

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

702B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 15, 2013

SUBJECT: TENTATIVE PARCEL MAP NO 36448 – CEQA Exempt – Applicant: SFI SMR LLC
– Fifth/Second Supervisorial District – Location: Southerly of Center Street, northerly and
southerly of Pigeon Pass Road – REQUEST: The tentative map is a Schedule I subdivision of
786.07 gross acres into 15 parcels.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the
Director on April 22, 2013.

The Planning Department recommended approval; and,
THE PLANNING DIRECTOR:

APPROVED TENTATIVE PARCEL MAP NO. 36448, subject to the attached conditions of
approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials: CSL:ms/dm
D.M.

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried,
IT WAS ORDERED that the above matter of approval is received and filed as
recommended.

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: June 4, 2013
By: Planning, Applicant

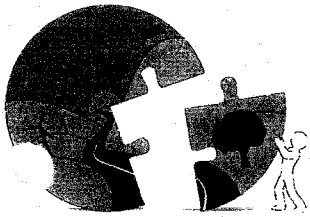
Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.

District: 1st/2nd

Agenda Number:

1-2



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

6/13/13
Date

KL
Initial

NOTICE OF EXEMPTION

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

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

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: TENTATIVE PARCEL MAP NO. 36448

Project Location: In the unincorporated area of Riverside County, more specifically located southerly of Center Street, northerly and southerly of Pigeon Pass Road.

Project Description: Tentative Parcel Map No. 36448 is proposing a Schedule I subdivision of 786.07 gross acres into 15 parcels.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: SFI SMR LP

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
☐ Categorical Exemption ()
- ☒ Statutory Exemption (pursuant to CEQA Guidelines section 15182)
☐ Other: _____

Reasons why project is exempt: CEQA guidelines Section 15182 explains that a project is exempt from the need for a CEQA review if it is located within a Specific Plan, an EIR was done on the Specific Plan after January 1, 1980, the project is for a residential area of the Specific Plan, the entire Specific Plan, with the exception of Planning Area 7 is residential, or ancillary to residential. Planning Area 7 is not included in this Schedule I subdivision, but every other portion of the Specific Plan is, the project is a land subdivision, zone change or planned unit development, nothing in the project triggers CEQA Guidelines Section 15162.

Karen D. [Signature] County Contact Person
[Signature] Project Planner
Board Assistant Title
6/4/13 Date

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Case Files-Riverside office\PM36448\DH-PC-BOS Hearings\DH-PC\NOE Form.docx

JUN 04 2013

1-2

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1202242

±080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: SFI SMR LP STEVE OUELLETTE \$64.00
paid by: MC 086587
paid towards: CFG05875 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA42501
at parcel #:
appl type: CFG3

By _____ Mar 21, 2012 09:10
NTARDY posting date Mar 21, 2012

Account Code Description Amount
658353120100208100 CF&G TRUST: RECORD FEES \$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0011956

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: MICHAEL BRANDMAN ASSOC \$850.00
paid by: CK 86520
paid towards: CFG01676 CALIF FISH & GAME: EIR
CFG FOR EIR424 / SP323
at parcel #:
appl type: CFG2

By _____ Nov 30, 2000 15:56
NMAZIK posting date Nov 30, 2000

Account Code	Description	Amount
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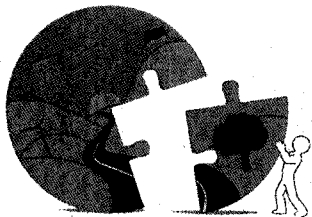
Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

* VOID *

COPY 1-CUSTOMER

* REPRINTED *



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: May 9, 2013

702 B

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: Tentative Parcel Map No. 36448

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Exemption
California Department of Fish & Wildlife Receipt (CFG5875)

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Agenda Item No.: 2-2
Area Plan: Highgrove and Reche
Canyon/Badlands
Zoning District: Edgemont-Sunnymead/
University
Supervisory District: Fifth/Second
Project Planner: Matt Straite
Directors Hearing: April 22, 2013

TENTATIVE PARCEL MAP NO. 36448
Applicant: SFI SMR LP
Engineer/Representative: Kaveh Haghighi

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 36448 is a Schedule I subdivision of 786.07 gross acres into 15 parcels.

The project is located just north of the City of Riverside, more specifically, it is located southerly of Center Street, northerly and southerly of Pigeon Pass Road.

ISSUES OF POTENTIAL CONCERN:

The map is proposed to subdivide an existing approved Specific Plan, Spring Mountain Ranch SP323. The entire project has approved tentative tract maps, but none have recorded. There are several issues and concerns with the Specific Plan, including WRCMSHCP (Western Riverside County Multi Species Habitat Conservation Plan) land dedication, Pigeon Pass construction and closure, NPDES (National Pollutant Discharge Elimination System) issues, water quality and WQMP (Water Quality Management Plan) concerns, and many others. Most of these issues have no relationship to this Schedule I subdivision, except Pigeon Pass Road.

Pigeon Pass Road was closed many years ago and the applicant has been working with the Transportation Department to complete the construction of the street and re-open. The applicant has changed in the interim, creating more complications. The Transportation Department is uncomfortable supporting any entitlements on this project without a commitment to complete Pigeon Pass Road. Accordingly, 50.Trans.6 requires bonds for construction of all backbone roads and infrastructure, including Pigeon Pass Road, and 50.Trans.7 requires that construction of Pigeon Pass Road be added to all grading permits in the project (prior to the final inspection of grading), and lastly, 50.Trans.8 requires a WQMP be finalized for the construction of the road.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Medium Density Residential (MDR), High Density Residential (HDR), Open Space Conservation (OS-C), Open Space-Recreation (OS-R) and Public Facilities (PF) as depicted on RCLIS. |
| 2. Surrounding General Plan Land Use: | Rural Mountainous (RM) and Medium Density Residential to the north and west, City of Riverside and Open Space Conservation (OS-C) to the south, Public Facilities (PF) and Rural Mountainous (RM) to the west. |
| 3. Existing Zoning: | Specific Plan (SP) |
| 4. Surrounding Zoning: | Specific Plan (SP) and Rural Agricultural (R-A) to the north and west, City of Riverside and Rural |

F.M.

