

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

417B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
July 14, 2011

SUBJECT: Statement of Abatement Costs [Case Nos. CV04-3248, CV07-5432 & CV08-05059]
Subject Property: 5115 and 5165 Green River Road in the unincorporated area of
Riverside County; STARRANCH MANAGEMENT LLC
APN: 101-200-004, 101-200-005, 101-200-006, 101-200-007, 101-200-008, 101-200-009,
101-200-010, 101-200-012, 101-210-011, 101-210-014, 101-210-017, 101-210-019 and
101-210-021
District Two

Departmental Concurrence

RECOMMENDED MOTION: Move that the Board of Supervisors:

- 1) assess the reasonable costs of abatement of a public nuisance [unpermitted land use, grading without permits, excessive outside storage, inoperable vehicles, accumulated rubbish and construction without permits) in the above-referenced matter to be **fifty-three thousand, three hundred seventy-three dollars and fifty cents (US \$53,373.50)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

L. Alexandra Fong
L. ALEXANDRA FONG, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *Tina Grande*
Tina Grande

County Executive Office Signature

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
 Per Exec. Ofc.:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley
 Nays: None
 Absent: Tavaglione
 Date: July 26, 2011
 xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem
 Clerk of the Board
 By: *Kecia Harper-Ihem*
 Deputy

Prev. Agn. Ref.:

District: 2

Agenda Number:

Statement of Abatement Costs [Case Nos. CV04-3248, CV07-5432 & CV08-05059]
Subject Property: 5115 and 5165 Green River Road in the unincorporated area of
Riverside County; STARRANCH MANAGEMENT LLC
APN: 101-200-004, 101-200-005, 101-200-006, 101-200-007, 101-200-008, 101-200-009,
101-200-010, 101-200-012, 101-210-011, 101-210-014, 101-210-017, 101-210-019 and
101-210-021
District Two
Page 2

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 348 (RCC Title 17), 520 (RCC Title 10), 541 (RCC Title 8), 457 (RCC Title 15) and 725 (RCC Title 1.16) authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

On August 10, 2010, the Superior Court of the State of California, County of Riverside, issued its "Judgment (granting Plaintiff's Complaint for Injunctive Relief)" as a result of a lawsuit filed by the County of Riverside in Case No. RIC 512809 (see attached exhibit). The Court awarded County of Riverside costs and attorneys' fees in the amount of fifty-three thousand, three hundred seventy-three dollars and fifty cents (US \$53,373.50). County of Riverside seeks to have these costs recorded against the subject property as an abatement lien and to be added to the tax roll as a special assessment.

The Notice of Hearing re Statement of Abatement Costs has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case Nos. CV08-05059, CV07-5432 & CV04-3248]
Subject Property: 5115 and 5165 Green River Road in the unincorporated area of
Riverside County
APN NOS.: 101-200-004, 101-200-005, 101-200-006, 101-200-007 & 101-200-
008, 101-200-009, 101-200-010, 101-200-012, 101-210-011, 101-210-014,
101-210-017, 101-210-019 & 101-210-021
District Two

**TABLE OF SUPPLEMENTAL DOCUMENTS
FILED WITH THE CLERK OF THE BOARD**

Hearing Date: JULY 26, 2011

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting	Exhibit A
Superior Court Judgment Filed Aug. 10, 2010	Exhibit B
Assessment-Rolls For The Year 10/11 And Geographic Information System Reports, July 13, 2011	Exhibit C
Lot Book Report	Exhibit D

PAMELA J. WALLS
County Counsel

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE



KATHERINE A. LIND
Assistant County Counsel

3960 ORANGE STREET, SUITE 500
RIVERSIDE, CA 92501-3674
TELEPHONE: 951/955-6300
FAX: 951/955-6322 & 951/955-6363

July 14, 2011

**NOTICE OF HEARING
RE: STATEMENT OF ABATEMENT COSTS**

To: Owner(s) or Interested Parties
(See Attached Proof of Service
and Notice List)

Subject Property: 5115 and 5165 Green River Road in the
unincorporated area of Riverside
Case Nos.: CV04-3248, CV07-5432 & CV08-05059
APN Nos.: 101-200-004, 101-200-005, 101-200-006, 101-
200-007, 101-200-008, 101-200-009, 101-200-010, 101-
200-012, 101-210-011, 101-210-014, 101-210-017, 101-
210-019 and 101-210-021

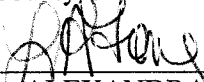
NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, July 26, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved construction without permits located on your real property commonly described as 5115 and 5165 Green River Road in the unincorporated area of Riverside, Riverside County, California and more particularly described as Assessor's Parcel Number 101-200-004, 101-200-005, 101-200-006, 101-200-007, 101-200-008, 101-200-009, 101-200-010, 101-200-012, 101-210-011, 101-210-014, 101-210-017, 101-210-019 and 101-210-021

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **fifty-three thousand, three hundred seventy-three dollars and fifty cents, (US \$53, 373.50)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Brian Black at (951) 955-2004. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black at 8:30 a.m. on the day of the hearing in the lobby of the 1st floor annex in front of the Clerk of the Board's Office to discuss the case.

PAMELA J. WALLS
County Counsel



L. ALEXANDRA FONG
Deputy County Counsel
Enclosure: Judgment

ORIGINAL

(Exempt from Filing Fees Pursuant to Govt. Code § 6103)

NJA

1 PAMELA J. WALLS, County Counsel (SBN 123446)
2 BRUCE G. FORDON, Deputy County Counsel (SBN 238801)
3 3960 Orange Street, Fifth Floor
4 Riverside, CA 92501
5 Telephone: (951) 955-6300
6 Facsimile: (951) 955-6363
7 kericsn@co.riverside.ca.us

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

CTR

AUG 10 2010

R. ESPINOZA



AUG 11 2010
R

Attorneys for Plaintiff County of Riverside

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE, a political)
subdivision of the State of California,)

Case No. RIC 512809

Plaintiff,

v.

~~PROPOSED~~ JUDGMENT

STARRANCH MANAGEMENT, LLC, a)
California limited liability company; ROBERT)
ZEMEL, an individual and DOES 1through 20,)
inclusive.,)

P.S.A 8/5/10

Defendants.

18 A Complaint for Injunctive Relief was filed on November 13, 2008 by Plaintiff County of
19 Riverside to enjoin defendants Robert Zemel and Starranch Management, LLC ("Defendants") from
20 continuing to commit violations of Riverside County Ordinance ("RCO") Nos. 348, 457, 520 and 725 and
21 California Civil Code sections 3479 and 3480.

22 Defendants were personally served with the Summons and Complaint on December 2, 2008.

23 The Request for Entry of Default against Robert Zemel was entered on December 9, 2009, and
24 against Starranch Management, LLC on May 20, 2010. Plaintiff has concurrently submitted a Request for
25 Dismissal as to all Doe defendants.

26 ///

27 ///

1 Pursuant to Code of Civil Procedure section 585, subdivision (b), the Plaintiff submitted an
2 Application for Default Judgment and the Declaration of Bruce G. Fordon in Support of Application for
3 Default Judgment.

4 Upon consideration of the Application for Default Judgment, the declaration, exhibits and papers
5 in support thereof, the Court hereby enters Judgment in favor of Plaintiff County of Riverside against
6 Defendants, jointly and severally, as follows:

7 1. IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the real property
8 described at Green River Road and California State Highway 91 at the commonly known addresses of
9 5115 and 5165 Green River Road in the unincorporated area of Riverside County, California, and more
10 particularly identified as Assessor's Parcel Nos. 101-200-004, 101-200-005, 101-200-006, 101-200-007,
11 101-200-008, 101-200-009, 101-200-010, 101-200-012, 101-210-011, 101-210-014, 101-210-017, 101-
12 210-019 and 101-210-021 (The "Properties"), and the existing conditions thereon, are declared in
13 violation of RCO Nos. 348, 457, 520, 541 and 725 and a public nuisance.

14 2. IT IS FURTHER ORDERED, ADJUDGED AND DECREED Defendants and their
15 agents, contractors, servants, employees, representatives, and all persons acting for or in concert with
16 them are permanently enjoined as follows:

17 a. From committing further violations of RCO No. 348 by specifically
18 requiring Defendants to cease and desist operation of any unpermitted
19 commercial activity on The Properties, including but not limited to the
20 operation of Starranch or any event facility, as of the date of this
21 Judgment.

22 b. From committing further violations of RCO No. 457 by specifically
23 requiring Defendants to cease and desist any further grading on The
24 Properties as of the date of this Judgment;

25 c. From committing further violations of RCO No. 457 by specifically
26 requiring Defendants to cease and desist any further construction on The
27 Properties as of the date of this Judgment;

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d. From committing further violations of RCO No. 457 by specifically requiring Defendants to abate all unpermitted structures and lawfully dispose of any debris within sixty (60) days of this Judgment, including but not limited to the following structures:

- i. Structure No. 1 on Parcel No. 101-200-009: A wood-framed, metal barn approximately 70' x 50' in size with an old wood silo attached to the rear of the barn.
- ii. Structure No. 2 on Parcel No. 101-200-006: A red, wood storage shed approximately 14.5' x 20' in size.
- iii. Structure No. 3 on Parcel No. 101-200-006: A tan, wood storage shed approximately 9' x 9' in size
- iv. Structure No. 4 on Parcel No. 101-200-006: A chicken coop approximately 27' x 13 in size.
- v. Structure No. 5 on Parcel No. 101-200-006: A wood outhouse-style bathroom approximately 3' x 3' in size and was equipped with a toilet.
- vi. Structure No. 6 on Parcels No. 101-200-006 and 101-200-8: An L-shaped wooden structure approximately 7' in height.
- vii. Structure No. 7 on Parcel No. 101-200-008: A bathroom approximately 29' x 30' in size in the "Pueblo de Mexico" area of The Properties.
- viii. Structure No. 8 on Parcel No. 101-200-008: A church approximately 29' x 30' in size in the "Pueblo de Mexico" area of The Properties.
- ix. Structure No. 9 on Parcel No. 101-200-008: A two-story hotel approximately 27' x 15' in size in the "Pueblo de Mexico" area of The Properties.

- 1 x. Structure No. 10 on Parcel No. 101-200-008: A cantina
2 approximately 24' x 26' in size in the "Pueblo de Mexico" area of
3 The Properties.
- 4 xi. Structure No. 11 on Parcel No. 101-200-008: A patio structure
5 approximately 12' x 70' in size in the "Pueblo de Mexico" area of
6 The Properties.
- 7 xii. Structure No. 12 on Parcel No. 101-200-008: A water tank
8 constructed of wood and metal sheeting and equipped with
9 electrical utilities.
- 10 xiii. Structure No. 13 on Parcel No. 101-200-006: A gazebo
11 constructed of wood and approximately 15' x15' in size.
- 12 xiv. Structure No. 14 on Parcel No. 101-200-006. A bathroom
13 structure constructed of wood and approximately 4' x 4' in size.
- 14 xv. Structure No. 15 on Parcel No. 101-200-006. An accessory
15 structure constructed of wood and approximately 45' x 24' in size,
16 with a patio cover attached to the front that is approximately 45' x
17 10' in size.
- 18 xvi. Structure No. 16 on Parcel No. 101-200-006. An office structure
19 constructed of wood and approximately 22' x 27' in size.
- 20 xvii. Structure No. 17 on Parcel 101-200-006. An accessory structure
21 constructed of wood and approximately 33.5' x 55' in size with a
22 room addition on stilts that is approximately 16' x 20' in size.
- 23 xviii. Structure No. 18 on Parcel 101-200-006. A barbeque structure
24 constructed of wood and rock and approximately 15' x 10' in size.
- 25 xix. Structure No. 19 on Parcel 101-200-007. A covered structure
26 currently under construction and constructed of wood and
27 approximately 101' x 73' in size.
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- xx. Structure No. 20 on Parcel 101-200-007. An accessory structure constructed of wood and designed in a U-shape and approximately 45' x 36' in size.
- xxi. Structure No. 21 on Parcel No. 101-200-007. A retaining wall constructed of large concrete block and measuring approx 53' long and 8' high.
- xxii. Structure No. 22 on Parcel No. 101-200-005. An entrance structure and sign constructed of wood, concrete and rock and approximately 48' x 20' deep and 20' high.
- xxiii. Structure No. 23 on Parcels No. 101-200-005 and 101-210-011. A structure that appears to be a firehouse constructed from three shipping containers with a stucco façade on the front.
- e. From committing further violations of RCO No. 457 by applying for and obtaining a Grading Restoration Permit from the County to restore the unpermitted grading on The Properties to its previously existing natural state. Such permit application shall be submitted to the County on County approved forms and include restoration of each pad graded for construction of the twenty-three (23) structures described in Paragraph 2(d) above.
- f. From committing further violations of RCO No. 348 by specifically requiring Defendants to reduce the outside storage to no greater than two hundred (200) square feet per parcel and no greater than three (3) feet in height within sixty (60) days of this Judgment. From committing further violation of RCO No. 348 by specifically requiring Defendants to vacate all persons occupying mobile homes or recreational vehicles on The Properties and removing all utilities from said mobile homes or recreation vehicles within sixty (60) days of the date of this judgment.

