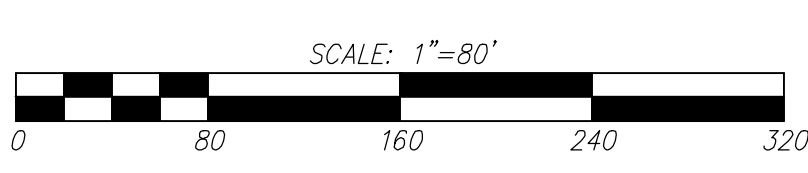
LINE TABLE		
NO.	BEARING	LENGTH
L24	N5°06'57"E	15.45'
L25	N34°24'08"E	38.78'
L26	N1°36'54"E	51.24'
L27	N23°33'17"E	43.78'
L28	N9°43'27"E	95.66'
L29	N12°52'17"E	6.60'
L30	N54°21'15"E	29.03'
L31	N16°17'26"W	26.24'
L32	N0°43'30"E	30.62'
L33	N12°52'17"E	12.94'
L34	N54°56'00"E	34.34'
L35	N10°18'00"E	93.26'
L36	N32°49'41"W	54.87'
L37	N30°27'48"E	27.17'
L38	N30°27'48"E	32.59'
L39	N23°29'29"E	95.13'
L40	N30°41'19"W	36.67'
L41	N10°18'00"E	31.67'
L42	N4°36'20"E	98.44'
L43	N79°32'44"E	34.68'
L44	N6°01'40"E	57.12'
L45	N16°19'26"W	85.40'

CURVE TABLE			
NO.	DELTA	RADIUS	TANGENT
C1	50°39'25"	100.00'	88.99'
C2	4°41'13"	878.00'	71.82'
C3	6°17'29"	110.00'	121.51'
C4	28°06'19"	40.00'	18.62'
C5	5°25'48"	40.00'	3.79'

