



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: March 2, 2023

TO:

Planner – Russell Brady
Geology
Paleontology
Cultural
Park and Open Space Planning Trails
WQMP Transportation
Traffic Study Transportation
Grading Transportation

LSCP Landscape Transportation
Building & Safety – Plan Check
Environmental Health Dept.
Fire Marshal (Riverside)
Flood Control
Riverside Transit Agency
Riv. Co. Sheriff's Department
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: Spiegel
Planning Commissioner: Gruytch
Southern California Edison Co. (SCE)
Southern California Gas Co.
City of Lake Elsinore Sphere of Influence
School District (S) – Lake Elsinore Unified

PLOT PLAN NO. 230002 – 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 – 149.37 Acres – Alberhill Zoning Area – Zoning: SP Zone (Renaissance Ranch, Specific Plan No. 333) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a total of 3,192,200 square feet of industrial and commercial buildings on a total of 149.37 acres. Buildings are generally divided into 5 industrial buildings (buildings 1-5) and 6 commercial buildings (buildings A-F). 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: 290-726-759**

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 March 23, 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:

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

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.



RENAISSANCE RANCH ENTITLEMENTS

COUNTY OF RIVERSIDE, CA



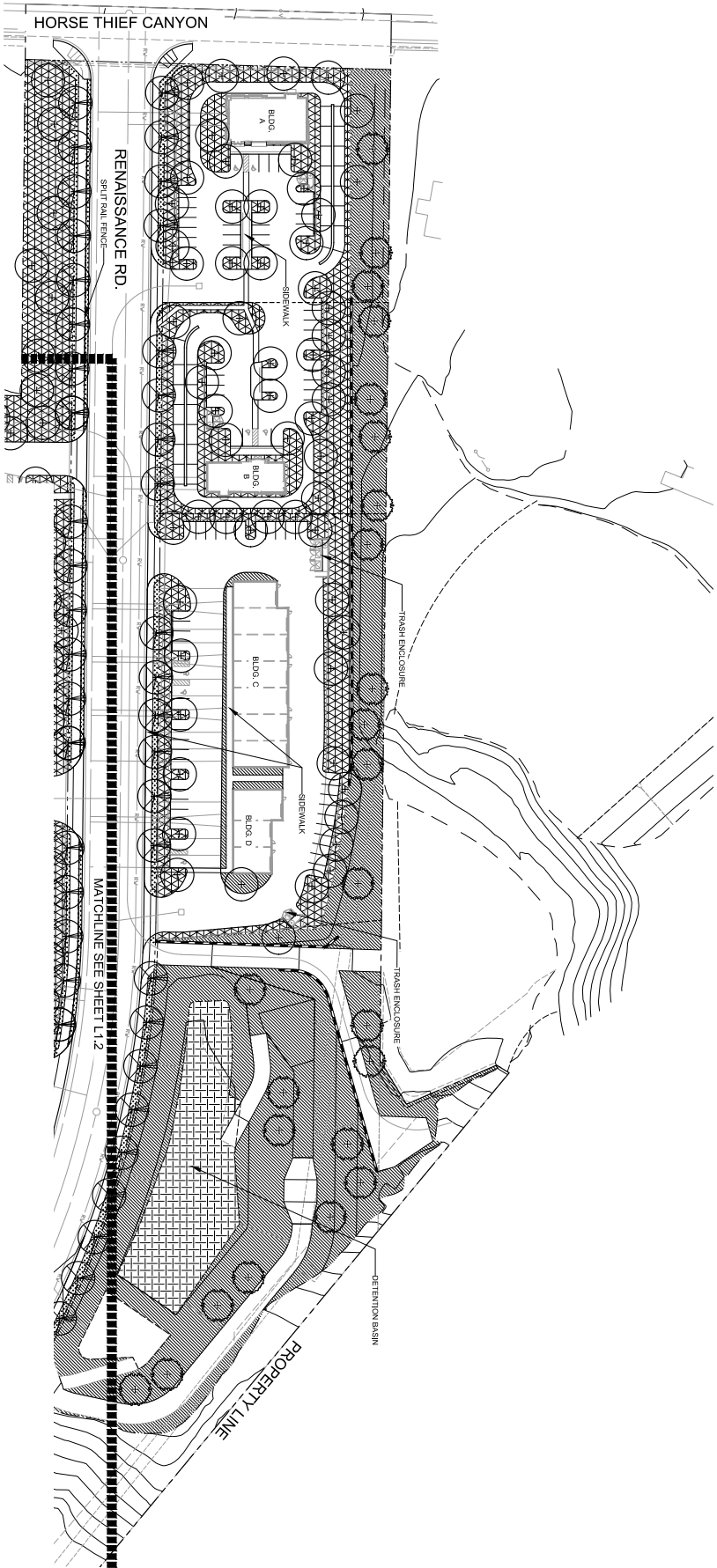
CASE: PR720002
EXHIBIT: 1.0
DATE: 10/20/23
PLANNER: Pr Emily