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g. From committing further violations of RCO No. 520 by removing and lawfully disposing of all inoperable vehicles, or parts thereof, from The Properties within sixty (60) days of this Judgment.

h. From committing further violations of RCO No. 541 by removing and lawfully disposing of all accumulated rubbish within (60) days of this Judgment.

3. County of Riverside, its employees, agents, contractors, or representatives are authorized to enter upon The Properties without consent, warrant or further order of the Court to complete the abatement described in Paragraph 2 above, and may lawfully dispose of any abated item, material, vehicle, etc. At its discretion, the County may invoke its right to complete the abatement after not less than ten (10) days after the Defendants' last day to comply with Paragraph 2 of this Judgment.

4. The Court retains jurisdiction over the parties in order to enforce this Judgment and performance of its terms.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Defendants and each of them shall pay Plaintiff County's costs of inspection, investigation, and enforcement, including reasonable attorneys fees pursuant to RCO No. 725, section 11 and 15, and California Government Code section 25845. The reasonable costs of abatement and attorney's fees, pursuant to RCO No. 725, may be imposed as lien on the real property and collected in the same manner as property taxes, or in any other manner provided by law. Plaintiff shall recover abatement costs, including attorneys' fees, in the amount of \$53,373.50.

Dated: August 5, 2010

P.J. Argento
The Honorable John D. Molloy
Judge of the Superior Court

BGF/kae
June 29, 2010
L:\Litigation\BGF\COR v. Starranch RIC512809\Starranch default\Proposed Injunctio.docx

PROOF OF SERVICE BY MAIL

Superior Court Case No. RIC 512809

I, the undersigned, say that I am a citizen of the United States and am employed in the county of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is: 3960 Orange St., Fifth Floor, Riverside, CA 92501-3674.

That on **July 1, 2010**, I served a copy of the following listed documents:

[PROPOSED] JUDGMENT

by depositing a true copy thereof in a sealed envelope(s) addressed as follows:

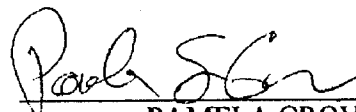
Robert Zemel, Agent for Service of Process
5165 Green River Rd.
Corona, CA 92880

Robert Zemel
5165 Green River Rd.
Corona, CA 92880

I am "readily familiar" with this office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U. S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on **July 1, 2010**, at Riverside, California.



PAMELA GROVE

NOTICE LIST

Subject Property: 5115 and 5165 Green River Road in the unincorporated area of Riverside
County; Case Nos.: CV04-3248, CV07-5432 & CV08-05059;
APN Nos: 101-200-004, 101-200-005, 101-200-006, 101-200-007, 101-200-008,
101-200-009, 101-200-010, 101-200-012, 101-210-011, 101-210-014, 101-210-017,
101-210-019 and 101-210-021; District Two

STARRANCH MANAGEMENT LLC
C/O JIM BROWN
5165 GREEN RIVER ROAD
CORONA CA 92880

STARRANCH MANAGEMENT LLC
C/O JIM BROWN
5165 GREEN RIVER DRIVE
CORONA CA 92882

ALL STAR SERVICE INC
1791 PINE STREET
CONCORD CA 94520

BRUCE WHITESEN
2121 NORTH CALIFORNIA BLVD
SUITE 290
WALNUT CREEK CA 94596

CORONA 850 DEVELOPMENT LLC
7 UPPER NEWPORT PLAZA
NEWPORT BEACH CA 92660

GENEVA REAL ESTATE INC
PO BOX 362
ORINDA CA 94563

MEDALLION SERVICING LLC
FKA GENEVA REAL ESTATE
INVESTMENTS INC
1 NORTHWOOD DRIVE SUITE 1
ORINDA CA 94563

PROOF OF SERVICE

Case No. CV04-3248, CV07-5432 & CV08-05059

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 3960 Orange Street, Suite 500, Riverside, California 92501.

That on July 14, 2011, I served the following document(s):

- **JUDGMENT**
- **NOTICE LIST**

by placing a true copy thereof enclosed in a sealed envelope(s) addressed as follows:

**OWNERS OR INTERESTED PARTIES
(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)**

XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business.

— **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices of the addressee(s).

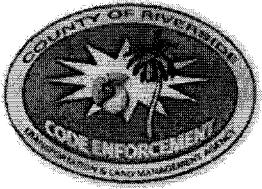
XX **STATE - I declare under penalty of perjury under the laws of the State of California that the above is true and correct.**

— **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.**

EXECUTED ON July 14, 2011, at Riverside, California.



BRENDA G. PEELER



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

July 15, 2011

RE CASE NO: CV043248

I, Wayne Durant, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 13575 Magnolia Ave, Corona, California 92879 .

That on 07/15/2011 at 10:48 AM, I securely and conspicuously posted NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS at the property described as:

Property Address: 5115 GREEN RIVER DR, CORONA

Assessor's Parcel Number: 101-200-006

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on July 15, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Wayne Durant, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

July 15, 2011

RE CASE NO: CV075432

I, Wayne Durant, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 13575 Magnolia Ave, Corona, California 92879 .

That on 07/15/2011 at 10:48 AM, I securely and conspicuously posted NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS at the property described as:

Property Address: 5165 GREEN RIVER DR, CORONA

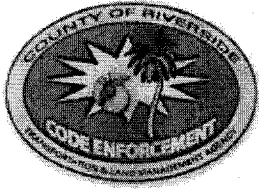
Assessor's Parcel Number: 101-200-004

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on July 15, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Wayne Durant, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

July 15, 2011

RE CASE NO: CV0805059

I, Wayne Durant, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 13575 Magnolia Ave, Corona, California 92879 .

That on 07/15/2011 at 10:48 AM, I securely and conspicuously posted NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS at the property described as:

Property Address: 5115 GREEN RIVER DR, CORONA

Assessor's Parcel Number: 101-200-006

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on July 15, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Wayne Durant, Code Enforcement Officer

ORIGINAL

(Exempt from Filing Fees Pursuant to Govt. Code § 6103)

NFA

1 PAMELA J. WALLS, County Counsel (SBN 123446)
2 BRUCE G. FORDON, Deputy County Counsel (SBN 238801)
3 3960 Orange Street, Fifth Floor
4 Riverside, CA 92501
5 Telephone: (951) 955-6300
6 Facsimile: (951) 955-6363
7 kericsn@co.riverside.ca.us

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

LTR

AUG 10 2010

R. ESPINOZA

AUG 11 2010

R

Attorneys for Plaintiff County of Riverside

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE, a political)
subdivision of the State of California,)

Case No. RIC 512809

Plaintiff,

v.

~~PROPOSED~~ JUDGMENT

PJA 8/5/10

STARRANCH MANAGEMENT, LLC, a)
California limited liability company; ROBERT)
ZEMEL, an individual and DOES 1through 20,)
inclusive.,)

Defendants.

18 A Complaint for Injunctive Relief was filed on November 13, 2008 by Plaintiff County of
19 Riverside to enjoin defendants Robert Zemel and Starranch Management, LLC ("Defendants") from
20 continuing to commit violations of Riverside County Ordinance ("RCO") Nos. 348, 457, 520 and 725 and
21 California Civil Code sections 3479 and 3480.

22 Defendants were personally served with the Summons and Complaint on December 2, 2008.

23 The Request for Entry of Default against Robert Zemel was entered on December 9, 2009, and
24 against Starranch Management, LLC on May 20, 2010. Plaintiff has concurrently submitted a Request for
25 Dismissal as to all Doe defendants.

26 ///

27 ///

1
[PROPOSED] JUDGMENT

EXHIBIT NO.

B

1 Pursuant to Code of Civil Procedure section 585, subdivision (b), the Plaintiff submitted an
2 Application for Default Judgment and the Declaration of Bruce G. Fordon in Support of Application for
3 Default Judgment.

4 Upon consideration of the Application for Default Judgment, the declaration, exhibits and papers
5 in support thereof, the Court hereby enters Judgment in favor of Plaintiff County of Riverside against
6 Defendants, jointly and severally, as follows:

7 1. IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the real property
8 described at Green River Road and California State Highway 91 at the commonly known addresses of
9 5115 and 5165 Green River Road in the unincorporated area of Riverside County, California, and more
10 particularly identified as Assessor's Parcel Nos. 101-200-004, 101-200-005, 101-200-006, 101-200-007,
11 101-200-008, 101-200-009, 101-200-010, 101-200-012, 101-210-011, 101-210-014, 101-210-017, 101-
12 210-019 and 101-210-021 (The "Properties"), and the existing conditions thereon, are declared in
13 violation of RCO Nos. 348, 457, 520, 541 and 725 and a public nuisance.

14 2. IT IS FURTHER ORDERED, ADJUDGED AND DECREED Defendants and their
15 agents, contractors, servants, employees, representatives, and all persons acting for or in concert with
16 them are permanently enjoined as follows:

17 a. From committing further violations of RCO No. 348 by specifically
18 requiring Defendants to cease and desist operation of any unpermitted
19 commercial activity on The Properties, including but not limited to the
20 operation of Starranch or any event facility, as of the date of this
21 Judgment.

22 b. From committing further violations of RCO No. 457 by specifically
23 requiring Defendants to cease and desist any further grading on The
24 Properties as of the date of this Judgment;

25 c. From committing further violations of RCO No. 457 by specifically
26 requiring Defendants to cease and desist any further construction on The
27 Properties as of the date of this Judgment;

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d. From committing further violations of RCO No. 457 by specifically requiring Defendants to abate all unpermitted structures and lawfully dispose of any debris within sixty (60) days of this Judgment, including but not limited to the following structures:

- i. Structure No. 1 on Parcel No. 101-200-009: A wood-framed, metal barn approximately 70' x 50' in size with an old wood silo attached to the rear of the barn.
- ii. Structure No. 2 on Parcel No. 101-200-006: A red, wood storage shed approximately 14.5' x 20' in size.
- iii. Structure No. 3 on Parcel No. 101-200-006: A tan, wood storage shed approximately 9' x 9' in size.
- iv. Structure No. 4 on Parcel No. 101-200-006: A chicken coop approximately 27' x 13 in size.
- v. Structure No. 5 on Parcel No. 101-200-006: A wood outhouse-style bathroom approximately 3' x 3' in size and was equipped with a toilet.
- vi. Structure No. 6 on Parcels No. 101-200-006 and 101-200-8: An L-shaped wooden structure approximately 7' in height.
- vii. Structure No. 7 on Parcel No. 101-200-008: A bathroom approximately 29' x 30' in size in the "Pueblo de Mexico" area of The Properties.
- viii. Structure No. 8 on Parcel No. 101-200-008: A church approximately 29' x 30' in size in the "Pueblo de Mexico" area of The Properties.
- ix. Structure No. 9 on Parcel No. 101-200-008: A two-story hotel approximately 27' x 15' in size in the "Pueblo de Mexico" area of The Properties.

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- x. Structure No. 10 on Parcel No. 101-200-008: A cantina approximately 24' x 26' in size in the "Pueblo de Mexico" area of The Properties.
- xi. Structure No. 11 on Parcel No. 101-200-008: A patio structure approximately 12' x 70' in size in the "Pueblo de Mexico" area of The Properties.
- xii. Structure No. 12 on Parcel No. 101-200-008: A water tank constructed of wood and metal sheeting and equipped with electrical utilities.
- xiii. Structure No. 13 on Parcel No. 101-200-006: A gazebo constructed of wood and approximately 15' x15' in size.
- xiv. Structure No. 14 on Parcel No. 101-200-006. A bathroom structure constructed of wood and approximately 4' x 4' in size.
- xv. Structure No. 15 on Parcel No. 101-200-006. An accessory structure constructed of wood and approximately 45' x 24' in size, with a patio cover attached to the front that is approximately 45' x 10' in size.
- xvi. Structure No. 16 on Parcel No. 101-200-006. An office structure constructed of wood and approximately 22' x 27' in size.
- xvii. Structure No. 17 on Parcel 101-200-006. An accessory structure constructed of wood and approximately 33.5' x 55' in size with a room addition on stilts that is approximately 16' x 20' in size.
- xviii. Structure No. 18 on Parcel 101-200-006. A barbeque structure constructed of wood and rock and approximately 15' x 10' in size.
- xix. Structure No. 19 on Parcel 101-200-007. A covered structure currently under construction and constructed of wood and approximately 101' x 73' in size.