- | | |
|----------------------------|--|
| 5. Existing Land Use: | Agricultural – 10 Acre Minimum (R-A-10) to the south, Light Agricultural – 10 Acre Minimum (A-1-10) to the east. |
| 6. Surrounding Land Use: | Vacant Land |
| 7. Project Data: | Single family to the west and north, a landfill to the east, and conservation land to the south. |
| | Total Acreage: 785 Gross Acres |
| | Total Proposed Parcels: 15 |
| | Schedule: I |
| 8. Environmental Concerns: | Exempt pursuant to CEQA guidelines Section 15182 |

RECOMMENDATIONS:

APPROVAL of **TENTATIVE PARCEL MAP NO. 36448**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (MDR), High Density Residential (HDR, Open Space Conservation (OS-C), Open Space-Recreation (OS-R) and Public Facilities (PF) as depicted on RCLIS on the Highgrove and Reche Canyon/Badlands Area Plans.
2. The proposed use, parcels with a minimum of 20 acres, is permitted use in the Specific Plan.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (MDR), High Density Residential (HDR, Open Space Conservation (OS-C), Open Space-Recreation (OS-R) and Public Facilities (PF) as depicted on RCLIS..
4. The zoning for the subject site is Specific Plan (SP).
5. The proposed use is consistent with the development standards set forth in the Specific Plan zone.
6. The project site is surrounded by properties which are zoned Specific Plan (SP) and Rural Agricultural (R-A) to the north and west, City of Riverside and Rural Agricultural – 10 Acre Minimum (R-A-10) to the south, Light Agricultural – 10 Acre Minimum (A-1-10) to the east.
7. Similar residential uses have been constructed and are operating in the project vicinity.
8. This project is located within Criteria Area's 0, 97, 101, 146, 147, 148, 149, 196, 197, of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such was required to complete the HANS process. The project has completed HANS and any requirements for land dedication are requirements of other Specific Plan entitlements and are not required of this Parcel Map. This project fulfills those requirements.

9. This project is within the City Sphere of Influence of Riverside.
10. CEQA guidelines Section 15182 explains that a project is exempt from the need for a CEQA review if:
 - a. It is located within a Specific Plan.
 - i) The project is entirely within an approved Specific Plan.
 - b. An EIR was done on the Specific Plan after January 1, 1980.
 - i) The EIR for the Specific Plan was adopted in 2001.
 - c. The project is for a residential area of the Specific Plan.
 - i) The entire Specific Plan, with the exception of Planning Area 7 is residential, or ancillary to residential. Planning Area 7 is not included in this Schedule I subdivision, but every other portion of the Specific Plan is.
 - d. The project is a land subdivision, zone change or planned unit development.
 - i) The proposed project is a land subdivision.
 - e. Nothing in the project triggers CEQA Guidelines Section 15162.
 - i) Section 15162 explains that projects within an approved EIR do not require any additional CEQA review IF the project is consistent with the EIR and imposes no new impacts. More specifically:
 - (1) At this time the project proposes no impacts that were not reviewed in the EIR or the addenda to the EIR, and the project will create no environmental impacts as no grading can take place as a result of the project.
 - (2) There are no changes to the circumstances under which the EIR or the addenda to the EIR was adopted. Development conditions surrounding the project have not changed since the EIR adoption in 2001.
 - (3) There is no new information available that was not available in 2001. The Tentative Maps that were approved did create addendums to the EIR that accounted for the MSHCP and increased State and County regulation since 2001.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (MDR), High Density Residential (HDR), Open Space Conservation (OS-C), Open Space-Recreation (OS-R) and Public Facilities (PF) as depicted on RCLIS Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule I map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA).

7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The city of Riverside sphere of influence;
 - b. A dam inundation area;
 - c. A high fire area;
 - d. A Recreation and Parks District;
 - e. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - f. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. A 100-year flood plain or;
 - b. An area of low liquefaction; and,
 - c. The boundaries of the Highgrove Community Service Area #126.
4. The subject site is currently designated as Assessor's Parcels :255-120-011; 255-140-019; 255-170-010; 255-180-016; 255-180-022; 255-180-022; 255-190-016; 255-190-017; 255-200-028; 255-200-029; 255-200-032; 255-200-038; 255-200-039; 255-200-040; 255-200-041; 255-200-042; 255-200-043; 255-200-044; 255-200-040; 255-200-046; 255-200-047; 255-200-048; 255-210-011; 255-210-012; 255-210-013; 255-210-014; 255-220-008; 255-220-009; 255-220-010; 255-230-001; 255-230-003; 255-230-004; 255-230-009; 255-230-011; 255-240-010; 255-240-013; 255-240-014; 257-100-012; 257-100-034; 257-120-003; 257-170-007; 257-180-008; 257-180-009; 255-180-023.

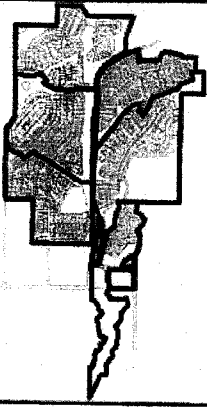
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Y:\Planning Case Files-Riverside office\PM36448\Exhibits & Pictures\Applicants Exhibits\Staff Report.docx

Date Prepared: 3/14/13

Date Revised: 02/20/13

Key Map



SPRING MOUNTAIN RANCH SPECIFIC PLAN No. 523

SPRING MOUNTAIN



LEGEND:

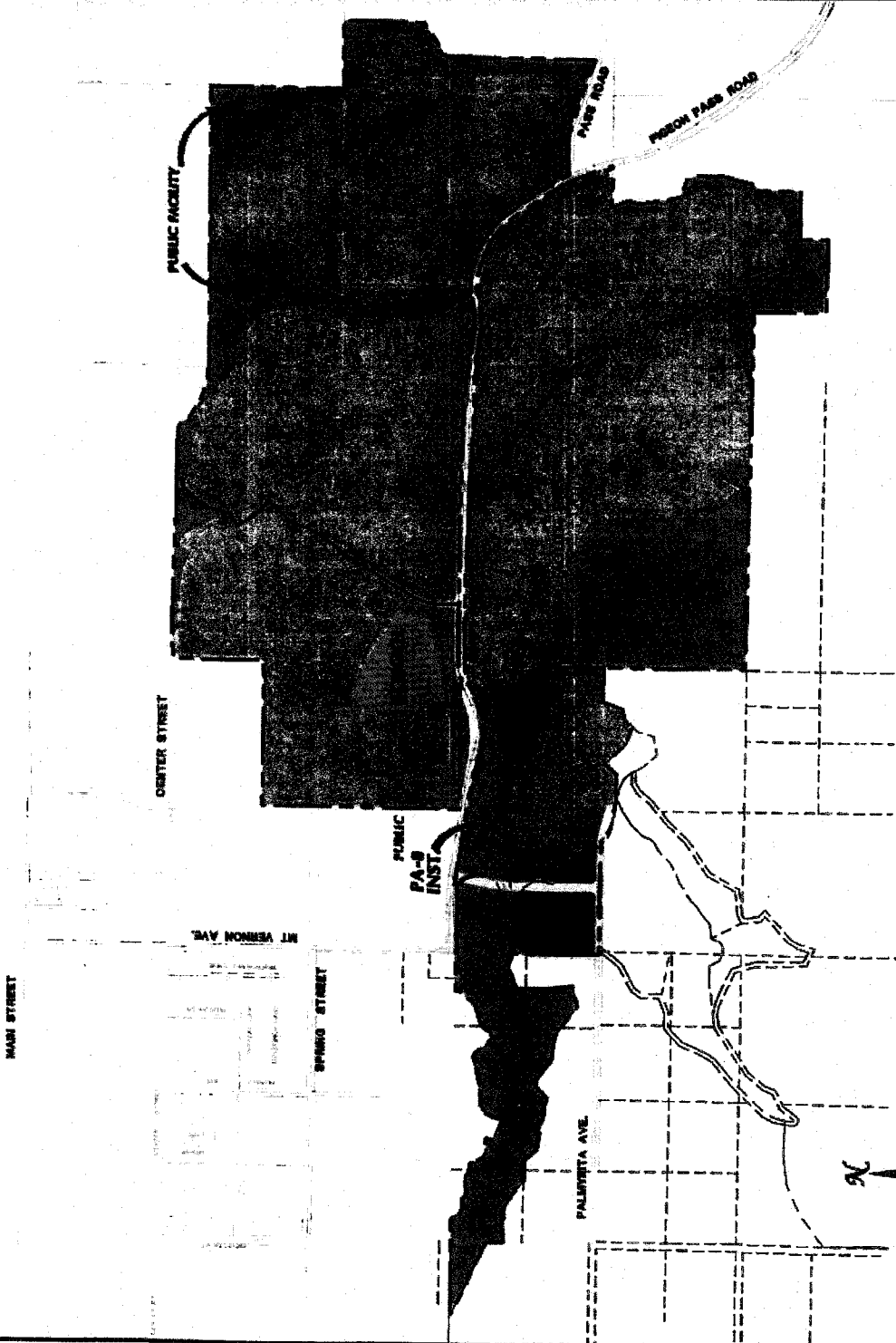
	ACRES	UNITS
R1-RESID.	478.18	1518
SCHOOL	12.61	-
COMMERCIAL	11.87	-
INSTITUTIONAL	4.90	-
OPEN SPACE/ PARKS	271.67	-
PUBLIC FACILITIES (RESERVOIRS/WWTP)	8.21	-
TOTAL	785.44	1518