LEGEND

- EXISTING BUILDINGS
- NEW BUILDINGS
- EXISTING DRIVEWAYS
- NEW DRIVEWAYS
- EXISTING SIDEWALKS
- NEW SIDEWALKS
- EXISTING PARKING
- NEW PARKING
- EXISTING LANDSCAPE
- NEW LANDSCAPE
- EXISTING UTILITIES
- NEW UTILITIES
- EXISTING FENCES
- NEW FENCES
- EXISTING WALLS
- NEW WALLS

OVERALL SITE PLAN





ZONE A - TRADITIONAL TREE LEGEND

SYMBOL	DESCRIPTION	ZONE	CONSTRAINTS
[Symbol]	1" DBH (20" HGT) TREE	01/04	100%
[Symbol]	2" DBH (20" HGT) TREE	01/04	100%
[Symbol]	3" DBH (20" HGT) TREE	01/04	100%
[Symbol]	4" DBH (20" HGT) TREE	01/04	100%
[Symbol]	5" DBH (20" HGT) TREE	01/04	100%
[Symbol]	6" DBH (20" HGT) TREE	01/04	100%
[Symbol]	7" DBH (20" HGT) TREE	01/04	100%
[Symbol]	8" DBH (20" HGT) TREE	01/04	100%
[Symbol]	9" DBH (20" HGT) TREE	01/04	100%
[Symbol]	10" DBH (20" HGT) TREE	01/04	100%

ZONE B - TRADITIONAL TREE LEGEND

SYMBOL	DESCRIPTION	ZONE	CONSTRAINTS
[Symbol]	1" DBH (20" HGT) TREE	01/04	100%
[Symbol]	2" DBH (20" HGT) TREE	01/04	100%
[Symbol]	3" DBH (20" HGT) TREE	01/04	100%
[Symbol]	4" DBH (20" HGT) TREE	01/04	100%
[Symbol]	5" DBH (20" HGT) TREE	01/04	100%
[Symbol]	6" DBH (20" HGT) TREE	01/04	100%
[Symbol]	7" DBH (20" HGT) TREE	01/04	100%
[Symbol]	8" DBH (20" HGT) TREE	01/04	100%
[Symbol]	9" DBH (20" HGT) TREE	01/04	100%
[Symbol]	10" DBH (20" HGT) TREE	01/04	100%

ZONE C - TRADITIONAL TREE LEGEND

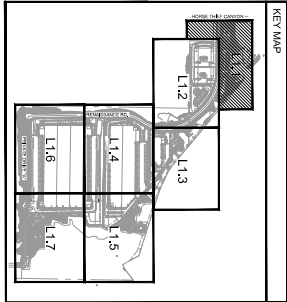
SYMBOL	DESCRIPTION	ZONE	CONSTRAINTS
[Symbol]	1" DBH (20" HGT) TREE	01/04	100%
[Symbol]	2" DBH (20" HGT) TREE	01/04	100%
[Symbol]	3" DBH (20" HGT) TREE	01/04	100%
[Symbol]	4" DBH (20" HGT) TREE	01/04	100%
[Symbol]	5" DBH (20" HGT) TREE	01/04	100%
[Symbol]	6" DBH (20" HGT) TREE	01/04	100%
[Symbol]	7" DBH (20" HGT) TREE	01/04	100%
[Symbol]	8" DBH (20" HGT) TREE	01/04	100%
[Symbol]	9" DBH (20" HGT) TREE	01/04	100%
[Symbol]	10" DBH (20" HGT) TREE	01/04	100%

ZONE D - TRADITIONAL TREE LEGEND

SYMBOL	DESCRIPTION	ZONE	CONSTRAINTS
[Symbol]	1" DBH (20" HGT) TREE	01/04	100%
[Symbol]	2" DBH (20" HGT) TREE	01/04	100%
[Symbol]	3" DBH (20" HGT) TREE	01/04	100%
[Symbol]	4" DBH (20" HGT) TREE	01/04	100%
[Symbol]	5" DBH (20" HGT) TREE	01/04	100%
[Symbol]	6" DBH (20" HGT) TREE	01/04	100%
[Symbol]	7" DBH (20" HGT) TREE	01/04	100%
[Symbol]	8" DBH (20" HGT) TREE	01/04	100%
[Symbol]	9" DBH (20" HGT) TREE	01/04	100%
[Symbol]	10" DBH (20" HGT) TREE	01/04	100%