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- xx. Structure No. 20 on Parcel 101-200-007. An accessory structure constructed of wood and designed in a U-shape and approximately 45' x 36' in size.
- xxi. Structure No. 21 on Parcel No. 101-200-007. A retaining wall constructed of large concrete block and measuring approx 53' long and 8' high.
- xxii. Structure No. 22 on Parcel No. 101-200-005. An entrance structure and sign constructed of wood, concrete and rock and approximately 48' x 20' deep and 20' high.
- xxiii. Structure No. 23 on Parcels No. 101-200-005 and 101-210-011. A structure that appears to be a firehouse constructed from three shipping containers with a stucco façade on the front.
- e. From committing further violations of RCO No. 457 by applying for and obtaining a Grading Restoration Permit from the County to restore the unpermitted grading on The Properties to its previously existing natural state. Such permit application shall be submitted to the County on County approved forms and include restoration of each pad graded for construction of the twenty-three (23) structures described in Paragraph 2(d) above.
- f. From committing further violations of RCO No. 348 by specifically requiring Defendants to reduce the outside storage to no greater than two hundred (200) square feet per parcel and no greater than three (3) feet in height within sixty (60) days of this Judgment. From committing further violation of RCO No. 348 by specifically requiring Defendants to vacate all persons occupying mobile homes or recreational vehicles on The Properties and removing all utilities from said mobile homes or recreation vehicles within sixty (60) days of the date of this judgment.

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g. From committing further violations of RCO No. 520 by removing and lawfully disposing of all inoperable vehicles, or parts thereof, from The Properties within sixty (60) days of this Judgment.

h. From committing further violations of RCO No. 541 by removing and lawfully disposing of all accumulated rubbish within (60) days of this Judgment.

3. County of Riverside, its employees, agents, contractors, or representatives are authorized to enter upon The Properties without consent, warrant or further order of the Court to complete the abatement described in Paragraph 2 above, and may lawfully dispose of any abated item, material, vehicle, etc. At its discretion, the County may invoke its right to complete the abatement after not less than ten (10) days after the Defendants' last day to comply with Paragraph 2 of this Judgment.

4. The Court retains jurisdiction over the parties in order to enforce this Judgment and performance of its terms.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Defendants and each of them shall pay Plaintiff County's costs of inspection, investigation, and enforcement, including reasonable attorneys fees pursuant to RCO No. 725, section 11 and 15, and California Government Code section 25845. The reasonable costs of abatement and attorney's fees, pursuant to RCO No. 725, may be imposed as lien on the real property and collected in the same manner as property taxes, or in any other manner provided by law. Plaintiff shall recover abatement costs, including attorneys' fees, in the amount of \$53,373.50.

Dated: August 5, 2010

P.J. Argento
The Honorable John D. Molloy
Judge of the Superior Court

BGF/kae
June 29, 2010
L:\Litigation\BGF\COR v. Starranch RIC512809\Starranch default\Proposed Injunctio.docx

PROOF OF SERVICE BY MAIL

Superior Court Case No. RIC 512809

I, the undersigned, say that I am a citizen of the United States and am employed in the county of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is: 3960 Orange St., Fifth Floor, Riverside, CA 92501-3674.

That on **July 1, 2010**, I served a copy of the following listed documents:

[PROPOSED] JUDGMENT

by depositing a true copy thereof in a sealed envelope(s) addressed as follows:

Robert Zemel, Agent for Service of Process
5165 Green River Rd.
Corona, CA 92880

Robert Zemel
5165 Green River Rd.
Corona, CA 92880

I am "readily familiar" with this office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U. S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on **July 1, 2010**, at Riverside, California.



PAMELA GROVE

Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #101200004-0		Parcel # 101200004-0	
Assessee:	STARRANCH MANAGEMENT	Land	1,244
Mail Name:	C/O JIM BROWN	Structure	16,164
Mail Address:	5165 GREEN RIVER RD	Full Value	17,408
City, State Zip:	CORONA CA 92880	Total Net	17,408
Real Property Use Code:	R1		
Base Year	2007		
Conveyance Number:	0756462		
Conveyance (mm/yy):	10/2006		
PUI:	R010000		
TRA:	59-002		
Taxability Code:	0-00		
ID Data:	Lot 2 MB 007/039 ALTA VISTA TR		
Situs Address:	5165 GREEN RIVER DR CORONA CA 92882		



EXHIBIT NO. C

Assessment Roll For the 2010-2011 Tax Year as of January 1, 2010

Assessment #101200005-1	Parcel # 101200005-1
--------------------------------	-----------------------------

Assessee:	STARRANCH MANAGEMENT	Land	58,642
Mail Name:	C/O JIM BROWN	Full Value	58,642
Mail Address:	5165 GREEN RIVER RD	Total Net	58,642
City, State Zip:	CORONA CA 92880		
Real Property Use Code:	YR		
Base Year	2007		
Conveyance Number:	0756462		
Conveyance (mm/yy):	10/2006		
PUI:	R070000		
TRA:	59-002		
Taxability Code:	0-00		
ID Data:	Lot 1 MB 024/041 AMENDED MAP OF POR OF ALTA VISTA		

View Parcel Map

EXHIBIT NO. C2

Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #101200006-2	Parcel # 101200006-2
--------------------------------	-----------------------------

Assessee:	STARRANCH MANAGEMENT	Land	162,539
Mail Name:	C/O JIM BROWN	Full Value	162,539
Mail Address:	5165 GREEN RIVER RD	Total Net	162,539
City, State Zip:	CORONA CA 92880		
Real Property Use Code:	YR		
Base Year	2007		
Conveyance Number:	0756462		
Conveyance (mm/yy):	10/2006		
PUI:	R070000		
TRA:	59-002		
Taxability Code:	0-00		
ID Data:	Lot 2 MB 024/041 AMENDED MAP OF POR OF ALTA VISTA		
Situs Address:	5115 GREEN RIVER DR CORONA CA 92880		



EXHIBIT NO. C3

Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #101200007-3		Parcel # 101200007-3	
Assessee:	STARRANCH MANAGEMENT	Land	89,365
Mail Name:	C/O JIM BROWN	Full Value	89,365
Mail Address:	5165 GREEN RIVER RD	Total Net	89,365
City, State Zip:	CORONA CA 92880		
Real Property Use Code:	YR		
Base Year	2007		
Conveyance Number:	0756462		
Conveyance (mm/yy):	10/2006		
PUI:	R070000		
TRA:	59-002		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		

View Parcel Map

EXHIBIT NO. C4

Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #101200008-4		Parcel # 101200008-4	
Assessee:	STARRANCH MANAGEMENT	Land	192,432
Mail Name:	C/O JIM BROWN	Full Value	192,432
Mail Address:	5165 GREEN RIVER RD	Total Net	192,432
City, State Zip:	CORONA CA 92880		
Real Property Use Code:	AY		
Base Year	2007		
Conveyance Number:	0756462		
Conveyance (mm/yy):	10/2006		
PUI:	A190000		
TRA:	59-002		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		

View Parcel Map

EXHIBIT NO. C⁵

Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #101200009-5		Parcel # 101200009-5	
Assessee:	STARRANCH MANAGEMENT	Land	8,510
Mail Name:	C/O JIM BROWN	Full Value	8,510
Mail Address:	5165 GREEN RIVER RD	Total Net	8,510
City, State Zip:	CORONA CA 92880		
Real Property Use Code:	YR		
Base Year	2007		
Conveyance Number:	0756462		
Conveyance (mm/yy):	10/2006		
PUI:	R070000		
TRA:	59-002		
Taxability Code:	0-00		
ID Data:	Lot 1 MB 032/025		

[View Parcel Map](#)

EXHIBIT NO. C6

Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #101200010-5		Parcel # 101200010-5	
Assessee:	STARRANCH MANAGEMENT	Land	3,838
Mail Name:	C/O JIM BROWN	Full Value	3,838
Mail Address:	5165 GREEN RIVER RD	Total Net	3,838
City, State Zip:	CORONA CA 92880		
Real Property Use Code:	YR		
Base Year	2007		
Conveyance Number:	0756462		
Conveyance (mm/yy):	10/2006		
PUI:	R070000		
TRA:	59-002		
Taxability Code:	0-00		
ID Data:	Lot 35 MB 007/039 ALTA VISTA TR		

View Parcel Map

EXHIBIT NO. C7

Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #101200012-7	Parcel # 101200012-7
--------------------------------	-----------------------------

Assessee:	STARRANCH MANAGEMENT	Land	10,169
Mail Name:	C/O JIM BROWN	Full Value	10,169
Mail Address:	5165 GREEN RIVER RD	Total Net	10,169
City, State Zip:	CORONA CA 92880		
Real Property Use Code:	YR		
Base Year	2007		
Conveyance Number:	0756462		
Conveyance (mm/yy):	10/2006		
PUI:	R070000		
TRA:	59-002		
Taxability Code:	0-00		
ID Data:	Lot 39 MB 007/039 ALTA VISTA TR		

View Parcel Map

EXHIBIT NO. C8

Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #101210014-0		Parcel # 101210014-0	
Assessee:	STARRANCH MANAGEMENT	Land	268,720
Mail Name:	C/O JIM BROWN	Full Value	268,720
Mail Address:	5165 GREEN RIVER RD	Total Net	268,720
City, State Zip:	CORONA CA 92880		
Real Property Use Code:	AY		
Base Year	2007		
Conveyance Number:	0756462		
Conveyance (mm/yy):	10/2006		
PUI:	A190000		
TRA:	59-002		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		

View Parcel Map

EXHIBIT NO.
C¹⁰

Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #101210017-3		Parcel # 101210017-3	
Assessee:	STARRANCH MANAGEMENT	Land	58,227
Mail Name:	C/O JIM BROWN	Full Value	58,227
Mail Address:	5165 GREEN RIVER RD	Total Net	58,227
City, State Zip:	CORONA CA 92880		
Real Property Use Code:	AY		
Base Year	2007		
Conveyance Number:	0756462		
Conveyance (mm/yy):	10/2006		
PUI:	A190000		
TRA:	59-002		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		

View Parcel Map

EXHIBIT NO. C"

Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #101210019-5		Parcel # 101210019-5	
Assessee:	STARRANCH MANAGEMENT	Land	811,455
Mail Name:	C/O JIM BROWN	Full Value	811,455
Mail Address:	5165 GREEN RIVER RD	Total Net	811,455
City, State Zip:	CORONA CA 92880		
Real Property Use Code:	AY		
Base Year	2007		
Conveyance Number:	0756462		
Conveyance (mm/yy):	10/2006		
PUI:	A190000		
TRA:	59-002		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		

[View Parcel Map](#)