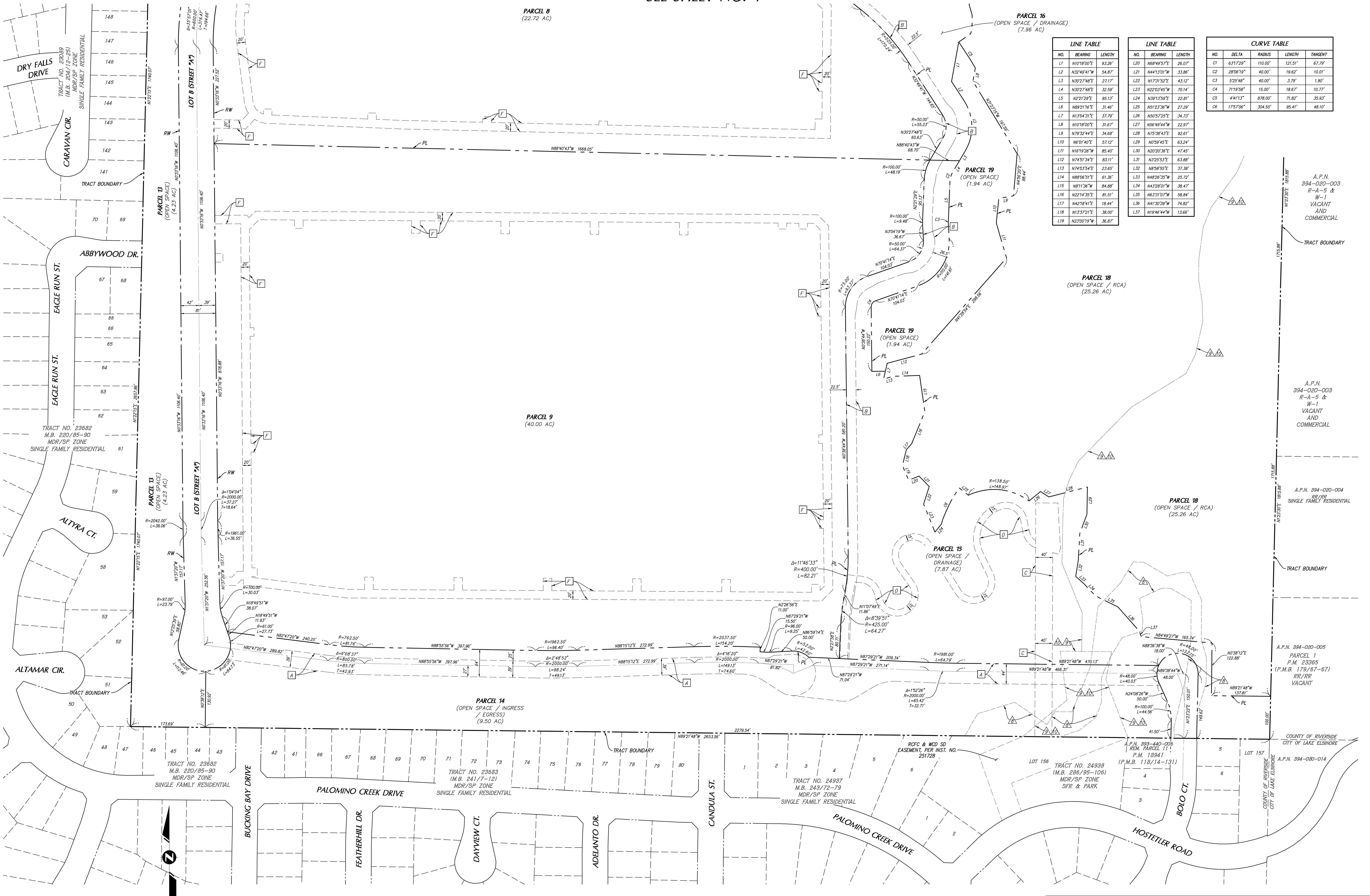
SEE SHEET NO. 5

NOTES

- SEE SHEET 1 FOR EXISTING AND PROPOSED EASEMENTS.
- PRIVATE STORM DRAIN FACILITIES SHALL BE MAINTAINED BY THE PARCEL OWNERS OR BY THE PROPERTY OWNER'S ASSOCIATION.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT FREE OF STRUCTURES.



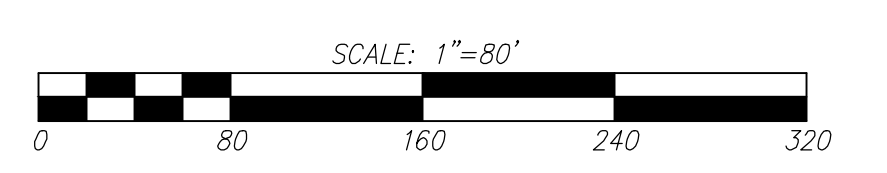
<p>COUNTY OF RIVERSIDE RENAISSANCE RANCH COMMERCE CENTER TENTATIVE PARCEL MAP NO. 38670 SCHEDULE "E"</p>		
<p>REV. DATE DESCRIPTION APPROVED</p>	<p>Drawn By: BM Checked By: KO/RV Scale: AS SHOWN</p>	
<p>ENGINEERING LAND PLANNING SURVEYING</p>		<p>357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92880 TEL. (951) 279-1800 FAX (951) 279-4380</p>
<p>TENTATIVE PARCEL MAP</p>		<p>SHEET 4 OF 6 4</p>



LINE TABLE		
NO.	BEARING	LENGTH
L1	N10°18'00"E	93.26'
L2	N32°49'41"W	54.87'
L3	N30°27'48"E	27.17'
L4	N30°27'48"E	32.59'
L5	N2°21'29"E	85.13'
L6	N89°21'16"E	31.46'
L7	N13°04'31"E	37.79'
L8	N10°18'00"E	31.67'
L9	N79°32'44"E	34.68'
L10	N6°01'40"E	57.12'
L11	N16°19'26"W	85.40'
L12	N74°51'34"E	83.11'
L13	N74°03'54"E	23.65'
L14	N88°06'51"E	61.36'
L15	N87°11'36"W	84.88'
L16	N22°14'35"E	81.51'
L17	N42°18'41"E	18.44'
L18	N13°37'21"E	38.00'
L19	N23°10'19"W	38.87'