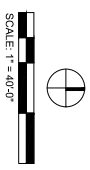
ZONE E - BROWNS VALLEY TREE LEGEND

SYMBOL	DESCRIPTION	ZONE	CONSTRAINTS
[Symbol]	1" DBH (20" HGT) TREE	01/04	100%
[Symbol]	2" DBH (20" HGT) TREE	01/04	100%
[Symbol]	3" DBH (20" HGT) TREE	01/04	100%
[Symbol]	4" DBH (20" HGT) TREE	01/04	100%
[Symbol]	5" DBH (20" HGT) TREE	01/04	100%
[Symbol]	6" DBH (20" HGT) TREE	01/04	100%
[Symbol]	7" DBH (20" HGT) TREE	01/04	100%
[Symbol]	8" DBH (20" HGT) TREE	01/04	100%
[Symbol]	9" DBH (20" HGT) TREE	01/04	100%
[Symbol]	10" DBH (20" HGT) TREE	01/04	100%



RENAISSANCE RANCH ENTITLEMENTS

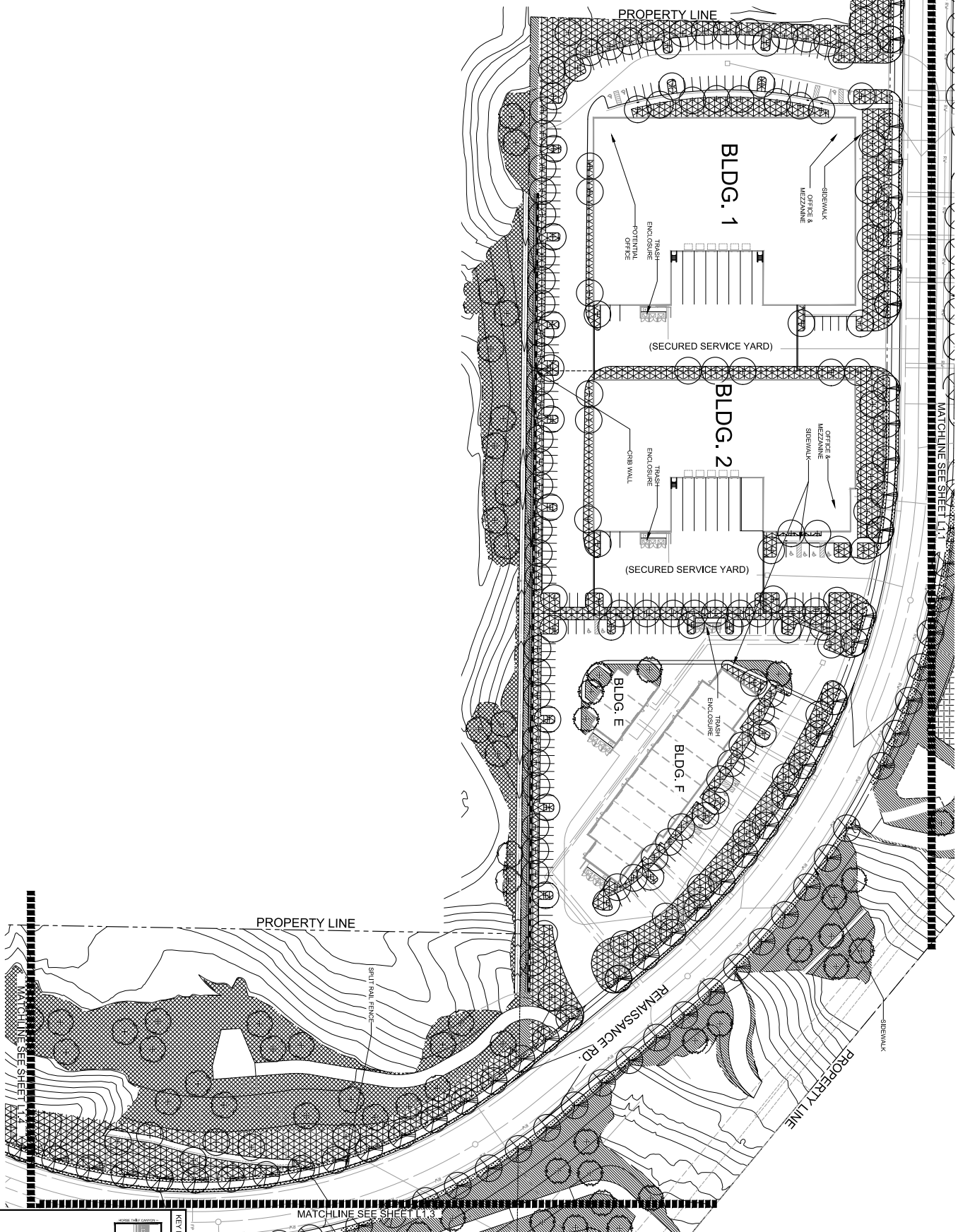
COUNTY OF RIVERSIDE, CA



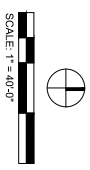
PLANTING PLAN

DECLAIMER: ALL DIMENSIONS CONTAINED HEREIN MAY BE SUBJECT TO CHANGE FOR FIELD CONDITIONS AND ARE SUBJECT TO THE FIELD SURVEYOR'S REPORT.

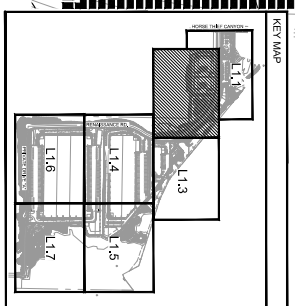
MATCHLINE SEE SHEET L1.1



RENAISSANCE RANCH ENTITLEMENTS