EXHIBIT NO. CR

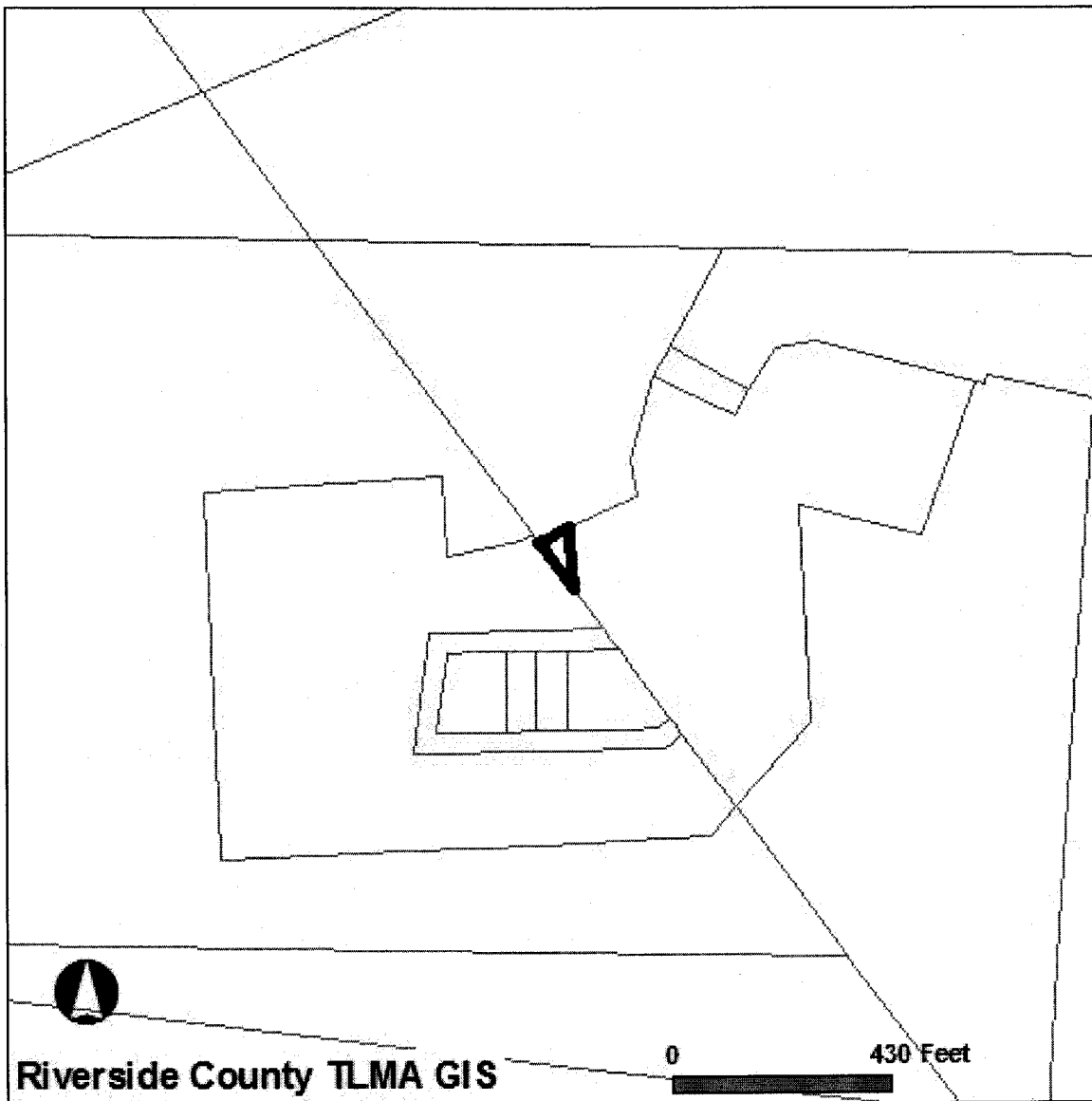
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #101210021-6		Parcel # 101210021-6	
Assessee:	STARRANCH MANAGEMENT	Land	174,683
Mail Name:	C/O JIM BROWN	Full Value	174,683
Mail Address:	5165 GREEN RIVER RD	Total Net	174,683
City, State Zip:	CORONA CA 92880		
Real Property Use Code:	AY		
Base Year	2007		
Conveyance Number:	0756462		
Conveyance (mm/yy):	10/2006		
PUI:	A190000		
TRA:	59-002		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		

[View Parcel Map](#)

EXHIBIT NO. ^{C13}

RIVERSIDE COUNTY GIS



Selected parcel(s):
101-200-004

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD REPORT

APNs

101-200-004-0

OWNER NAME / ADDRESS

STARRANCH MANAGEMENT
5165 GREEN RIVER DR
CORONA, CA. 92882

MAILING ADDRESS

C/O JIM BROWN
5165 GREEN RIVER RD
CORONA CA. 92880

EXHIBIT NO. _____

C14

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 7/39
SUBDIVISION NAME: ALTA VISTA TR
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.08 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 832 SQFT., 1 BDRM/ 0.5 BATH, 1 STORY, CONST'D 1952COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: A7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: CORONA
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR8W SEC 36

ELEVATION RANGE

1044/1068 FEET

PREVIOUS APN

092-900-002

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

TEMESCAL CANYON

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
20

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS

WITHIN A 1/2 MILE OF

FRESNO FAULT

UNNAMED FAULT IN ELSINORE FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

GREEN RIVER

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 58.09 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

041907

FARMLAND

OTHER LANDS

TAX RATE AREAS

059002

- CORONA NORCO UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST

- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

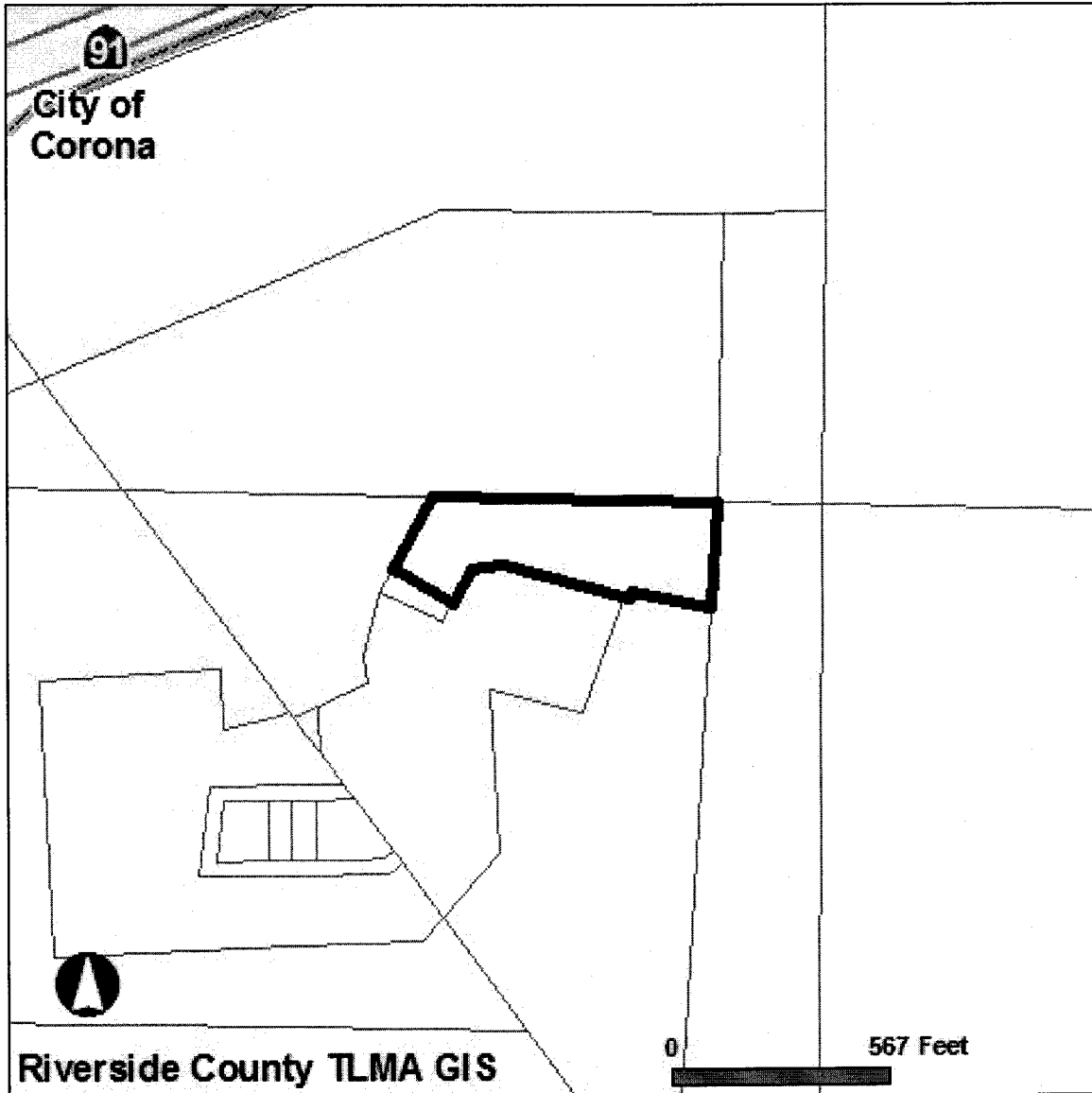
SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Wed Jul 13 17:31:12 2011
Version 110502

RIVERSIDE COUNTY GIS



Selected parcel(s):
101-200-005

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD REPORT

APNs

101-200-005-1

OWNER NAME / ADDRESS

STARRANCH MANAGEMENT
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O JIM BROWN
5165 GREEN RIVER RD
CORONA CA. 92880

LEGAL DESCRIPTION

EXHIBIT NO. C15

RECORDED BOOK/PAGE: MB 24/41
SUBDIVISION NAME: AMENDED MAP OF POR OF ALTA VISTA
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 3.18 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: A7, B7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: CORONA
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR8W SEC 36

ELEVATION RANGE

1000/996 FEET

PREVIOUS APN

101-200-003

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

TEMESCAL CANYON

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
COASTAL SAGE SCRUB
GRASSLAND
WOODLAND AND FORESTS

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
20

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.**

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHEDSANTA ANA RIVER

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS

WITHIN A 1/2 MILE OF

FRESNO FAULT

UNNAMED FAULT IN ELSINORE FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

GREEN RIVER

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 57.98 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

041907

FARMLAND

OTHER LANDS

TAX RATE AREAS

059002

- CORONA NORCO UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152

- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

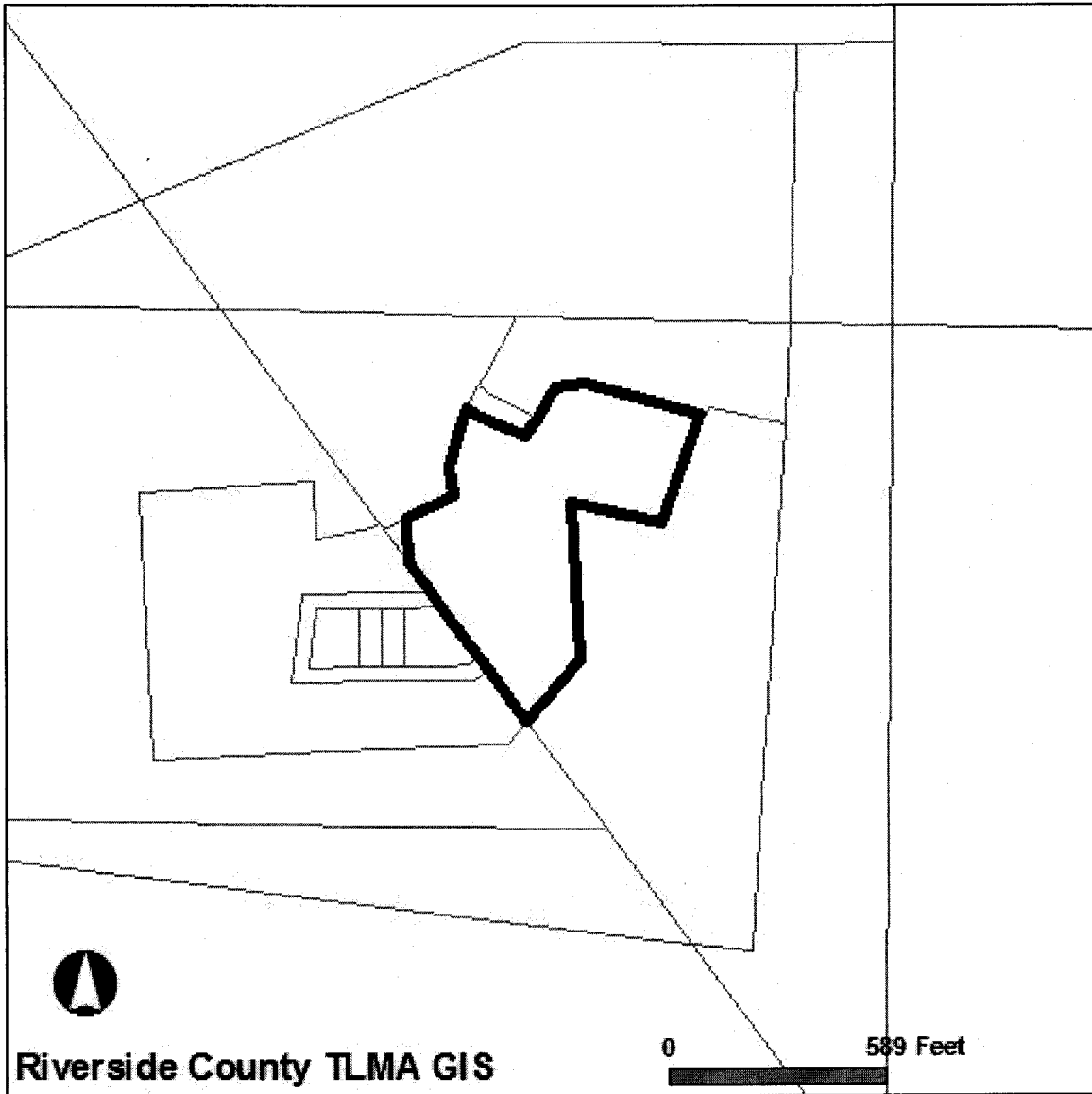
SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Wed Jul 13 17:32:20 2011
Version 110502