FIGURE V-1

MASTER LAND USE PLAN

URBAN ENVIRONS 133 E. VINE STREET
REDLANDS, CA 92373
TEL: (909) 790-4446
FAX: (909) 315-9747

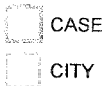
PBSJ
Engineering
Planning
Surveying
Construction Services
3810 Central Avenue
Suite 500
Merced, CA 95368
Tel: (909) 341-0380
Fax: (909) 341-6389



Vicinity



LEGEND



INTERSTATES

HIGHWAYS



PARCELS

IMPORTANT

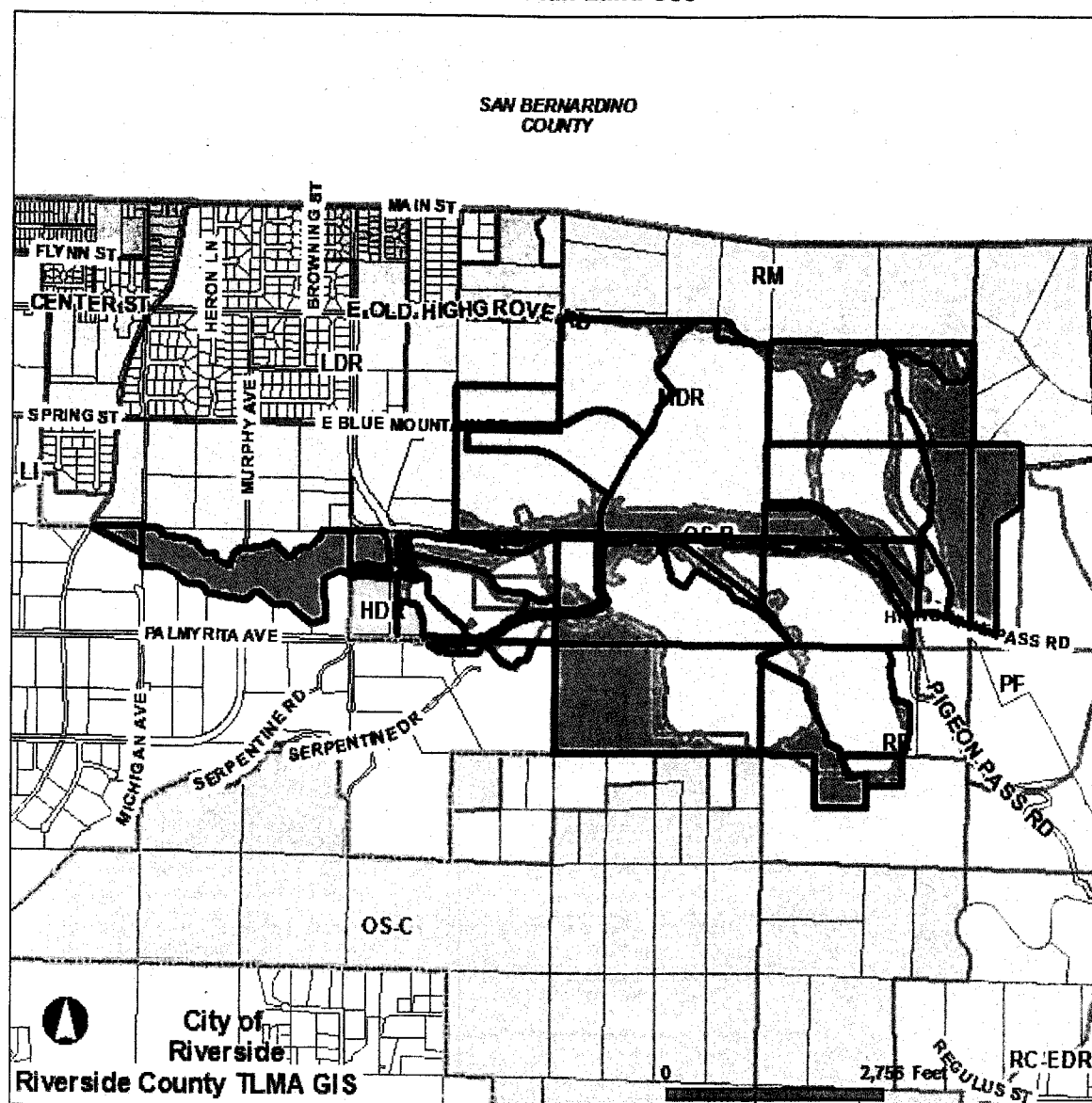
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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.