COUNTY OF RIVERSIDE, CA



PLANTING PLAN



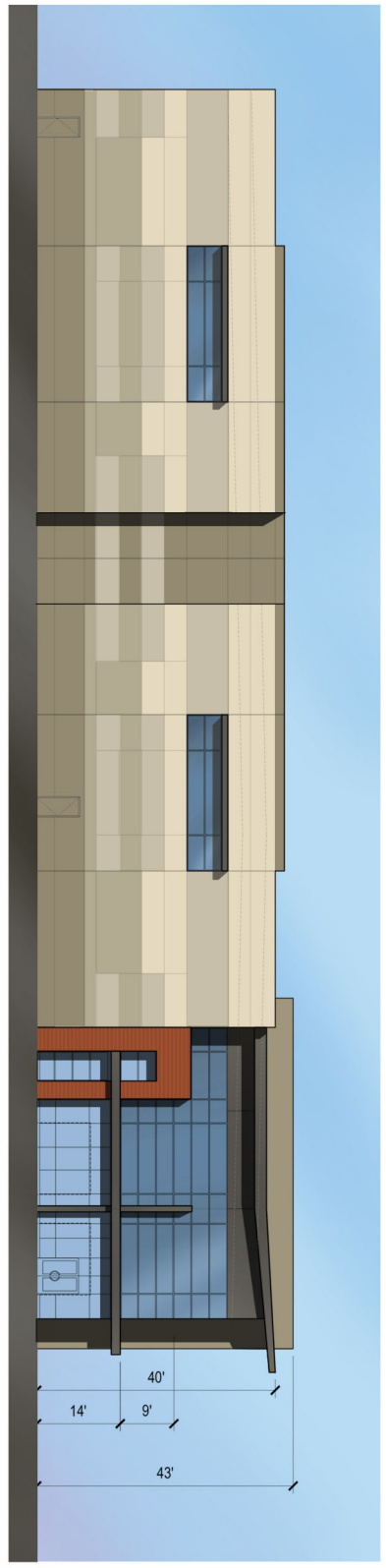
ZONE A - TRADITIONAL TREE LEGEND	ZONE B - TRADITIONAL TREE LEGEND	ZONE C - BOWMAN EXHIBITS TREE LEGEND	ZONE D - TRADITIONAL TREE LEGEND
<ul style="list-style-type: none"> Zone A-1: Mature Tree Zone A-2: Medium Tree Zone A-3: Small Tree 	<ul style="list-style-type: none"> Zone B-1: Mature Tree Zone B-2: Medium Tree Zone B-3: Small Tree 	<ul style="list-style-type: none"> Zone C-1: Mature Tree Zone C-2: Medium Tree Zone C-3: Small Tree 	<ul style="list-style-type: none"> Zone D-1: Mature Tree Zone D-2: Medium Tree Zone D-3: Small Tree

ZONE E - BOWMAN EXHIBITS TREE LEGEND	ZONE F - BOWMAN EXHIBITS TREE LEGEND
<ul style="list-style-type: none"> Zone E-1: Mature Tree Zone E-2: Medium Tree Zone E-3: Small Tree 	<ul style="list-style-type: none"> Zone F-1: Mature Tree Zone F-2: Medium Tree Zone F-3: Small Tree

