

Renaissance Ranch Specific Plan #333


I. SUMMARY

A. Specific Plan Summary


1. Project Summary

The Renaissance Ranch Specific Plan, as noted on the Regional Map (Exhibit I.1) and the Vicinity Map (Exhibit I.2), is an infill site located on 156.9 acres adjacent to the existing Horsethief Canyon Specific Plan (SP 152), approximately thirteen (13) miles southeast of the City of Corona. The proposed project site lies within the unincorporated portion of Western Riverside County. Property boundaries include Horsethief Canyon Road and existing homes of Horsethief Canyon to the west; existing homes of Horsethief Canyon to the south, the I-15 freeway to the north and vacant property to the east. The Surrounding Land Use Exhibit (Exhibit I.3) depicts surrounding uses and existing site conditions.

The Renaissance Ranch Specific Plan reflects the logical and orderly continuation of residential growth within the Horsethief Canyon area and neighboring areas of Riverside County. Upon completion, the Renaissance Ranch Specific Plan will contain numerous residential housing opportunities on a variety of lot sizes ranging from 5,000 s.f. minimum to 8,000 s.f. minimum with an overall project density of 2.3 dwelling units per acre in a private gated community. The overall average lot size within the project is 8,570 square feet. The project will be situated behind attractive entry gates and featuring design elements such as private, tree lined, curvilinear streets with parkways behind the curb and "clustering" of lot sizes into neighborhoods. The community, upon completion, will total 355 dwelling units which will be home to approximately 915 residents. Additional uses incorporated into the Master Land Use Plan will include active parks and open space/conservation uses.

The Renaissance Ranch project proposes several recreational land uses. Five active park sites totaling 5.4 acres are planned throughout the community, offering residents a variety of recreational opportunities. The community will be anchored by a central 3.4 acre active park which will include a pool, spa and community building. A total of 54.5 acres of open space and conservation land uses will support and promote the upscale feel of the community as well as contribute to the implementation of the County's Multiple-Species Habitat Conservation Plan (MSHCP). Defensible fuel modified open space will be maintained in its natural state in order to preserve the existing habitat corridor on the northeasterly edge of the project and to provide aesthetic visual identity and blend the project with the surrounding area. 

Infrastructure and other public facilities will be sufficiently sized to accommodate the needs of the entire community at full build-out. In addition, Specific Plan design elements including land use compatibility, site design standards, architecture and landscaping will be consistently applied to assure a varied, yet harmonious project.

The "theme" for the community will be "California Rustic" – a look and feel that compliments the natural setting of the area, utilizing native rock and plant materials, blending the community with the natural environment. Architecture for the community will compliment the historical reference of the 1920's – 1930's, creating a "Renaissance" of California homes, such as those built in Old Towne Corona, and historic downtown Riverside. 

2. Community Location

The property is located south of Temescal Canyon Road, on Horsethief Canyon Road, adjacent to the I-15 Corona Freeway. The existing Horsethief Canyon community lies directly south and west of Renaissance Ranch.

Refer to Exhibit I.1 and I.2, Regional Location and Vicinity Maps, which locate the project from a regional and local vicinity perspective.

3. Goals and Objectives

The planning and development goals for Renaissance Ranch include the following:


- Provide a blend of housing types and lot sizes in a master planned, community oriented setting;
- Provide recognizable neighborhoods with architectural diversity and pedestrian oriented streetscape;
- Develop a residential land use plan that is compatible with and enhances adjacent land uses;
- Reinforce the community identity of Renaissance Ranch through control of project design elements such as architecture, landscaping, color, paving, walls, fencing, signage, entry treatments, and circulation;
- Consider topographic, geologic, hydrologic and environmental opportunities and constraints to create a planned community that conforms to the condition of the land.
- Provide a functional and aesthetic recreational and open space program that responds to site conditions;
- Integrate a pedestrian and bicycle system that links each neighborhood enclave, and connects the community to surrounding areas;
- Provide adequate flood control measures designed to contain on and off-site flows affecting the property;
- Meet anticipated demand for housing by providing a blend of housing types and lifestyles that will be marketable within the developing County of Riverside;
- Provide consistency with the goals of the Elsinore Area Plan and other Elements of the new General Plan. 