REPORT PRINTED ON...Wed Feb 20 09:11:40 2013

Version 121101

PM36448

General Plan Land Use



LAND USE

CASE	INTERSTATES	HIGHWAYS	CITY
PARCELS	HDR - HIGH DENSITY RESIDENTIAL	LDR - LOW DENSITY RESIDENTIAL	LI - LIGHT INDUSTRIAL
MDR - MEDIUM DENSITY RESIDENTIAL	OS-C - CONSERVATION	OS-R - OPEN SPACE RECREATION	PF - PUBLIC FACILITIES
RM - RURAL MOUNTAINOUS	RR - RURAL RESIDENTIAL		

IMPORTANT

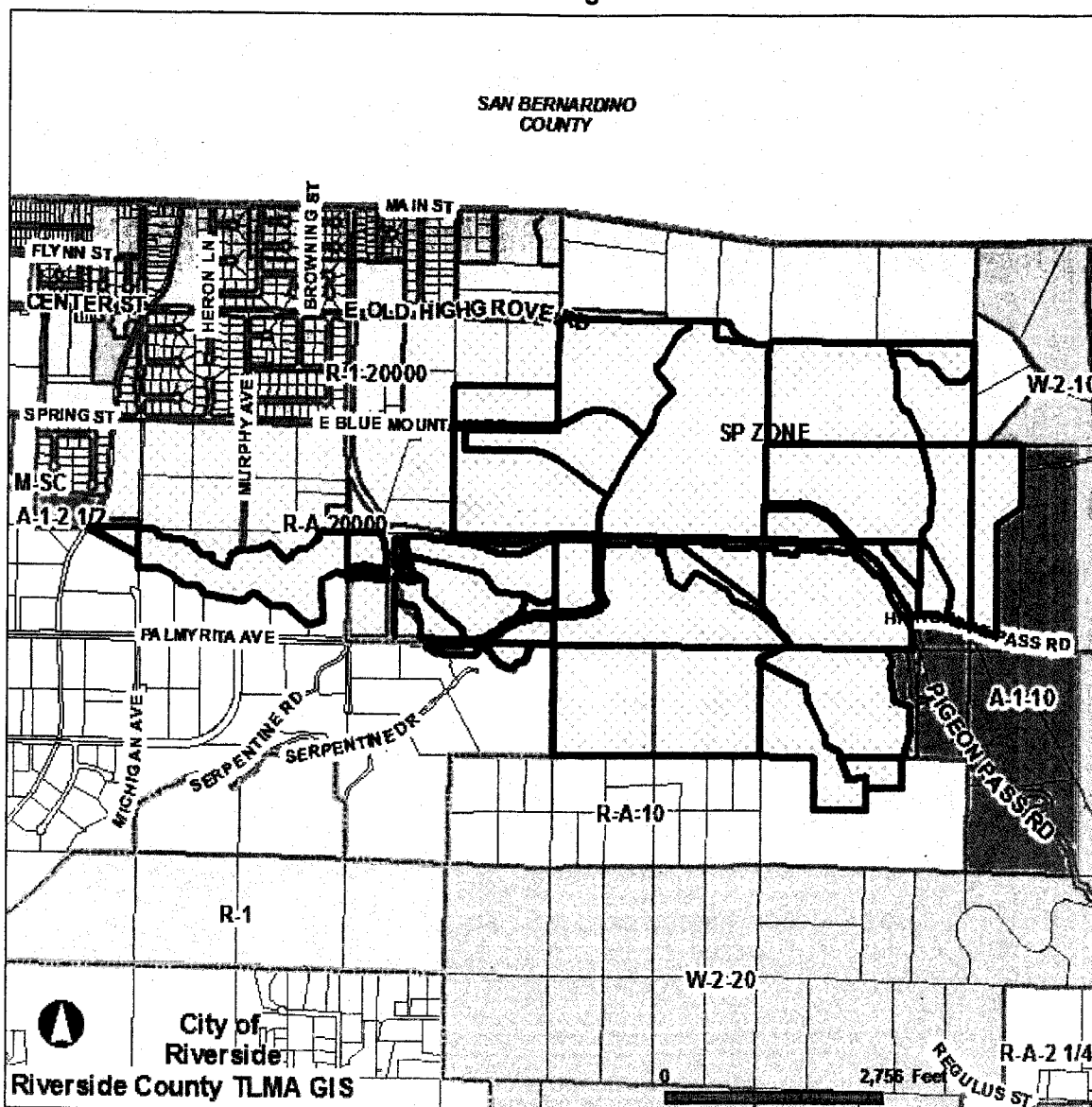
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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.

REPORT PRINTED ON...Wed Feb 20 09:12:41 2013

Version 121101

PM36448

Zoning



ZONING

CASE	INTERSTATES	HIGHWAYS	CITY
PARCELS	ZONING BOUNDARY	A-1-10, A-1-2 1/2	I-P
M-SC	R-1, R-1-20000, R-1-9500	R-2	R-3
R-A-10, R-A-20000	SP ZONE	W-2-10, W-2-20	

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.

REPORT PRINTED ON...Wed Feb 20 09:08:38 2013

Version 121101

PM36448

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

NOTAPPLY

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 SPA - Amendment Description

NOTAPPLY

This Specific Plan Amendment modifies the existing Spring Mountain Ranch Specific Plan No. 323 by re-designating Planning area 7 from Commercial use to High Density Residential. The maximum number of dwelling units proposed increases from 1,461 in the original plan, to 1,558 in the amended plan.

10. EVERY. 3 SPA - Replace all previous

NOTAPPLY

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 4 SP - SP Document

NOTAPPLY

Specific Plan No.323 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

10. EVERY. 4

SP - SP Document (cont.)

NOTAPPLY

1. Board of Supervisors Specific Plan Resolution [and all resolutions for prior amendments to the Specific Plan].
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Impact Report No.424 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 5

SP - Definitions

NOTAPPLY

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No.323 AND SUBSTANTIAL CONFORMANCE NO.1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No.323

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Substantial Conformance No.1 to Specific Plan No. 323

CHANGE OF ZONE = Change of Zone No. 6535.

GPA = Comprehensive General Plan Amendment No.539.

EIR = Environmental Impact Report No.424.

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

10. EVERY. 5 SP - Definitions (cont.) NOTAPPLY

APPROVED EXHIBIT A = Illustrative site plan, dated 3/13/07

MASTER LAND USE PLAN EXHIBIT = Master Land Use Plan, dated 3/13/07

APPROVED EXHIBIT R = Master Circulation Plan, dated 3/13/07

TYPICAL ROAD SECTIONS EXHIBIT = Typical Road Sections, dated 3/13/07

APPROVED EXHIBIT P = Master Phasing Plan, dated 3/13/07

PLANNING AREA 6 EXHIBIT = Planning Area 6, dated 3/13/07

PLANNING AREA 7 EXHIBIT = Planning Area 7, dated 3/13/07

PLANNING AREA 8 EXHIBIT = Planning Area 8, dated 3/13/07

PLANNING AREA 9 EXHIBIT = Planning Area 9, dated 3/13/07

APPROVED EXHIBIT W = Community Wall and Fencing Plan, dated 3/13/07

10. EVERY. 6 SP - Ordinance Requirements NOTAPPLY

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 7 SP - Limits of SP DOCUMENT NOTAPPLY

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

10. GENERAL CONDITIONS

10. EVERY. 8 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule I subdivision of 786.07 gross acres into 15 parcels.