ZONE G - BOWMAN EXHIBITS TREE LEGEND	ZONE H - BOWMAN EXHIBITS TREE LEGEND
<ul style="list-style-type: none"> Zone G-1: Mature Tree Zone G-2: Medium Tree Zone G-3: Small Tree 	<ul style="list-style-type: none"> Zone H-1: Mature Tree Zone H-2: Medium Tree Zone H-3: Small Tree



RENAISSANCE MASTER PLAN
 COUNTY OF RIVERSIDE, CA



- P1 - SW 9506**
 WARM WINTER
 BY SHERWIN WILLIAMS
- P2 - SW 9512**
 THREADED LOOM
 BY SHERWIN WILLIAMS
- P3 - SW 7064**
 PASSIVE
 BY SHERWIN WILLIAMS
- P4 - SW 7744**
 ZEUS
 BY SHERWIN WILLIAMS
- P5 - SW 7674**
 PEPPERCORN
 BY SHERWIN WILLIAMS
- P6 - SW 7709**
 COPPER POT
 BY SHERWIN WILLIAMS

- P7 - SW 6349**
 PENNYWISE
 BY SHERWIN WILLIAMS
- P8 - SW 7585**
 SUNDRIED TOMATO
 BY SHERWIN WILLIAMS
- M1 - CLEAR ANODIZED**
- M2 - CORRUGATED METAL**
- G - MEDIUM PERFORMANCE
 REFLECTIVE GLAZING BLUE**

CASE: 19739002
EXHIBIT: B
DATE: 03-23-2023
PLANNER: H. BERRY

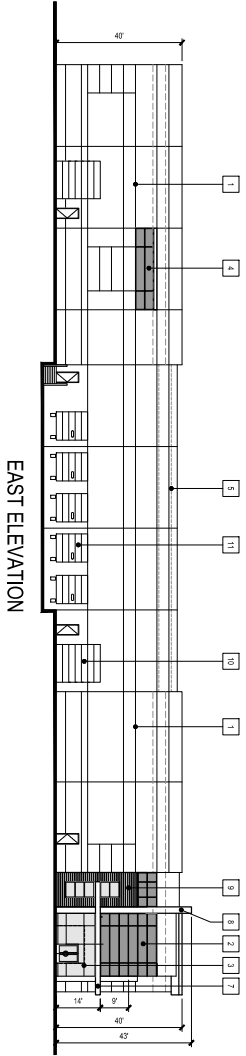
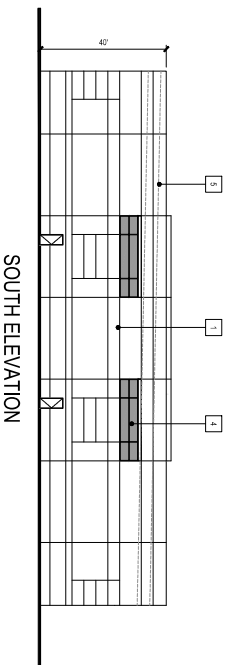
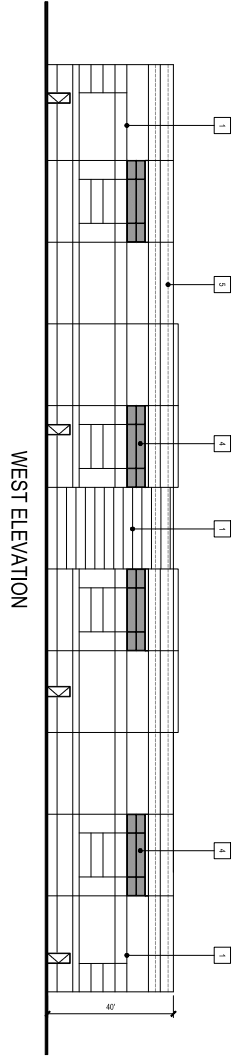
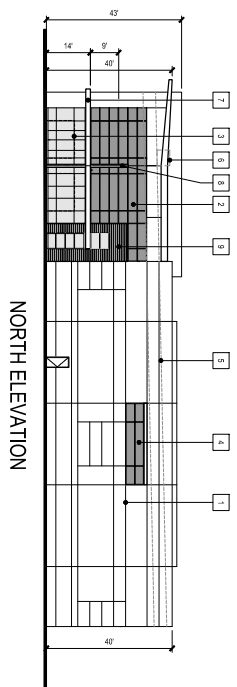
LEGEND