RIVERSIDE COUNTY GIS



Selected parcel(s):
101-200-006

IMPORTANT

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STANDARD REPORT

APNs

101-200-006-2

OWNER NAME / ADDRESS

STARRANCH MANAGEMENT
5115 GREEN RIVER DR
CORONA, CA. 92880

MAILING ADDRESS

C/O JIM BROWN
5165 GREEN RIVER RD
CORONA CA. 92880

EXHIBIT NO. C 16

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 24/41
SUBDIVISION NAME: AMENDED MAP OF POR OF ALTA VISTA
LOT/PARCEL: 4, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 8.82 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: A7, B7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: CORONA
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR8W SEC 36

ELEVATION RANGE

1012/1220 FEET

PREVIOUS APN

101-200-003

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

TEMESCAL CANYON

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
AGRICULTURAL LAND
COASTAL SAGE SCRUB
DEVELOPED/DISTURBED LAND
GRASSLAND
RIPARIAN SCRUB, WOODLAND, FOREST

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
20

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.**WATER DISTRICT**
WMWD**FLOOD CONTROL DISTRICT**
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
COUNTY FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.**FAULTS**
WITHIN A 1/2 MILE OF
FRESNO FAULT
UNNAMED FAULT IN ELSINORE FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.**LIQUEFACTION POTENTIAL**
NO POTENTIAL FOR LIQUEFACTION EXISTS**SUBSIDENCE**
NOT IN A SUBSIDENCE AREA**PALEONTOLOGICAL SENSITIVITY**
LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT
CORONA-NORCO UNIFIED**COMMUNITIES**
GREEN RIVER**COUNTY SERVICE AREA**
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**
NOT APPLICABLE, 57.92 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
041907**FARMLAND**
OTHER LANDS**TAX RATE AREAS**
059002
•CORONA NORCO UNIFIED SCHOOL
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST
•CSA 152
•FLOOD CONTROL ADMINISTRATION

- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

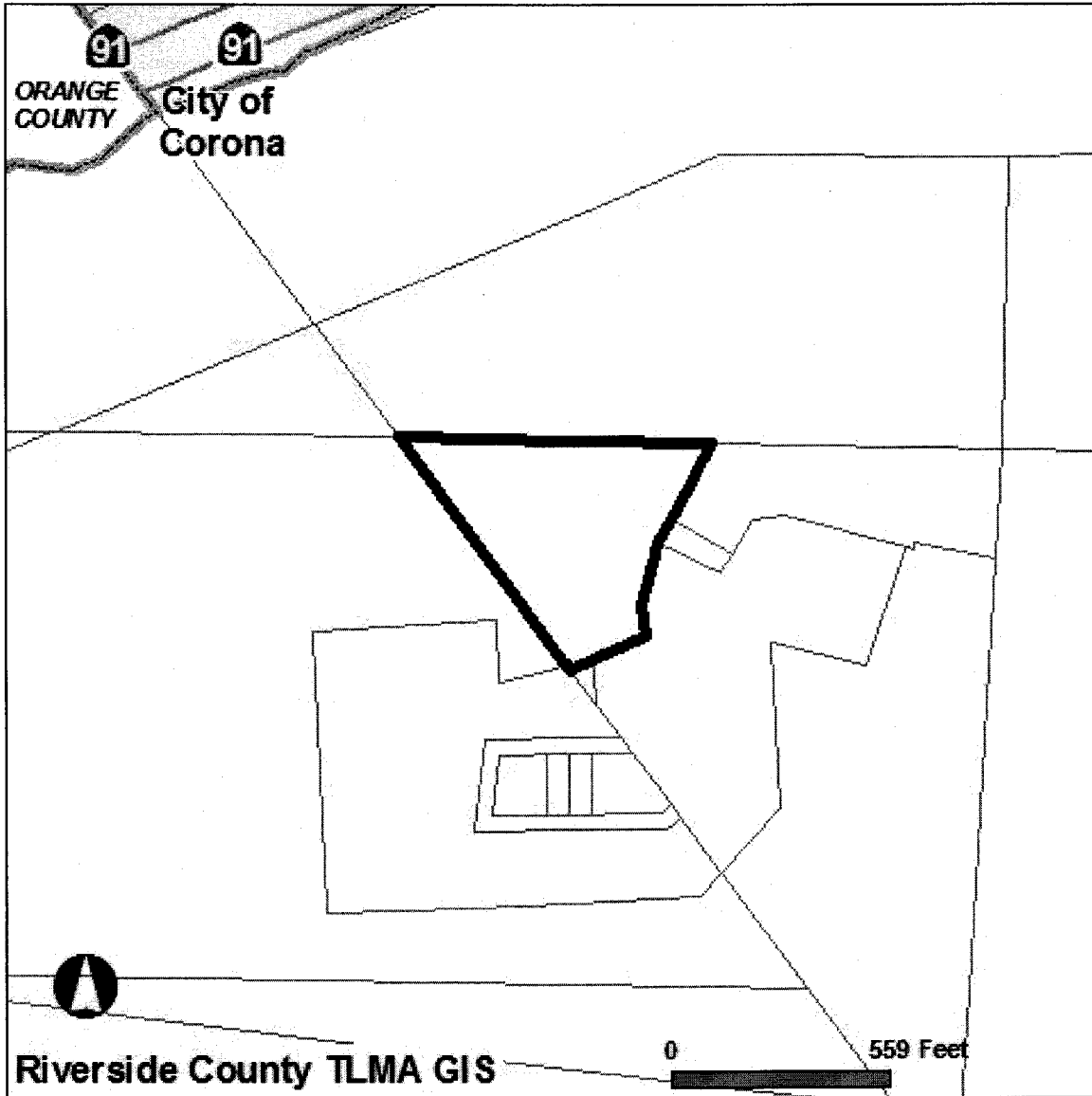
SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV0805059	NEIGHBORHOOD ENFORCEMENT	Jun. 10, 2008

REPORT PRINTED ON...Wed Jul 13 17:33:27 2011
Version 110502

RIVERSIDE COUNTY GIS



Selected parcel(s):
101-200-007

IMPORTANT

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STANDARD REPORT

APNs

101-200-006-2

OWNER NAME / ADDRESS

STARRANCH MANAGEMENT
5115 GREEN RIVER DR
CORONA, CA. 92880

MAILING ADDRESS

C/O JIM BROWN
5165 GREEN RIVER RD
CORONA CA. 92880

EXHIBIT NO. _____

C 17

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 24/41
SUBDIVISION NAME: AMENDED MAP OF POR OF ALTA VISTA
LOT/PARCEL: 4, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 8.82 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: A7, B7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: CORONA
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR8W SEC 36

ELEVATION RANGE

1012/1220 FEET

PREVIOUS APN

101-200-003

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

TEMESCAL CANYON

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
AGRICULTURAL LAND
COASTAL SAGE SCRUB
DEVELOPED/DISTURBED LAND
GRASSLAND
RIPARIAN SCRUB, WOODLAND, FOREST

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
20

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS

WITHIN A 1/2 MILE OF

FRESNO FAULT

UNNAMED FAULT IN ELSINORE FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

GREEN RIVER

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 57.92 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

041907

FARMLAND

OTHER LANDS

TAX RATE AREAS

059002

- CORONA NORCO UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION

- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

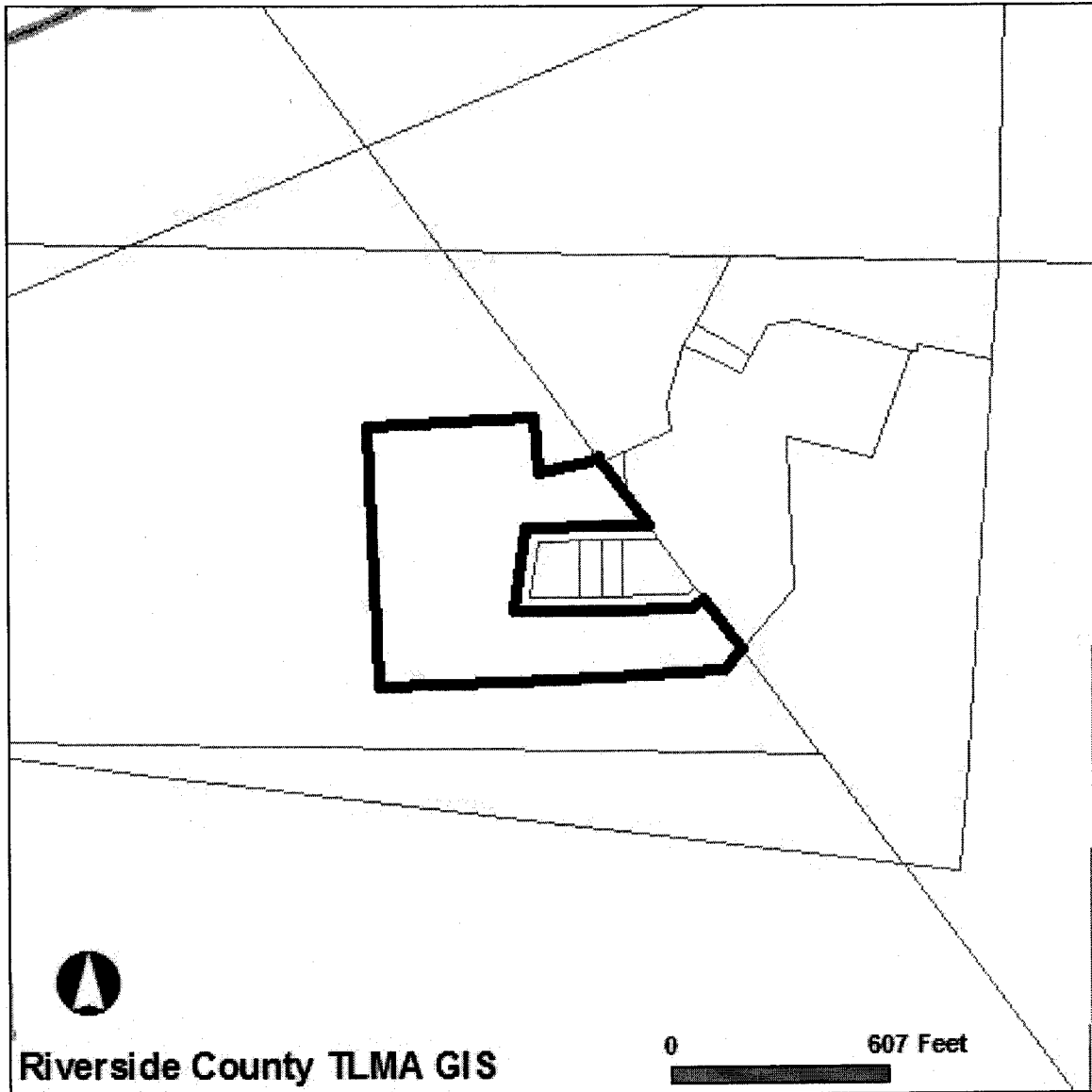
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV0805059	NEIGHBORHOOD ENFORCEMENT	Jun. 10, 2008

REPORT PRINTED ON...Wed Jul 13 17:43:00 2011
Version 110502

RIVERSIDE COUNTY GIS



Selected parcel(s):
101-200-008

IMPORTANT

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STANDARD REPORT

APNs

101-200-008-4

OWNER NAME / ADDRESS

STARRANCH MANAGEMENT
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O JIM BROWN
5165 GREEN RIVER RD
CORONA CA. 92880

LEGAL DESCRIPTION

EXHIBIT NO. _____

C 18

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 10.48 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: A7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY

CITY SPHERE: CORONA

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: NOT APPLICABLE

PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR8W SEC 36

ELEVATION RANGE

1000/1220 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.