10. EVERY. 9 MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 10 MAP DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36448 shall be henceforth defined as

03/14/13
11:43

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM36448

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10. GENERAL CONDITIONS

10. EVERY. 10 MAP DEFINITIONS (cont.)

RECOMMND

follows:

TENTATIVE MAP = Tentative Parcel Map No. 36448,
Amended No. 1, dated 11/28/12.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP
whether recorded in whole or in phases.

EXHIBIT EPD = Spring Mountain Ranch Conservation Easements
for SP323 dated 3/7/13

10. EVERY. 11 MAP - 90 DAYS TO PROTEST

RECOMMND

The land divider has 90 days from the date of approval
of these conditions to protest, in accordance with the
procedures set forth in Government Code Section 66020, the
imposition of any and all fees, dedications, reservations
and/or other exactions imposed on this project as a result
of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED

NOTAPPLY

Anything to the contrary, proposed by this Specific Plan,
shall not supersede the following: All grading shall
conform to the California Building code, County General
Plan, Ordinance 457 and all other relevant laws, rules and
regulations governing grading in Riverside County.

10.BS GRADE. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED

NOTAPPLY

All grading shall be performed in accordance with the
recommendations of the included -County approved-
geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT

NOTAPPLY

Prior to issuance of a grading permit, all certifications
affecting grading shall have written clearances. This
includes, but is not limited to, additional environmental
assessments, erosion control plans, geotechnical/soils
reports, and departmental clearances.

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10. GENERAL CONDITIONS

10.BS GRADE. 5

SP-NO GRADING & SUBDIVIDING

NOTAPPLY

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

10.BS GRADE. 6

MAP - GENERAL INTRODUCTION

RECOMMND

Tentative Parcel Map No. 36448 is a Schedule I subdivision for land conveyance purposes only and no grading is proposed as part of the subdivision.

No grading permits will be issued for any parcel(s) of this subdivision. All grading permits shall be issued as part of the existing underlying tract maps for the site.

E HEALTH DEPARTMENT

10.E HEALTH. 1

RETENTION BASINS - NO VECTORS

RECOMMND

All proposed retention basins shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 1

PUBLIC/SEMI-PUB POOLS OR SPAS

RECOMMND

For any proposed public or semi-public swimming pool/spa, a set of three complete plans must be submitted to the Department of Environmental Health (DEH) to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

10.E HEALTH. 1

SP - SEWER ONLY FROM CITY OF R

NOTAPPLY

The applicant is to obtain sewer services from the City of Riverside PRIOR to recordation and building permit issuance. A CSA agreement with the BOS offices will be required to accomplish this agreement since currently (5 Sep 06) the sewer from the city is NOT in the vicinity of this project.

PARCEL MAP Parcel Map #: PM36448

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10. GENERAL CONDITIONS

10.E HEALTH. 2

INDUSTRIAL HYGIENE-NOISE STUDY

RECOMMEND

Based on the County of Riverside, Industrial Hygiene Program's review of the project's planning case transmittal for Parcel Map#36448, the project shall comply with the following recommendations:

[Reference: November 8, 2012 email correspondence between Steve Hinde, CIH, REHS (RivCo Industrial Hygienist) and Debbie Melvin (Project Consultant)]

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the project conditions for 20 years in the future may be used.

2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).

3. The exterior noise level shall not exceed 65 Ldn.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 3

ENV CLEANUP PROGRAM - COMMENTS

RECOMMEND

Based on the information provided, no further information is required for planning case approval. However, the Environmental Cleanup Program (ECP) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

Please note that methane mitigation measures shall continue to be implemented and regulated at the discretion and oversight of the County of Riverside, Building and Safety Department.

EPD DEPARTMENT

10.EPD. 1

- RIPARIAN/RIVERINE

INEFFECT

The applicant or any successor-in-interest shall implement the design features and mitigation measures set forth in the December 30, 2004 letter to Klaus Mendenhall from

PARCEL MAP Parcel Map #: PM36448

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10. GENERAL CONDITIONS

10.EPD. 1 - RIPARIAN/RIVERINE (cont.)

INEFFECT

Alissa Cope of Michael Brandman in order to ensure compliance with Section 6.1.2 of the MSHCP.

10.EPD. 2 - UWIG

INEFFECT

The applicant or any successor-in-interest shall implement the design features and mitigation measures set forth in the December 30, 2004 memorandum to Klaus Mendenhall from Jason Brandman in order to ensure compliance with Section 6.1.4 of the MSHCP.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 2/6/13

RECOMMND

Parcel Map No. (PM) 36448 is proposes a Schedule I subdivision of approximately 786.1 gross acres into 15 parcel. The site is located in the Highgrove area, south of Center Street, and north and south of Pigeon Pass. This parcel map is associated with TR29597, TR29598, TR29599, TR29600, TR29740, and TR29741.

The entire site has been graded with a majority of the infrastructure (drainage, street, etc.) in place. The existing drainage infrastructure associated with the tracts includes the following:

- Highgrove - Center Street Stage 2 (project no. 1-0-00078) and Spring Street Stage 2 (project no. 1-0-00076), drawing no. 1-653;
- Springbrook Wash Channel Improvement Plans: Spring Mountain Road Palmyrita Avenue Storm Drain (project no. 1-0-00032), Springbrook Wash Stormdrain (project no. 1-0-00025), Springbrook Wash - Grazing Lane Stormdrain (project no. 1-0-00031), Springbrook Wash - Pigeon Pass Road Stormdrain (project no. 1-0-00026) drawing no. 1-651;
- Mt. Vernon Box Culvert Improvement Plan (project no. 1-0-00035 & 1-0-00036), drawing no. 1-646;
- Springbrook Wash - Pigeon Pass Road Debris Basin (project no. 1-0-00026) and Springbrook Wash Debris Basin (project no. 1-0-00025), Springbrook Wash Channel (project no. 1-0-00035), drawing no. 1-651;
- Palmyrita Avenue Storm Drain and Pigeon Pass Road Lateral (project no. 1-0-00032), Mt. Vernon Avenue Debris Basin (project no. 1-0-00034), Mt. Vernon Avenue Storm Drain - Stage 2 (project no. 1-0-00036), Spring Mountain Road North

PARCEL MAP Parcel Map #: PM36448

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 2/6/13 (cont.)

RECOMMEND

Storm Drain (project no. 1-0-00037), Springbrook Mountain South (project no. 1-0-00038) and Spring Mountain Road South Lateral (project no. 1-0-00039), drawing no. 1-655;
- Highgrove-Spring Street Channel Stage 3 (project no. 1-0-00080), drawing no. 1-657; and
- Highgrove-Spring Street Stage 3 (project no. 1-0-00076), Center Street Debris Basin (project no. 1-0-00077), Center Street Stage 3 Storm Drain (project no. 1-0-00078), drawing no. 1-656.