- █ EXISTING BUILDING FOOTPRINT (AS SHOWN)
- █ PROPOSED BUILDING FOOTPRINT (AS SHOWN)
- █ PROPOSED LANDSCAPE (AS SHOWN)
- █ PROPOSED PAVEMENT (AS SHOWN)
- █ PROPOSED UTILITIES (AS SHOWN)
- █ PROPOSED SIGNAGE (AS SHOWN)
- █ PROPOSED LIGHTING (AS SHOWN)
- █ PROPOSED FURNITURE (AS SHOWN)
- █ PROPOSED MATERIALS (AS SHOWN)
- █ PROPOSED GLAZING (AS SHOWN)
- █ PROPOSED ROOFING (AS SHOWN)
- █ PROPOSED WALLS (AS SHOWN)

COLOR AND MATERIAL BOARD



A6

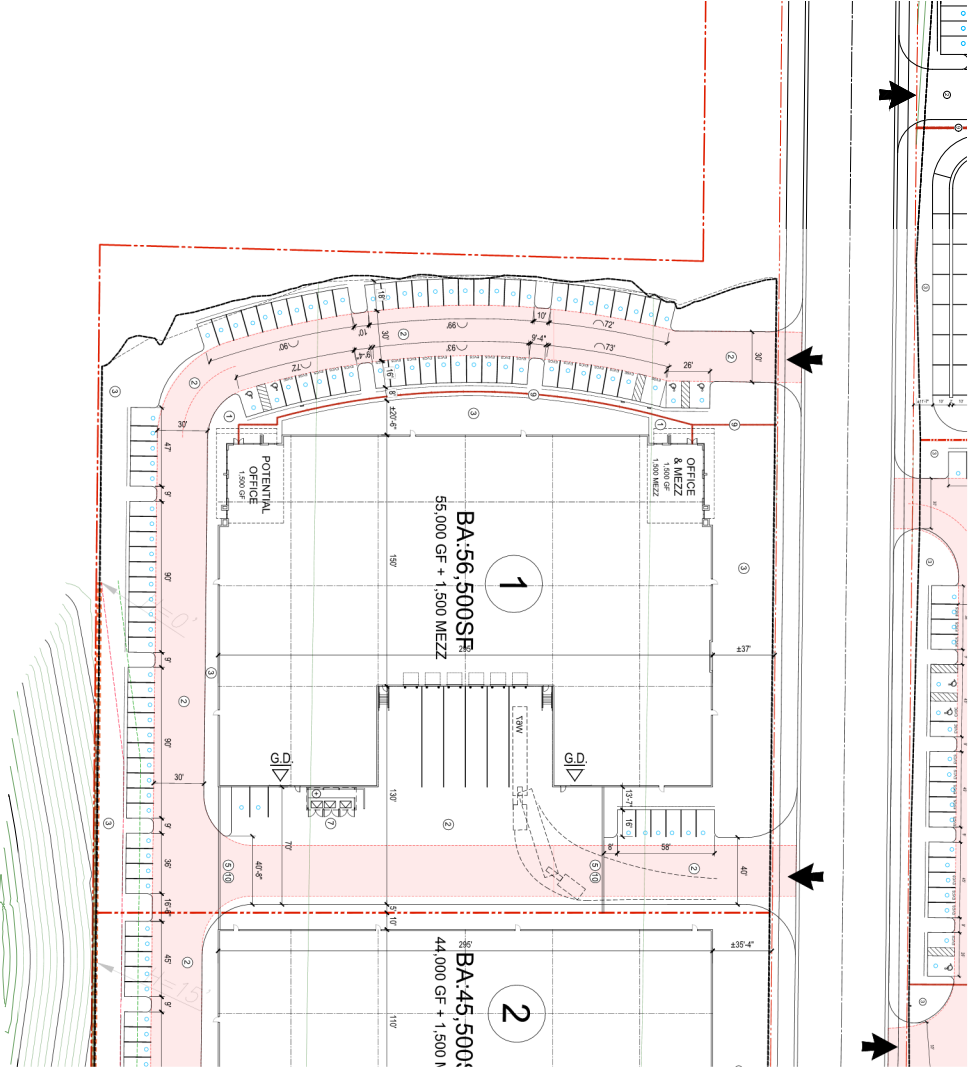


KEY NOTES:

- 1 CONCRETE TILT-UP PANEL WITH REINFORCING
- 2 ALU. METAL PERFORMANCE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM
- 3 ALU. METAL PERFORMANCE GLASS WITH INTERIOR ANODIZED ALUMINUM MULLION SYSTEM
- 4 ALU. METAL PERFORMANCE GLASS IN ALU. CLEAR ANODIZED ALUMINUM MULLION SYSTEM
- 5 DOUBLE LINE REPRESENT TOP OF ROOF SAMPANBAR
- 6 ROOF TOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW
- 7 METAL TRIBLETS canopy
- 8 METAL CLADDING OVERFRAMING
- 9 CONSULTANT METAL PANEL OVER FRAMING