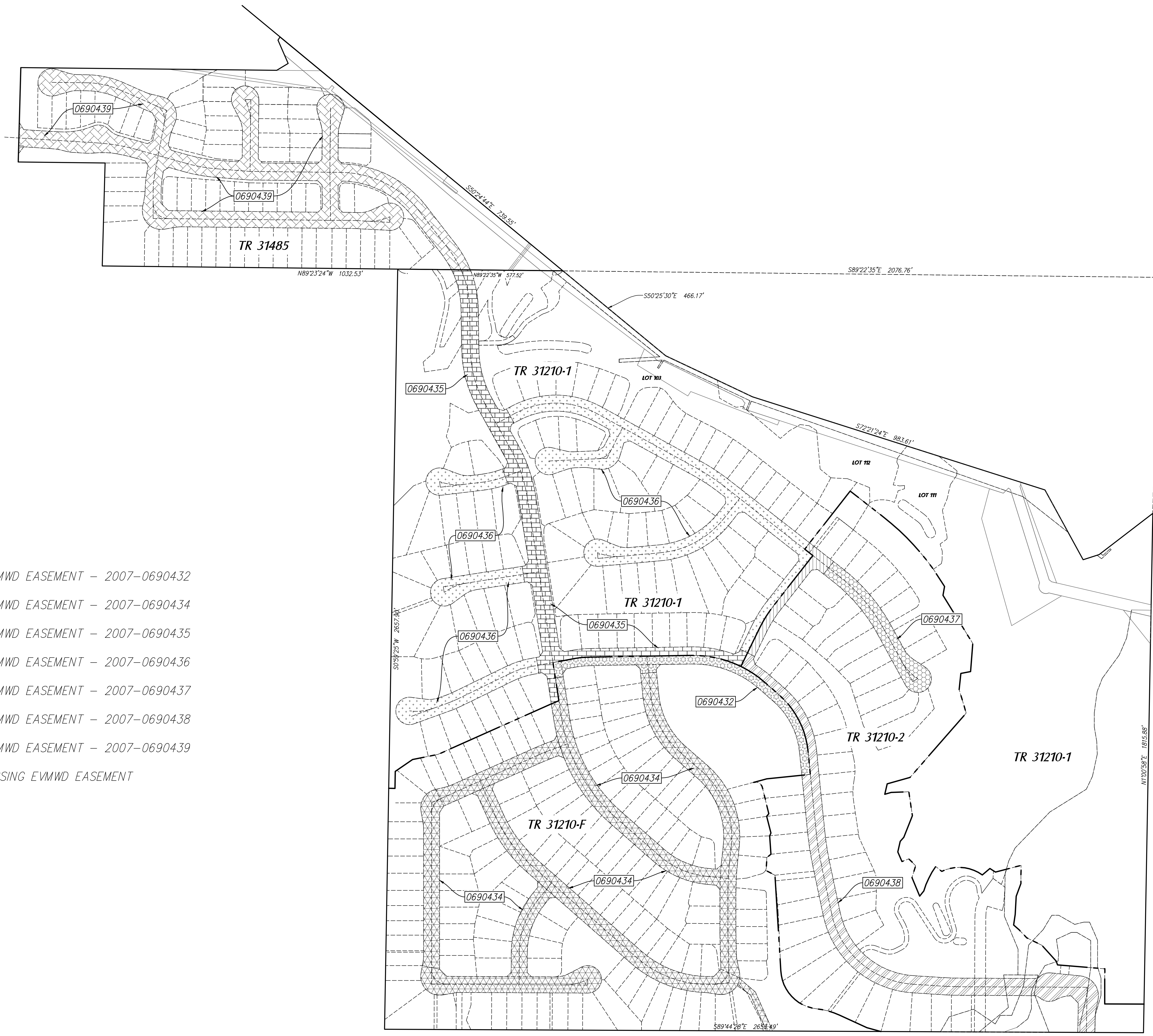
LINE TABLE		
NO.	BEARING	LENGTH
L20	N68°49'57"E	26.07'
L21	N44°13'01"W	33.86'
L22	N17°31'52"E	43.12'
L23	N22°03'45"W	70.14'
L24	N39°13'59"E	22.81'
L25	N51°23'36"W	27.29'
L26	N50°57'25"E	34.73'
L27	N56°49'44"W	22.87'
L28	N75°38'43"E	92.61'
L29	N0°59'45"E	63.24'
L30	N20°20'36"E	47.45'
L31	N3°25'53"E	63.88'
L32	N8°58'55"E	37.38'
L33	N49°26'35"W	25.72'
L34	N43°28'01"W	38.47'
L35	N63°51'07"W	58.84'
L36	N41°30'30"W	74.82'
L37	N19°46'44"W	13.66'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	63°17'29"	110.00'	121.51'	67.79'
C2	28°06'19"	40.00'	19.62'	10.01'
C3	5°25'48"	40.00'	3.79'	1.90'
C4	71°19'58"	15.00'	18.67'	10.77'
C5	4°11'13"	878.00'	71.82'	35.83'
C6	17°57'06"	304.50'	95.41'	48.10'