RM

AREA PLAN (RCIP)

TEMESCAL CANYON

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
AGRICULTURAL LAND
COASTAL SAGE SCRUB
DEVELOPED/DISTURBED LAND
GRASSLAND
RIPARIAN SCRUB, WOODLAND, FOREST
WOODLAND AND FORESTS

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
20

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.**WATER DISTRICT**
WMWD**FLOOD CONTROL DISTRICT**
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
COUNTY FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.**FAULTS**
WITHIN A 1/2 MILE OF
FRESNO FAULT
UNNAMED FAULT IN ELSINORE FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.**LIQUEFACTION POTENTIAL**
NO POTENTIAL FOR LIQUEFACTION EXISTS**SUBSIDENCE**
NOT IN A SUBSIDENCE AREA**PALEONTOLOGICAL SENSITIVITY**
LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT
CORONA-NORCO UNIFIED**COMMUNITIES**
GREEN RIVER**COUNTY SERVICE AREA**
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**
NOT APPLICABLE, 57.98 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
041907**FARMLAND**
OTHER LANDS**TAX RATE AREAS**
059002
•CORONA NORCO UNIFIED SCHOOL
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST
•CSA 152
•FLOOD CONTROL ADMINISTRATION
•FLOOD CONTROL ZONE 2
•GENERAL
•GENERAL PURPOSE

- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Wed Jul 13 17:45:35 2011
Version 110502

RIVERSIDE COUNTY GIS



Selected parcel(s):
101-200-009

IMPORTANT

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STANDARD REPORT

APNs

101-200-009-5

OWNER NAME / ADDRESS

STARRANCH MANAGEMENT
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O JIM BROWN
5165 GREEN RIVER RD
CORONA CA. 92880

LEGAL DESCRIPTION

EXHIBIT NO. C 19

RECORDED BOOK/PAGE: MB 32/25 OC
SUBDIVISION NAME: NOT AVAILABLE
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.41 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: A7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: CORONA
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR8W SEC 36

ELEVATION RANGE

1068/1112 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

TEMESCAL CANYON

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
AGRICULTURAL LAND
GRASSLAND

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
20

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS

WITHIN A 1/2 MILE OF

FRESNO FAULT

UNNAMED FAULT IN ELSINORE FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

GREEN RIVER

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 58.08 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

041907

FARMLAND

OTHER LANDS

TAX RATE AREAS

059002

- CORONA NORCO UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE

- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

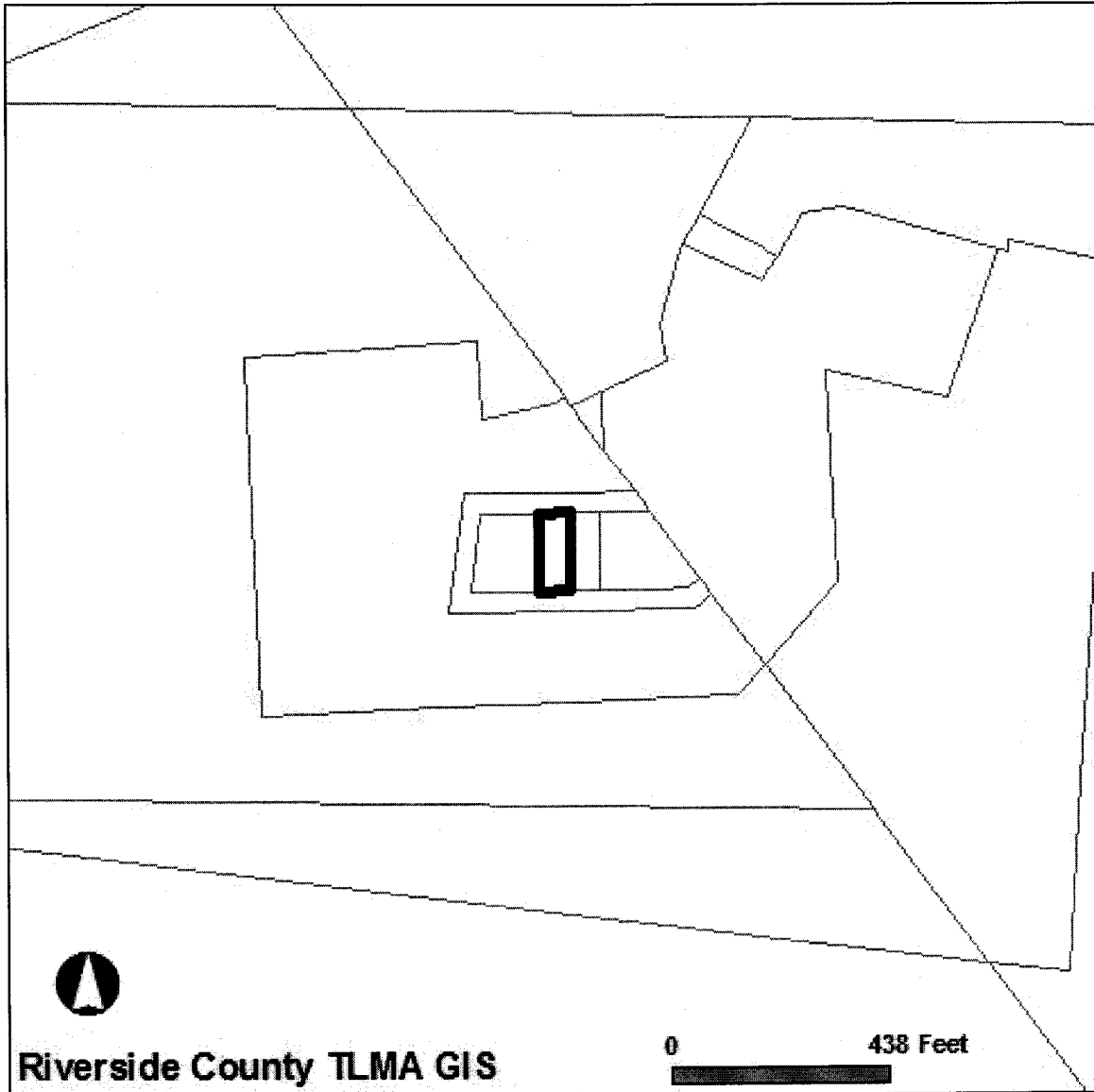
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Wed Jul 13 17:48:24 2011
Version 110502

RIVERSIDE COUNTY GIS



Selected parcel(s):
101-200-010

IMPORTANT

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STANDARD REPORT

APNs

101-200-010-5

OWNER NAME / ADDRESS

STARRANCH MANAGEMENT
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O JIM BROWN
5165 GREEN RIVER RD
CORONA CA. 92880

LEGAL DESCRIPTION

EXHIBIT NO. _____

C 20

RECORDED BOOK/PAGE: MB 7/39
SUBDIVISION NAME: ALTA VISTA TR
LOT/PARCEL: 36, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.19 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: A7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: CORONA
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR8W SEC 36

ELEVATION RANGE

1084/1124 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

TEMESCAL CANYON

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
AGRICULTURAL LAND

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
20

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS

WITHIN A 1/2 MILE OF

FRESNO FAULT

UNNAMED FAULT IN ELSINORE FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

GREEN RIVER

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 58.07 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

041907

FARMLAND

OTHER LANDS

TAX RATE AREAS

059002

- CORONA NORCO UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST

- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

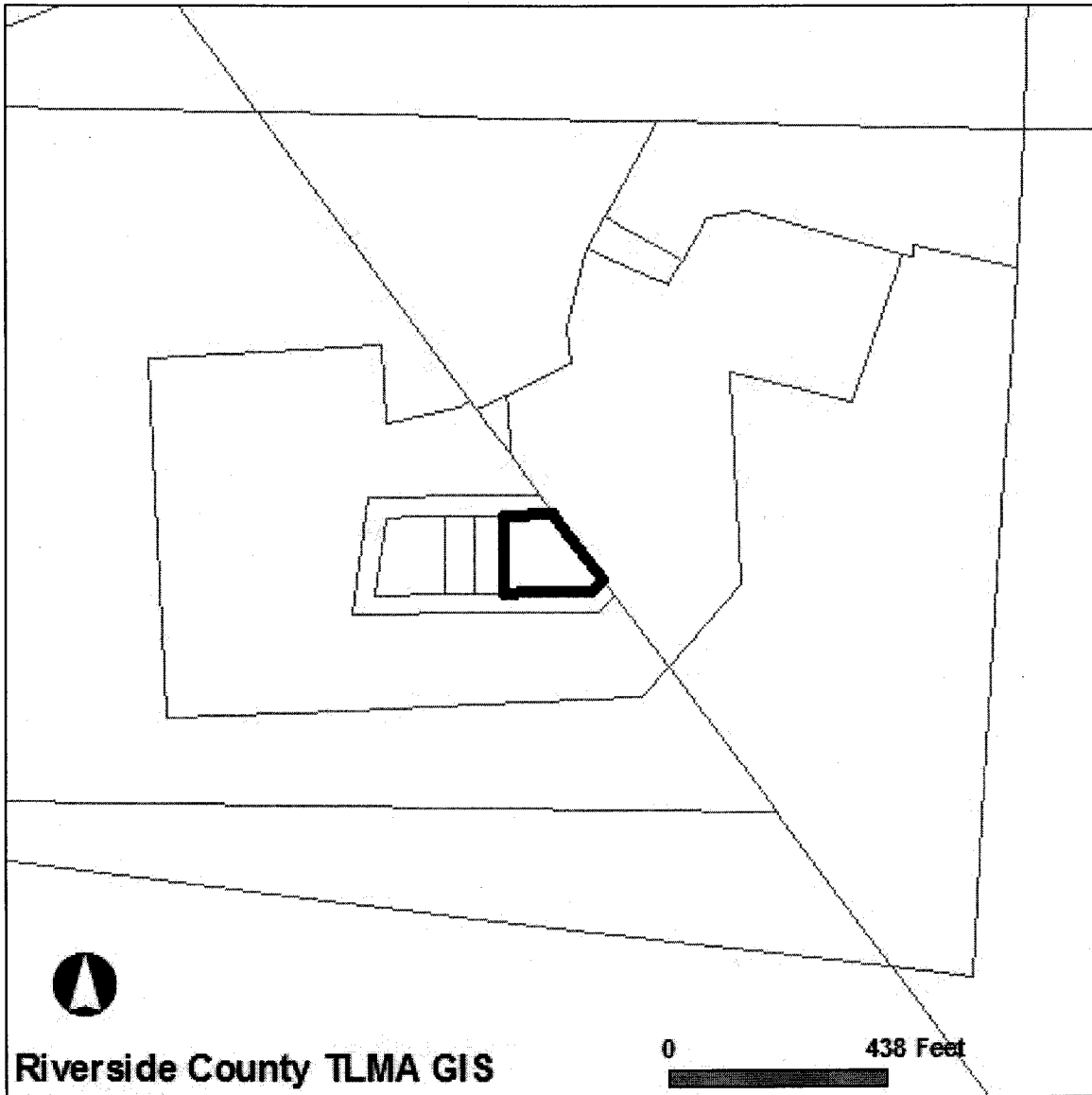
SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Wed Jul 13 17:50:12 2011
Version 110502

RIVERSIDE COUNTY GIS



Selected parcel(s):
101-200-012

IMPORTANT

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STANDARD REPORT

APNs

101-200-012-7

OWNER NAME / ADDRESS

STARRANCH MANAGEMENT
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O JIM BROWN
5165 GREEN RIVER RD
CORONA CA. 92880

LEGAL DESCRIPTION

EXHIBIT NO. C 21

RECORDED BOOK/PAGE: MB 7/39
SUBDIVISION NAME: ALTA VISTA TR
LOT/PARCEL: 44, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.19 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: A7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: CORONA
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR8W SEC 36

ELEVATION RANGE

1100/1148 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

TEMESCAL CANYON

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
AGRICULTURAL LAND
RIPARIAN SCRUB, WOODLAND, FOREST

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
20

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS

WITHIN A 1/2 MILE OF

FRESNO FAULT

UNNAMED FAULT IN ELSINORE FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

GREEN RIVER

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 58.03 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