However, none of the storm drain improvements have been accepted by the District for operation and maintenance. Refer to the above mentioned improvement plans and previous conditions of approval for additional details of the project's drainage features. These flows ultimately drain into the Springbrook Wash Channel.

Though the site has been rough graded and drainage infrastructure has been constructed, this amendment application falls under discretionary permit. Therefore, a Project Specific Water Quality Management Plan (WQMP), consistent with the water quality requirements in effect at the time, will be required. The WQMP shall be prepared to mitigate water quality impacts due to street improvements and any improvements proposed as part of PM36448. Project specific WQMP shall accompany each development proposal at the time the proposal is submitted to the County. The Pigeon Pass Road Improvements WQMP shall be submitted to the Transportation Department for review and approval.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES

NOTAPPLY

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSFER

NOTAPPLY

density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - PDA04758

RECOMMND

County Archaeological report (PDA) No. 4758, submitted for SP00323S3, was prepared by Michael Brandman Associates and is entitled "Cultural Resources Monitoring, Spring Mountain Ranch Project, Unincorporated Riverside County, California", dated October 2, 2006. The property involved in SP00323S3 (case now withdrawn) is essentially coincident with the property involved in PM36448. Hence, PDA04758 is herein acceptable for consideration of this project (PM36448). This report documents the findings for both Archaeological and Paleontological resources during grading of this site. A combined (Archaeo./Paleo.) report was acceptable during this time and will be accepted at this date for consideration of this project (PM36448).

Based on information contained in PDA04758 the site is sensitive for prehistoric Native American cultural resources. The site is also sensitive for historic artifacts from past farming activities. No artifacts were discovered that would indicate either temporal or cultural assignments. No significant paleontological finds were made.

Mass grading of the site was performed and completed over the bulk of this site. However, future grading of this site may impact previously undisturbed deposits. Thus, archaeological monitoring may be necessary during future grading operations as described elsewhere in this conditions set.

10.PLANNING. 3 SPSC - SPSC DESCRIPTION

NOTAPPLY

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. SP00323-S1 proposes to make the following minor alterations to the SPECIFIC PLAN: modify the land use map, land use table, conceptual circulation, trails, grading, drainage, and open space plan to reflect the proposed implementing tract maps and to reflect the conditions of the formal Section 7 Consultation prepared by the U.S. Fish and Wildlife Service. The revised project contains 792.24 acres and will include 1461 dwelling units on 443.89 acres, a 13.9 acre school site, 11.73 acres of commercial uses, 4.75 acres of institutional use, 13.96 acres of public facilities and 304.01 acres of open space.

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10. GENERAL CONDITIONS

10. PLANNING. 4 MAP - LOW PALEO

RECOMMEND

Based on information contained in PDA No. 4758 No significant paleontological finds were made (PDA04758 presented archaeological as well as paleontological information about past site grading) and the site was concluded to have a low potential for paleontological resources. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - LOW PALEO (cont.)

RECOMMND

in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 4 SP - DRAINAGE FACIL MAINT/OWN

NOTAPPLY

Major constructed drainage facilities located within the SPECIFIC PLAN will be maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD). Local drainage devices including inlets/catch basins and storm drains to be constructed in roadway rights-of-way and drainage easements will be maintained by the Riverside County Transportation Department. The Master Homeowner Association will maintain drainage inlet facilities outside of street rights-of-way and between and behind lots. The ownership of these facilities shall remain with the Master Homeowner's Association or with the respective property owners themselves, unless ownership of specific facilities is accepted and acknowledged by RCFCWCD, Transportation Department, or Waste Management Department.

10.PLANNING. 5 SP - CSA 126 SERVICES

NOTAPPLY

County Service Area (CSA) 126 park maintenance fees for maintaining the existing park on Center Street, as well as street lighting fees shall apply to any implementing development application within the SPECIFIC PLAN.

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - CSA 126 SERVICES (cont.) NOTAPPLY

Contracted sheriff services are available through County Service Area 126 at the project proponent's option.

10.PLANNING. 6 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule I, unless modified by the conditions listed herein.

10.PLANNING. 7 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 12 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the SP zone.

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 16 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Mount Vernon Avenue and Pigeon Pass Road exceeds that which is required for this

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - R-O-W EXCEEDS/VACATION (cont.) RECOMMND

project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST NOTAPPLY

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 2 SP-SC DOCUMENT TO BE PREPARED NOTAPPLY

Within ninety (90) days of the approval of the Specific Plan Substantial Conformance, the applicant shall provide to the Planning Department fifteen (15) copies of the final Specific Plan Substantial conformance document. The document shall illustrate the differences between the current proposal and the approved Specific Plan. The final document shall replace the original Specific Plan document

20.PLANNING. 4 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460 or State Law. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

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Riverside County LMS
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20. PRIOR TO A CERTAIN DATE

TRANS DEPARTMENT

20.TRANS. 1 SP - SC CONDITION ADDED

NOTAPPLY

SP 323 CONDITONS OF APPPROVAL ARE:

The projects within Specific Plan 323 shall be responsible for the following geometric intersection improvements, some of which may require additional road widening and/or right-of-way:

The intersection of Mount Vernon Avenue/Center Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes.

Southbound: One left turn lane, two through lanes.

Eastbound: One left turn lane, two through lanes.

Westbound: One left turn lane, two through lanes.

The intersection of Mount Vernon Avenue/Spring Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes.

Southbound: One left turn lane, two through lanes.

Eastbound: One left turn lane, two through lanes.

Westbound: One left turn lane, two through lanes.

The intersection of Mount Vernon Avenue/Pigeon Pass Road shall be improved to provide the following geometrics:

Northbound: Two through lanes, one right turn lane.

Southbound: Two left turn lanes, two through lanes.

Eastbound: Two left turn lanes, one right turn lane.

Westbound: N/A

The intersection of Pigeon Pass Road/'A' Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, one through lane.

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 1 SP - SC CONDITION ADDED (cont.)

NOTAPPLY

Southbound: One left turn lane, one through lane.

Eastbound: One left turn lane, one through lane.

Westbound: One left turn lane, one through lane.

The intersection of Mount Vernon Avenue/Palmyrita Avenue shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left turn lane, one right turn lane.

Eastbound: Two left turn lanes, two through lanes.

Westbound: Two through lanes. one right turn lane.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL)

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS

NOTAPPLY

prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS (cont.)

NOTAPPLY

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 3 SP - DURATION OF SP VALIDITY

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1,214th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4

SP - SUBMIT FINAL DOCUMENTS (cont.)