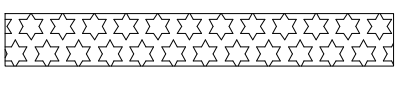
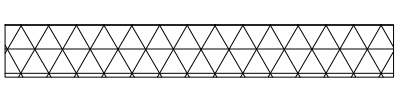
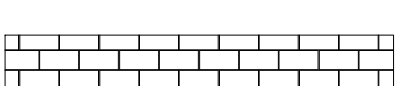
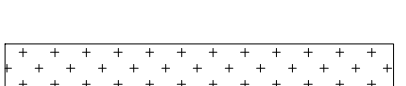
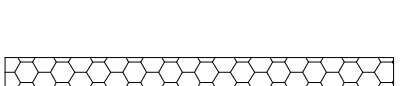

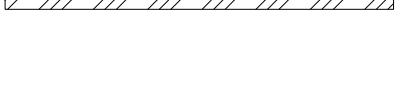



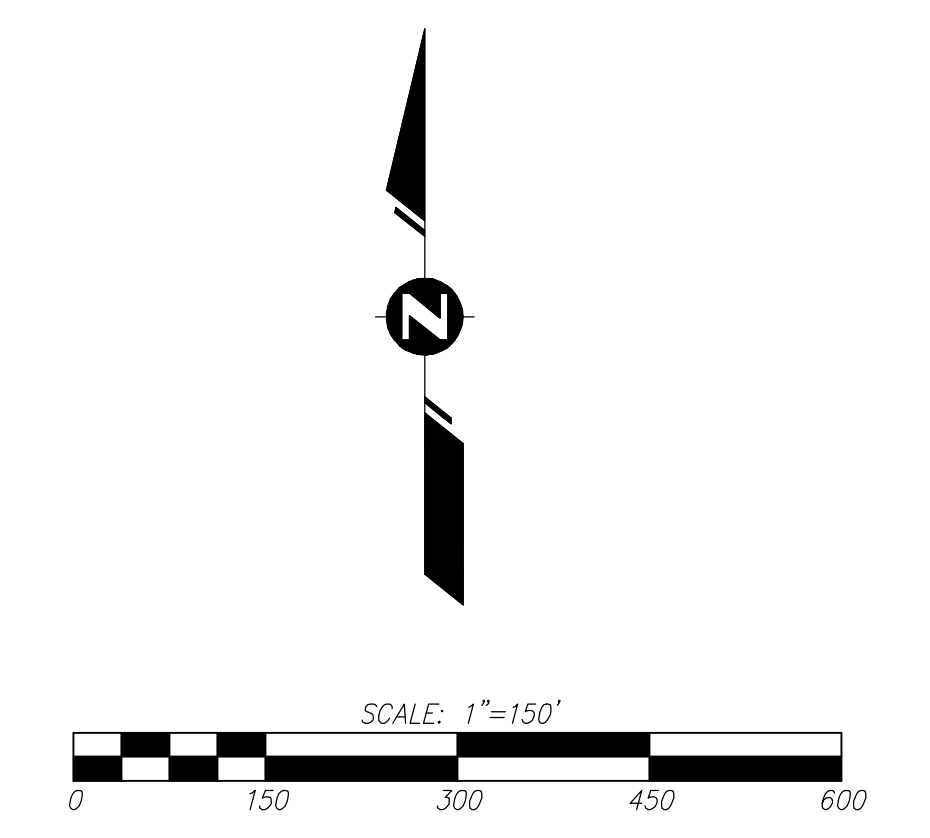
- NOTES**
- SEE SHEET 1 FOR EXISTING AND PROPOSED EASEMENTS.
 - PRIVATE STORM DRAIN FACILITIES SHALL BE MAINTAINED BY THE PARCEL OWNERS OR BY THE PROPERTY OWNER'S ASSOCIATION.
 - ALL DRAINAGE EASEMENTS SHALL BE KEPT FREE OF STRUCTURES.

COUNTY OF RIVERSIDE		
RENAISSANCE RANCH COMMERCE CENTER		
TENTATIVE PARCEL MAP NO. 38670		
SCHEDULE "E"		
REV. DATE	DESCRIPTION	APPROVED
REVISIONS		
		357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92880 TEL. (951) 279-1800 FAX (951) 279-4380
Drawn By: BM	Checked By: KO/RV	TENTATIVE PARCEL MAP
Scale: AS SHOWN		SHEET 5 OF 6




LEGEND

-  EVMWD EASEMENT - 2007-0690432
-  EVMWD EASEMENT - 2007-0690434
-  EVMWD EASEMENT - 2007-0690435
-  EVMWD EASEMENT - 2007-0690436
-  EVMWD EASEMENT - 2007-0690437
-  EVMWD EASEMENT - 2007-0690438
-  EVMWD EASEMENT - 2007-0690439
-  MISSING EVMWD EASEMENT



NOTE: ALL EXISTING LOTS, ROADWAY DEDICATIONS AND EASEMENTS THAT WERE CREATED THROUGH THE RECORDATION OF TRACTS 31485, 31210-1, 31210-2 AND 31210 SHALL BE ELIMINATED PER THE RECORDATION OF PARCEL MAP 38670, PRIOR TO DEVELOPMENT OF THIS PROPERTY.

NOTE: ALL EXISTING EASEMENTS IN FAVOR OF EVMWD THAT ARE ASSOCIATED WITH THE RESIDENTIAL DEVELOPMENT OF TRACTS 31485, 31210-1, 31210-2 AND 31210 SHALL BE QUITCLAIMED BY EVMWD PRIOR TO, OR IN CONJUNCTION WITH, THE RECORDATION OF PARCEL MAP NO. 38670.

COUNTY OF RIVERSIDE		
RENAISSANCE RANCH COMMERCE CENTER		
TENTATIVE PARCEL MAP NO. 38670		
SCHEDULE "E"		
<small>REV. DATE</small>	<small>DESCRIPTION</small>	<small>APPROVED</small>
<small>REVISIONS</small>		
 ENGINEERING LAND PLANNING SURVEYING		
357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92880 TEL. (951) 279-1800 FAX (951) 279-4380		
Drawn By: BM	Checked By: KO/RV	Scale: AS SHOWN
EXISTING CONDITIONS		SHEET 5 OF 6
		6