041907

FARMLAND

OTHER LANDS

TAX RATE AREAS

059002

- CORONA NORCO UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE

- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

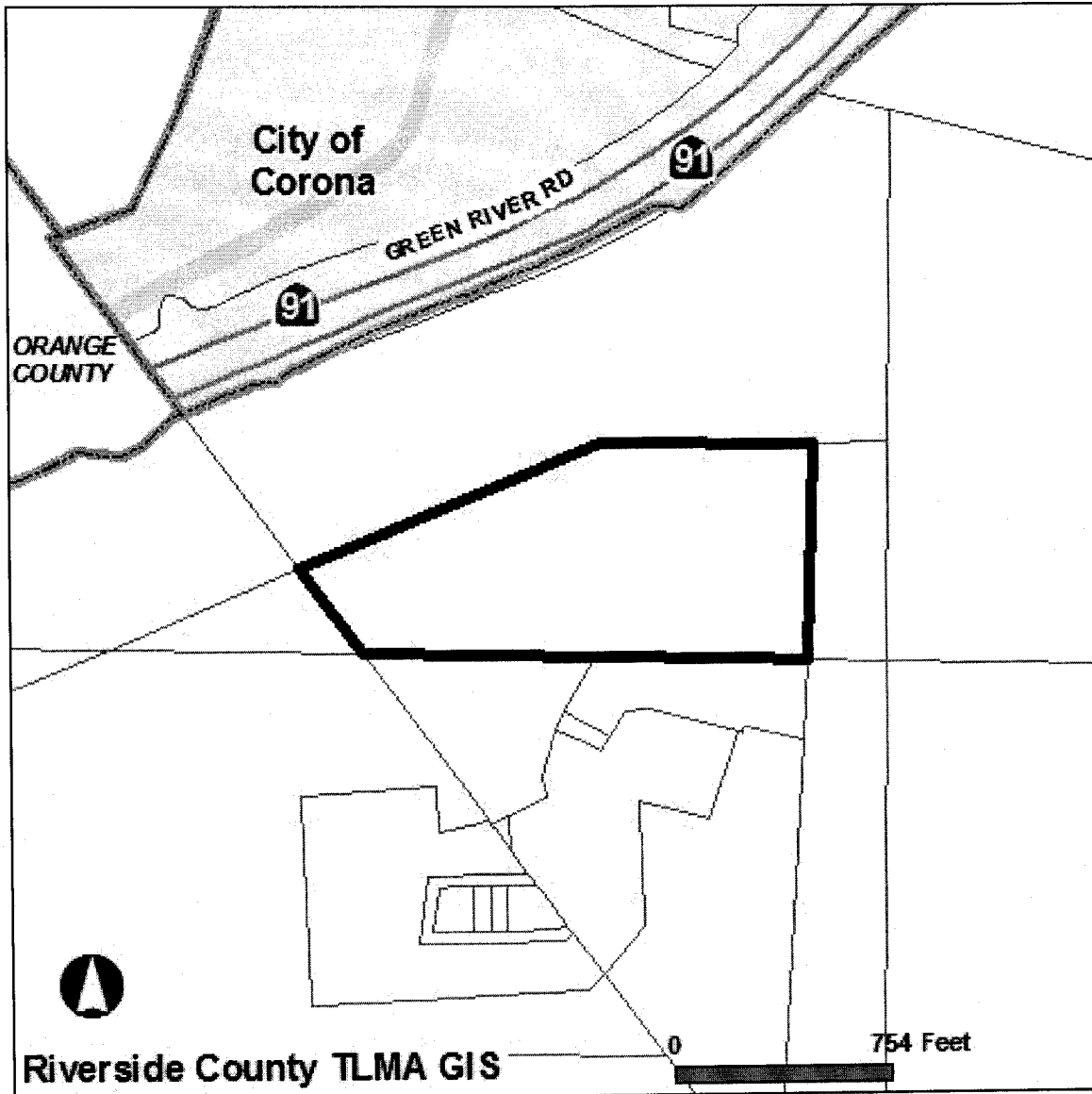
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Wed Jul 13 17:51:23 2011
Version 110502

RIVERSIDE COUNTY GIS



Selected parcel(s):
101-210-011

IMPORTANT

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STANDARD REPORT

APNs

101-210-011-7

OWNER NAME / ADDRESS

STARRANCH MANAGEMENT
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O JIM BROWN
5165 GREEN RIVER RD
CORONA CA. 92880

LEGAL DESCRIPTION

EXHIBIT NO. C 22

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 24.07 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: A6, A7, B6, B7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: CORONA
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR8W SEC 36

ELEVATION RANGE

1000/996 FEET

PREVIOUS APN

101-210-002

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

TEMESCAL CANYON

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
CHAPARRAL
COASTAL SAGE SCRUB
GRASSLAND

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
20

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS

WITHIN A 1/2 MILE OF
FRESNO FAULT
UNNAMED FAULT IN ELSINORE FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

GREEN RIVER

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 58.01 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

041907

FARMLAND

OTHER LANDS

TAX RATE AREAS

059002
•CORONA NORCO UNIFIED SCHOOL
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST
•CSA 152
•FLOOD CONTROL ADMINISTRATION
•FLOOD CONTROL ZONE 2
•GENERAL
•GENERAL PURPOSE
•METRO WATER WEST
•N.W. MOSQUITO & VECTOR CONT DIST
•RIV CO REG PARK & OPEN SPACE
•RIV. CO. OFFICE OF EDUCATION
•RIVERSIDE CITY COMMUNITY COLLEGE

•RIVERSIDE CORONA RESOURCE CONSER
•WESTERN MUNICIPAL WATER

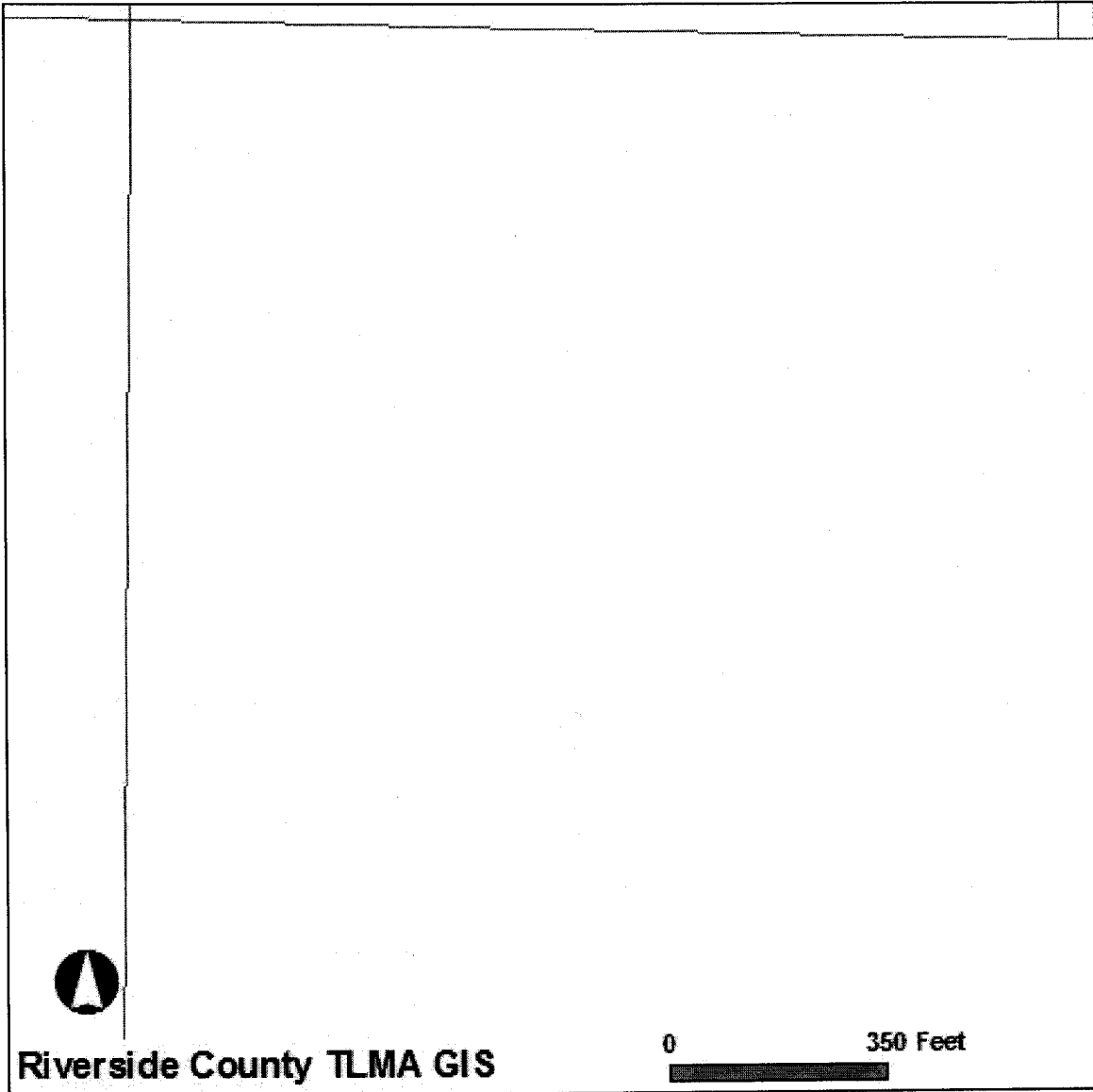
SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Wed Jul 13 17:52:35 2011
Version 110502

RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

0 350 Feet

Selected parcel(s):
101-210-014

IMPORTANT

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STANDARD REPORT

APNs

101-210-014-0

OWNER NAME / ADDRESS

STARRANCH MANAGEMENT
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O JIM BROWN
5165 GREEN RIVER RD
CORONA CA. 92880

LEGAL DESCRIPTION

EXHIBIT NO. C²³

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 14.58 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: A7, B7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY

CITY SPHERE: CORONA

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: NOT APPLICABLE

PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR8W SEC 36

ELEVATION RANGE

1000/996 FEET

PREVIOUS APN

101-210-005

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.

RM

AREA PLAN (RCIP)

TEMESCAL CANYON

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
CHAPARRAL
COASTAL SAGE SCRUB
GRASSLAND
WOODLAND AND FORESTS

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
20

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS

WITHIN A 1/2 MILE OF
FRESNO FAULT
UNNAMED FAULT IN ELSINORE FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

GREEN RIVER

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 57.82 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

041907

FARMLAND

OTHER LANDS

TAX RATE AREAS

059002
•CORONA NORCO UNIFIED SCHOOL
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST
•CSA 152
•FLOOD CONTROL ADMINISTRATION
•FLOOD CONTROL ZONE 2
•GENERAL
•GENERAL PURPOSE
•METRO WATER WEST

- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

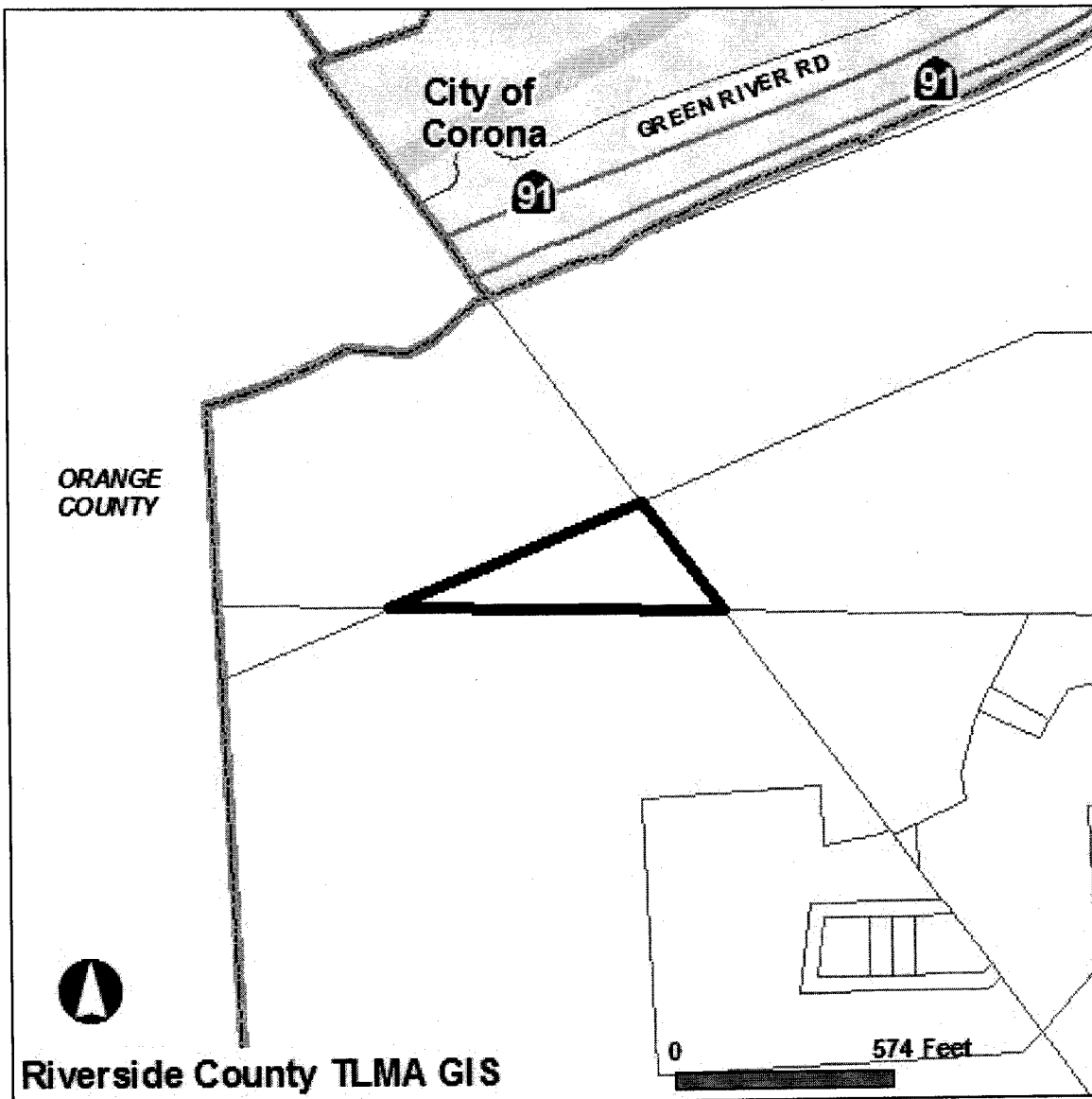
SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Wed Jul 13 17:54:52 2011
Version 110502