NOTAPPLY

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
[Flood Control and Water Conservation]	1 copy
[Coachella Valley Water District]	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
City of _____	1 copy
Riverside County Planning Department in Indio	2 copies
in Murrieta	2 copies
Executive Office - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 11

SP - EA REQUIRED

NOTAPPLY

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 14

SP - COMPLETE CASE APPROVALS

NOTAPPLY

prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS (cont.)

NOTAPPLY

plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 15 SP - AMENDMENT REQUIRED

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16

SP - PARK AGENCY REQUIRED

NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the County Service Area 126 , shall be annexed into the The County Service Area 126 or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if County Service Area No.126 is unwilling or unable to annex the property in question."

30.PLANNING. 18

SP - PA PROCEDURES

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project:

PRIOR TO BUILDING PERMITS, the planning area[s] for which this use permit application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:
"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - PA PROCEDURES (cont.)

NOTAPPLY

change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE

NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA

NOTAPPLY

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.)

NOTAPPLY

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) NOT APPLY

hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 23 SP - PALEO M/M PROGRAM

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 24 SP - GENERIC M/M PROGRAM

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for ___ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - GENERIC M/M PROGRAM (cont.)

NOTAPPLY

monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 25 SP - F&G CLEARANCE

NOTAPPLY

Prior to the approval of any implementing project within [planning area 1,2,3,4B,5,6,7,and 8 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 26 SP - ACOE CLEARANCE

NOTAPPLY

Prior to the approval of any implementing project within planning area 1,2,3,4A,5,6,7 and 8 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27

SP - SKR FEE CONDITION

NOTAPPLY

Prior to the approval of any implementing project within planing areas 1,2,3,4A,4B,5,6,7 and 8 of the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 28

SP - ENTRY MONUMENTATION

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. A primary entry treatment shall be shown at the following locations from Figure V-19, with features as depicted in Figure V-20.
2. A secondary entry treatment shall be shown at the following locations from Figure V-21.
3. The entry monument shall be in substantial conformance

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - ENTRY MONUMENTATION (cont.)

NOTAPPLY

to the design guidelines of Planning Area ___ of the SPECIFIC PLAN, as shown on pages ___ to ___."

2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ___ of the SPECIFIC PLAN, as shown on pages ___ to ___."

30.PLANNING. 29 SP - POST GRADING REPORT

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 30 SP - SCHOOL MITIGATION

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Riverside Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 31 SP - GEO STUDY REQUIRED

NOTAPPLY

Prior to the approval of any implementing project within Planning Areas 1,2,3,4A,4B,5,6,7,and 8 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval, which shall at a minimum deal with the following topics.

1) Identify locations and recommend necessary and appropriate remediation measures to address younger

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31

SP - GEO STUDY REQUIRED (cont.)

NOTAPPLY

alluvium and fill where it occurs in the Planning Area(s);
2) Identify locations of rockfall hazard in the Planning Area(s), and strategies for stabilization; AND
3) Identify extent of blasting necessary for site preparation within the Planning Area(s), and potential methods to conduct the blasting while minimizing impacts to adjacent landowners.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 32

SP - PLANNING AREA STANDARDS

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project, with the blanks filled in at the implementing project:

"This implementing project is within Planning Areas] 7 of the SPECIFIC PLAN. Accordingly, this project is subject to these development standards:

1. The target density of this planning area is 8.3 du/ac.
2. The target range of the number of dwelling units in this planning area is 97.
3. Entry monumentation is required at the intersection of Palmyrita Street and Mt. Vernon Avenue.
4. Roadway landscaping is required on Palmyrita Street, Mt. Vernon Ave, and on all interior streets.
5. A recreational trail shall be constructed along the east side of Mt. Vernon.
6. This implementing map is conditioned to build a linear park along west property line prior to the 60th building permit.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33

SP - PA SUMMARY TABLE

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The following table shows the residential map requirements of the adopted SPECIFIC PLAN:

Planning Areas:	Min. lot size [acres/s.f.]	Density[du/ac]
1	7,200	3.8
2	7,200	3.4
3	7,200	2.5
4B	7,200	3.0
5	7,200	3.5
6	7,200	3.0

This condition shall be considered MET if the implementing residential land division proposal is within the above mentioned standards. This condition may only considered as NOT APPLICABLE if the implementing project is concurrent with a specific plan amendment which proposes to change the above-mentioned standards, or if this implementing project is either commercial or industrial in nature."

30.PLANNING. 34

SP - PROJECT LOCATION EXHIBIT

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 35

SP - USFWS CLEARANCE

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which will disturb habitat occupied by any species determined to be endangered, threatened, or a species of concern by the United States Fish and Wildlife Service (USFWS), the following condition

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - USFWS CLEARANCE (cont.)

NOTAPPLY

shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by any species determined to be endangered, threatened, or a species of concern as determined by the USFWS. This implementing project may require "take" for species including, but not limited to, the [California Gnatcatcher, Quino Checkerspot Butterfly, elhi Sands Flower Loving Fly, etc.]. Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10 (a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or a finding or "No Jeopardy" by the USFWS. A copy of said approval shall be submitted to the Planning Department."

30.PLANNING. 36 SP- PARK AT PLANT SITE

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "In the event that the wastewater treatment plant is not constructed, that area within Planning Area No. 4 of the Specific plan shall be constructed as a neighborhood park and shall include a parking lot, tot lot, picnic tables/benches, drinking fountain and security lighting. Vehicular access to the park will be provided off of Palmyrita Avenue. Pedestrian access to the park shall be provided from Planning Area No. 6 and Planning Area No. 4. If a park is constructed within this area, improvement plan for the park shall be submitted prior to the issuance of the 1st building permit within Planning Area No. 4. The park shall be completed prior to the issuance of the 85th building permit in Planning Area No. 4."

TRANS DEPARTMENT

30.TRANS. 1 SP - ROADWAY ALIGNMENTS

NOTAPPLY

Pigeon Pass Road, as currently designed, serves as the main arterial through the proposed project and is expected to carry the majority of project traffic in addition to

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1

SP - ROADWAY ALIGNMENTS (cont.)

NOTAPPLY

potential through traffic. The project has proposed improvements to Pigeon Pass Road utilizing the existing horizontal alignment, in general. It is anticipated that, due to environmental and topographical constraints, the intersection of Mount Vernon Avenue and Pigeon Pass Road will not be constructed as a four leg intersection with future development. Constructing an "L" intersection for a final design is not in accordance with County standards; therefore, this project shall submit a redesign of the alignments of these roads.

The project proponent shall work with Transportation Staff to analyze and submit alternative alignments that will improve circulation, maximize capacity, and reduce the potential for inefficient design. Possible alternatives to consider are the realignment of Pigeon Pass Road to connect to Center Street directly or to redesign the connection of Pigeon pass Road to Mount Vernon Avenue through a curve meeting County design standards. These suggested alignments will not adversely affect the proposed project or the ability to develop the desired densities.