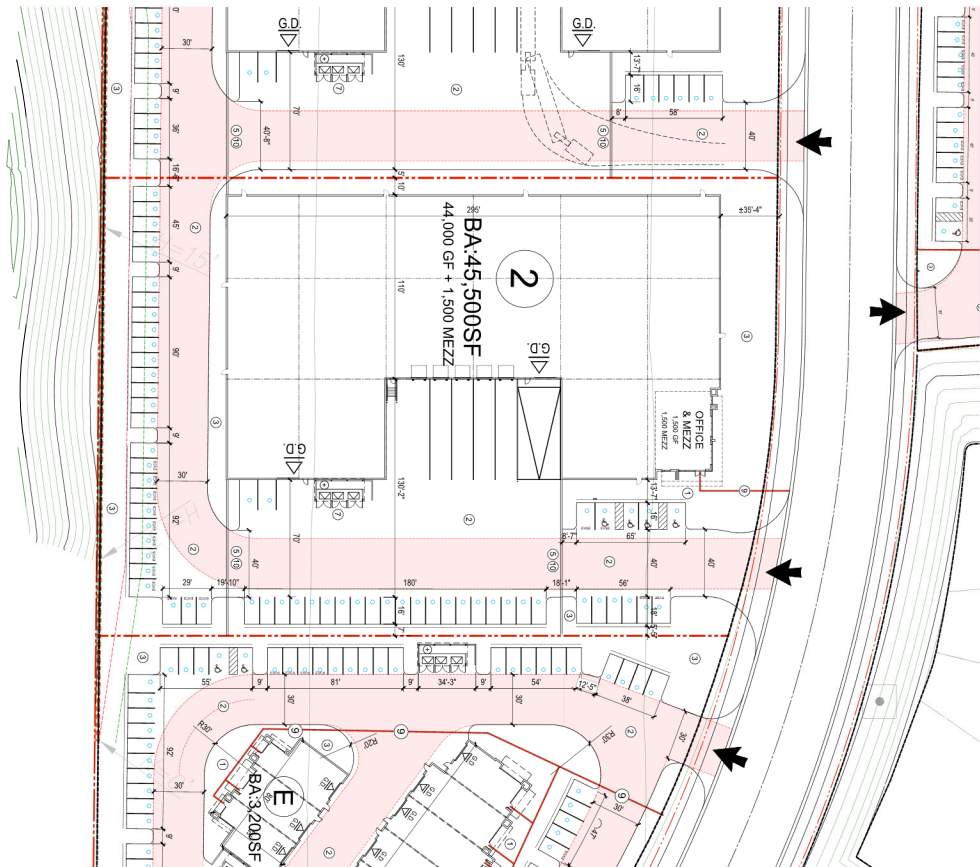
RENAISSANCE MASTER PLAN
COUNTY OF RIVERSIDE, CA

CONCEPTUAL ENLARGED SITE PLAN
BLDG 1



- KEY NOTES:** ①
- ① PERESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
 - ② CONCRETE VEHICULAR PAVING (SEE CIVIL)
 - ③ LANDSCAPE AREA (SEE LANDSCAPE)
 - ④ STEEL TUBULAR FENCE (8' HEIGHT)
 - ⑤ AUTOMATIC ROLLING GATE (14' HEIGHT)
 - ⑥ SCREEN WALL (14' HEIGHT)
 - ⑦ TASHI ENCLOSURE (ADA COMPLIANT)
 - ⑧ ADA RAMP (AS REQUIRED)
 - ⑨ ADA PATH OF TRAVEL
 - ⑩ PROVIDE INBOX LOCATION PER THE OWNER