Exhibit I.1 Regional Location Map

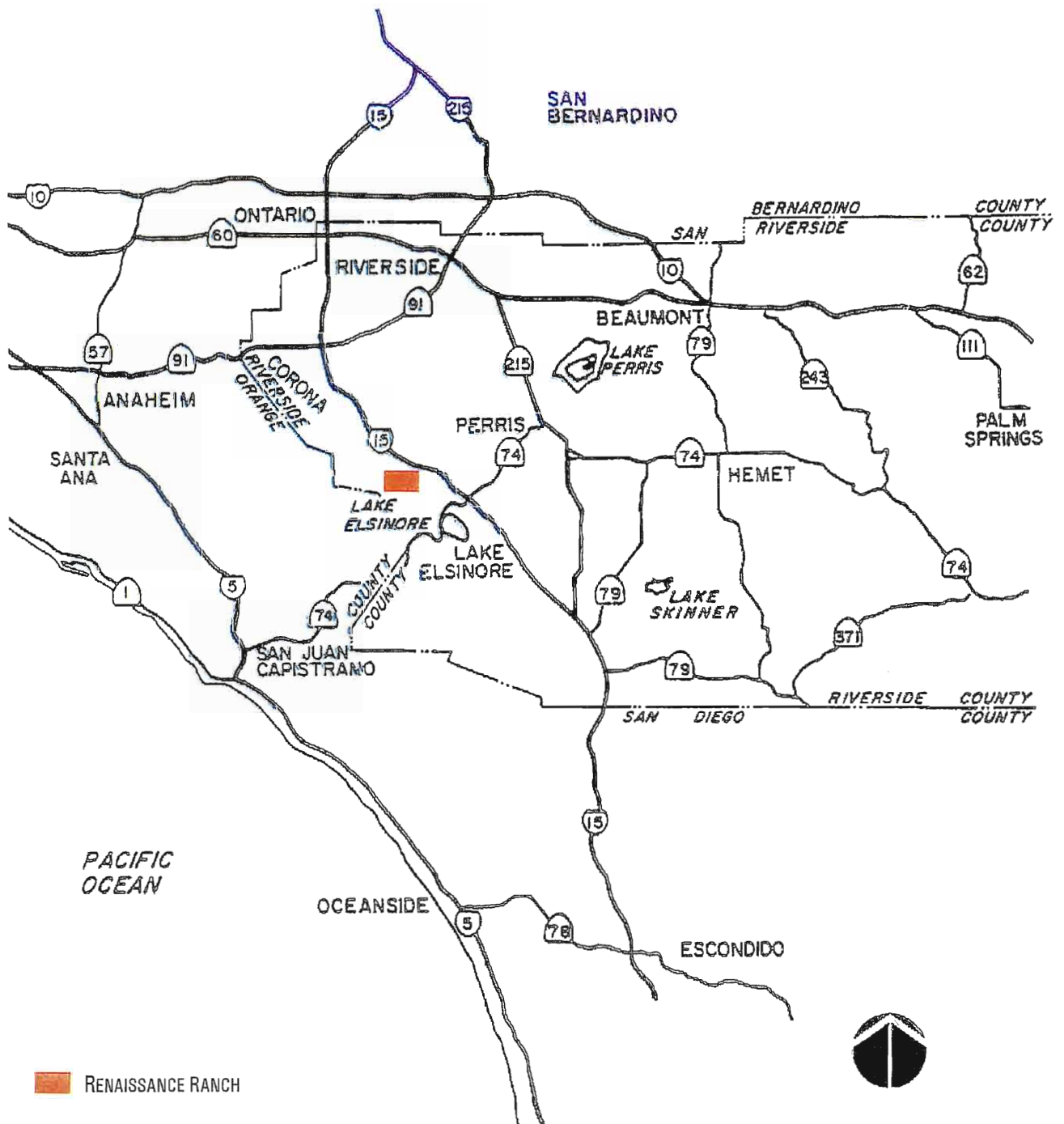


Exhibit I.2 Vicinity Map

