



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Renaissance Ranch Commerce Center / GPA200004, SP00333A01, and CZ2000016
Project Title/Case Numbers

Russell Brady
County Contact Person

951-955-3025
Phone Number

2021030301
State Clearinghouse Number (if submitted to the State Clearinghouse)

Richland Ventures, Inc.
Project Applicant

3161 Michelson Drive, Suite 425
Address

East of Horsethief Canyon Road, south of Interstate 15 (I-15), north of Palomino Creek Drive, and north and west of Hostettler Road.
Project Location

General Plan Amendment No. 200004 (GPA200004), Amendment No.1 to Specific Plan No. 333 (SP00333A01), and Change of Zone No. 2000016 (CZ2000016) for revisions to the adopted Specific Plan No. 333, which encompasses a 157.03-acre property located east of Horsethief Canyon Road, south of Interstate 15 (I-15), north of Palomino Creek Drive, and north and west of Hostettler Road in the Elsinore Area Plan (EAP) portion of unincorporated Riverside County. GPA No. 200004 would change the General Plan land use designations applied to the property from "Medium Density Residential (MDR)" and "Commercial Retail (CR)" to "Business Park (BP)," "Light Industrial (LI)," "Open Space – Conservation (OS-C)," and "Open Space – Conservation Habitat (OS-CH)." The adopted Specific Plan No. 333 currently allows up to 355 Medium Density Residential dwelling units on 98.7 acres, a Community Park on 4.3 acres, four pocket parks on 2.0 acres, Open Space/Conservation land uses on 27.1 acres, and Open Space/Drainage uses on 25.7 acres, and SP00333A01 would re-designate the property to instead allow for "Business Park (BP)" land uses on 18.0 acres, "Light Industrial (LI)" land uses on 97.2 acres, "Open Space – Conservation (OS-C)" land uses on 11.5 acres, "Open Space – Conservation Habitat (OS-CH)" land uses on 27.1 acres, and major circulation facilities on 3.3 acres. Proposed Change of Zone No. 2000016 would modify and establish the Planning Area boundaries, permitted uses, and development standards throughout the 157.1-acre site in order to reflect the land uses proposed as part of SP00333A1 (as described above).

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on April 14, 2026, and has made the following determinations regarding that project:

1. The project WILL have a potentially significant effect on the environment.
2. An Environmental Impact Report WAS prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$4,227.50+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings WERE made pursuant to the provisions of CEQA.

This is to certify that the EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Project Planner

Title

April 14, 2026

Date

Date Received for Filing and Posting at OPR: _____

