



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

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

DATE: March 29, 2022

TO:

Biology
Park and Open Space Planning Trails
WQMP Transportation

Traffic Study Transportation
LSCP Landscape Transportation
Fire Marshal (Riverside)

Board of Supervisors - Supervisor: Jeffries

SPECIFIC PLAN NO. 333 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 200004, CHANGE OF ZONE NO. 2000016 – 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: SP Zone (Renaissance Ranch, Specific Plan No. 333) – Location: east of Horsethief Canyon Road, south of Interstate-15, west of Hostetler Road, north 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 (11.5 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 Park. 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 – APNs: 393-120-011, et.al. – **BBID: 402-061-789**

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.



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*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** [Choose an item.](#) **on** [Click here to enter a date.](#) 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 [Choose a building block.](#)

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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