RIVERSIDE COUNTY GIS



Selected parcel(s):
101-210-017

IMPORTANT

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STANDARD REPORT

APNs

101-210-017-3

OWNER NAME / ADDRESS

STARRANCH MANAGEMENT
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O JIM BROWN
5165 GREEN RIVER RD
CORONA CA. 92880

LEGAL DESCRIPTION

EXHIBIT NO. _____

C 24

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 3.16 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: A7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: CORONA
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR8W SEC 36

ELEVATION RANGE

800/932 FEET

PREVIOUS APN

101-210-007

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

TEMESCAL CANYON

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
CHAPARRAL
COASTAL SAGE SCRUB
GRASSLAND

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
20

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS

WITHIN A 1/2 MILE OF
FRESNO FAULT
UNNAMED FAULT IN ELSINORE FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

GREEN RIVER

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 58.25 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

041907

FARMLAND

OTHER LANDS

TAX RATE AREAS

059002
•CORONA NORCO UNIFIED SCHOOL
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST
•CSA 152
•FLOOD CONTROL ADMINISTRATION
•FLOOD CONTROL ZONE 2
•GENERAL
•GENERAL PURPOSE
•METRO WATER WEST
•N.W. MOSQUITO & VECTOR CONT DIST
•RIV CO REG PARK & OPEN SPACE
•RIV. CO. OFFICE OF EDUCATION
•RIVERSIDE CITY COMMUNITY COLLEGE

- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

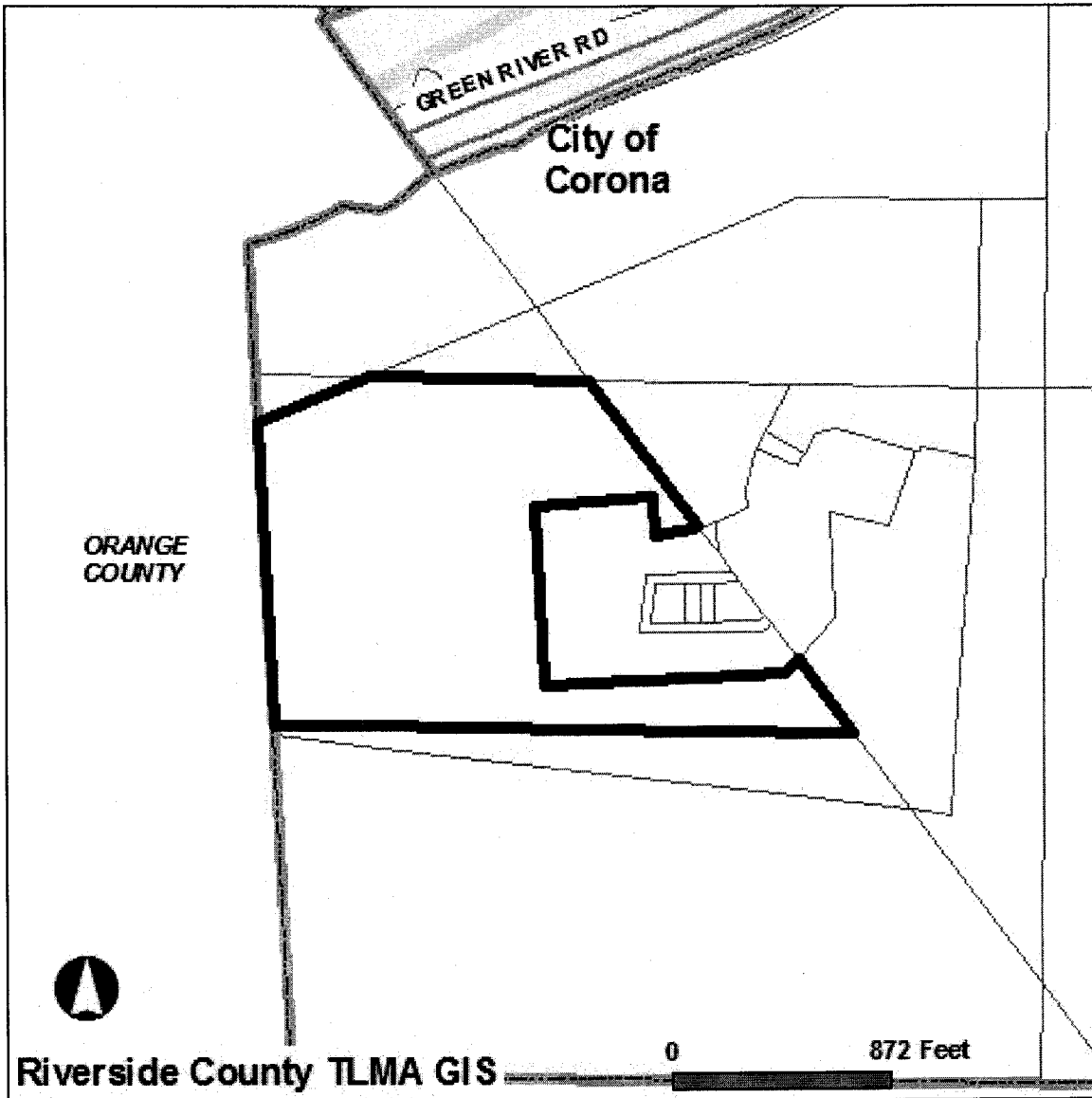
SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Wed Jul 13 17:56:09 2011
Version 110502

RIVERSIDE COUNTY GIS



Selected parcel(s):
101-210-019

IMPORTANT

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STANDARD REPORT

APNs

101-210-019-5

OWNER NAME / ADDRESS

STARRANCH MANAGEMENT
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O JIM BROWN
5165 GREEN RIVER RD
CORONA CA. 92880

LEGAL DESCRIPTION

EXHIBIT NO. _____

C 25

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 44.03 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: A7, B7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: CORONA
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR8W SEC 36

ELEVATION RANGE

1000/996 FEET

PREVIOUS APN

101-210-008

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

TEMESCAL CANYON

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
CHAPARRAL
COASTAL SAGE SCRUB
DEVELOPED/DISTURBED LAND
GRASSLAND
WOODLAND AND FORESTS

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
20

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS

WITHIN A 1/2 MILE OF
FRESNO FAULT
UNNAMED FAULT IN ELSINORE FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

GREEN RIVER

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 57.93 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

041907

FARMLAND

OTHER LANDS

TAX RATE AREAS

059002
•CORONA NORCO UNIFIED SCHOOL
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST
•CSA 152

- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

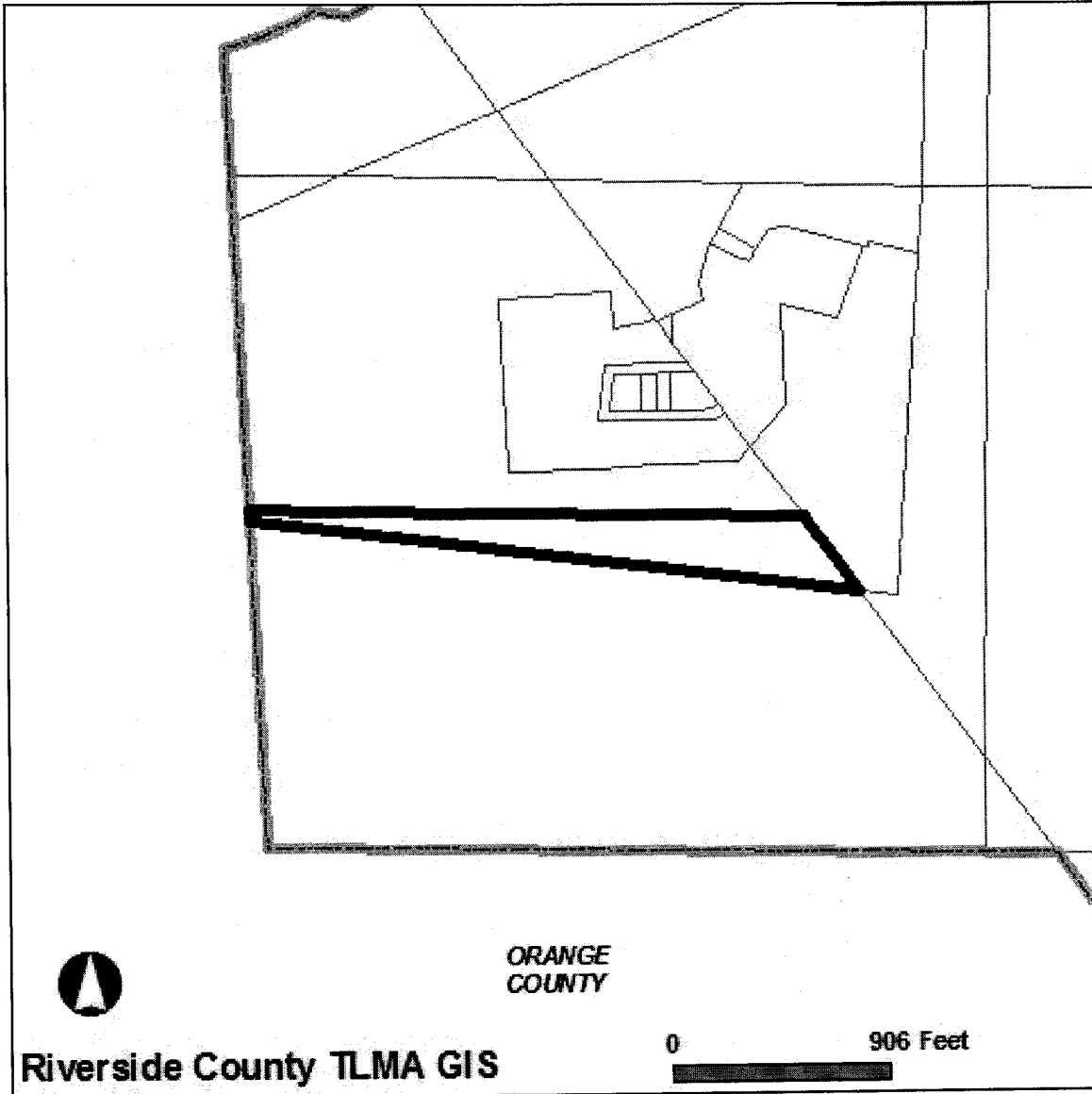
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

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RIVERSIDE COUNTY GIS



Selected parcel(s):
101-210-021

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD REPORT

APNs

101-210-021-6

OWNER NAME / ADDRESS

STARRANCH MANAGEMENT
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O JIM BROWN
5165 GREEN RIVER RD
CORONA CA. 92880

LEGAL DESCRIPTION

EXHIBIT NO. _____

C 26

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 9.48 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 742 GRID: A7, B7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: CORONA
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T3SR8W SEC 36

ELEVATION RANGE

1256/1548 FEET

PREVIOUS APN

101-210-009

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

TEMESCAL CANYON

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

WEST CORONA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
CHAPARRAL
COASTAL SAGE SCRUB
GRASSLAND
WOODLAND AND FORESTS

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
TEMESCAL CANYON

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
20

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

WITHIN A 1/2 MILE OF

FRESNO FAULT

UNNAMED FAULT IN ELSINORE FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

GREEN RIVER

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 57.86 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

041907

FARMLAND

OTHER LANDS

TAX RATE AREAS

059002

- CORONA NORCO UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST

- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
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