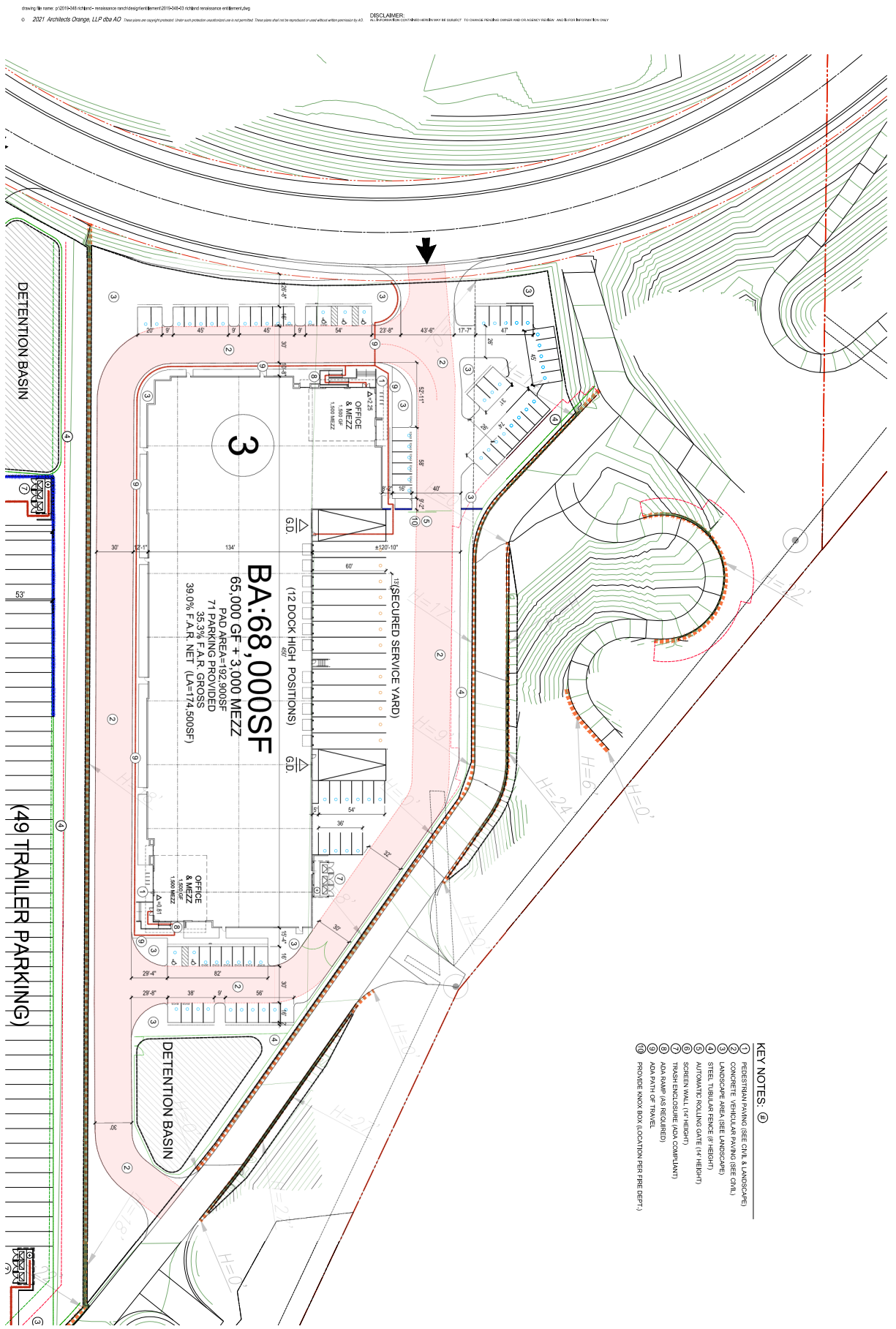
RENAISSANCE MASTER PLAN
 COUNTY OF RIVERSIDE, CA



- KEY NOTES: ⑨**
- ① PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
 - ② CONCRETE VEHICULAR PAVING (SEE CIVIL)
 - ③ LANDSCAPE AREA (SEE LANDSCAPE)
 - ④ STEEL TUBULAR FENCE (6' HEIGHT)
 - ⑤ AUTOMATIC ROLLING GATE (14' HEIGHT)
 - ⑥ SCREEN WALL (14' HEIGHT)
 - ⑦ TRASH ENCLOSURE (ADA COMPLIANT)
 - ⑧ ADA RAMP (AS REQUIRED)
 - ⑨ ADA PATH OF TRAVEL
 - ⑩ PROVIDE KNOX BOX (LOCATION PER FIRE DEPT.)

CONCEPTUAL ENLARGED SITE PLAN
 BLDG 2





- KEY NOTES:**
- ① PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
 - ② CONCRETTE VEHICULAR PAVING (SEE CIVIL)
 - ③ LANDSCAPE AREA (SEE LANDSCAPE)
 - ④ STEEL TRIBULAR FENCE (8' HEIGHT)
 - ⑤ AUTOMATIC ROLLING GATE (14' HEIGHT)
 - ⑥ SCREEN WALL (6' HEIGHT)
 - ⑦ TRENCH ENCLOSURE (ADA COMPLIANT)
 - ⑧ ADA RAMP (AS REQUIRED)
 - ⑨ ADA PATH OF TRAVEL
 - ⑩ PROVIDE KNOX BOX (LOCATION PER FIRE DEPT.)

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RENAISSANCE MASTER PLAN
 COUNTY OF RIVERSIDE, CA

CONCEPTUAL ENLARGED SITE PLAN
 BLDG 3