30.TRANS. 2

SP - TRAFFIC STUDY REQUIRED

NOTAPPLY

Traffic studies will be required for all project specific plan amendments and subsequent implementing development projects within the specific plan boundaries in accordance with the traffic study guidelines. Studies shall be prepared to address all transportation concerns as identified by Transportation Staff and to recommend mitigation. Feasibility of all mitigation measures recommended shall be determined, including the need for right-of-way, traffic signal modification or installation, street improvements and any obvious utility conflicts.

30.TRANS. 3

SP - CITY OF RIVERSIDE IMPRV

NOTAPPLY

A "PRIOR TO MAP RECORDATION" condition shall be imposed on each subdivision map for any portion of the specific plan, requiring the project proponent to participate in the off-site improvement of Palmyrita Avenue via the payment of a \$200.00 per unit mitigation fee.

(Added at BOS 4/10/01).

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4

SP - GRAND TERRANCE IMPRV

NOTAPPLY

The traffic impacts of the project have been fully assessed. In order to address concerns raised by the City of Grand Terrace regarding the adequacy of traffic mitigation associated with the potential cumulative effects of the project, the Applicant shall participate in an interagency/interjurisdictional traffic mitigation and monitoring program to address, on a "fair share" basis, the previously identified traffic impacts of the development. The Applicant shall participate, on a "fair share" basis, with additional traffic mitigation measures, if warranted, upon a finding of a direct "nexus between the implementation of the project, and the need for additional traffic mitigation."

(Added at BOS 4/10/01).

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

MAP - MSHCP CONVEYANCE

RECOMMND

The following condition shall be met prior to map recordation. The applicant or successor-in-interest shall provide documentation that the conservation lands delineated on EXH. EPD dated 3/7/13 have been dedicated to the appropriate conservation entity, or that the appropriate conservation entity has accepted a conservation easement over that land in place of dedication. As indicated on EXH. EPD dated 3/7/13:

PA-4 CE (consisting of 42 acres) shall be dedicated to the Western Riverside County Regional Conservation Authority (RCA),

PA-3 CE (consisting of 69.06 acres) shall be dedicated to the RCA

Offsite Waste Management CE (consisting of 70 acres) shall be dedicated to the RCA

PA-9 CE (consisting of 45 acres) shall be dedicated to the Riverside-Corona Resource Conservation District (RCRCD)

D1 CE (consisting of 21.23 acres) shall be dedicated to the RCRCD

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50. PRIOR TO MAP RECORDATION

50.EPD. 1

MAP - MSHCP CONVEYANCE (cont.)

RECOMMND

PA-5 CE (Drainage 2 consists of 2.61 acres and Drainage 3 consists of 7.98 acres) shall be dedicated to the RCRC

The total acreage of conservation listed above is 257.88. While some of the above acreages may change slightly, the total acreage of conservation must be at least 251.4 for this condition to be considered met. The conservation lands must not include fuel modification zones, or any other long term maintenance requirements.

PLANNING DEPARTMENT

50.PLANNING. 2

MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 3

MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 20 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - FINAL MAP PREPARER

RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 21 MAP - FEE BALANCE

RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR

RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 2 MAP - VACATION/SUR

RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Mount Vernon Avenue (Old). Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record.

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Pigeon Pass Road (Old). Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP- CORNER CUT-BACK I/SUR

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 4 MAP - INTERSECTION/50' TANGENT

RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 5 MAP - DEDICATIONS

RECOMMND

Sufficient public street right-of-way along Pigeon Pass Road shall be conveyed for public use to provide for a 66 foot full-width right-of-way.

Sufficient public street right-of-way along Spring Mountain Road shall be conveyed for public use to provide for a 66 foot full-width right-of-way. The Entry Street connections of Spring Mountain Road to Pigeon Pass Road shall be conveyed for public use to provide for a 90 foot full-width right-of-way.

Sufficient public street right-of-way along Center Street shall be conveyed for public use to provide for a 66 foot full-width right-of-way.

Sufficient public street right-of-way along Spring Street (from project westerly boundary to Spring Mountain Road) shall be conveyed for public use to provide for a 66 foot full-width right-of-way.

or as approved by the Director of Transportation.

50.TRANS. 6 MAP - ROAD IMPROVEMENTS

RECOMMND

Prior to recordation of the final map, the applicant/owner shall post bonds for infrastructure improvements associated with street, utilities, storm drain, sewer, and water for Pigeon Pass Road.

The bonding for Pigeon Pass Road shall include 44 foot full-width AC pavement and 6" concrete curb and gutter within the 66 foot full-width dedicated right-of-way in

PARCEL MAP Parcel Map #: PM36448

Parcel: 255-200-048

50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - ROAD IMPROVEMENTS (cont.) RECOMMND

accordance with County Standard No. 104, Section A (formerly Standard 103). (44'/66') A 5' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

Or as approved by the Director of Transportation.

50.TRANS. 7 MAP - PIGEON PASS ROAD RECOMMND

Prior to the Issuance of any Final Inspection for a Precise Grading Permit associated with any project within the boundaries of the Parcel Map, including grading permits associated with Tract 29597, Tract 29598, Tract 29599, Tract 29600, Tract 29740, and Tract 29741 and their phases, if any, Pigeon Pass Road between Mount Vernon Avenue and the easterly project boundary shall be improved with 44 foot of AC pavement and 6" concrete curb and gutter within a 66 foot right-of-way per County Standard No. 104, Section A (formerly Standard 103). A 5' sidewalk shall be constructed adjacent to the curb line with the 11' parkway. This condition shall apply to BGR110085, BGR110086, BGR110087, BGR110088, BGR110115, BGR110116, BGR110117, BGR110118, BGR110119, BGR110175, and BGR110176, or any other Grading Permit that is submitted within the boundaries of the Parcel Map.

or as approved by the Director of Transportation.

50.TRANS. 8 MAP - FINAL WQMP FOR PPR RECOMMND

Prior to recordation of the final map, the project proponent shall submit a final WQMP for Pigeon Pass Road to the Transportation Department for review and approval.

or as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO GRDG PERMITS RECOMMND

NO GRADING PERMITS WILL NOT BE ISSUED BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NO GRDG PERMITS (cont.)

RECOMMND

PARCEL(S).

PLANNING DEPARTMENT

60.PLANNING. 14 MAP - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 15 MAP - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 17 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 786.07 ares (gross) in accordance with the TENTATIVE MAP. If the development is

PARCEL MAP Parcel Map #: PM36448

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - SKR FEE CONDITION (cont.)

RECOMMND

subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 18 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

TRANS DEPARTMENT

60.TRANS. 1 MAP-SBMT/APPVD GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT

RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

80.E HEALTH. 2 INDUSTRIAL HYGIENE CLEARANCE

RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall comply with the following:

- a) Submit a completed Acoustical Review Application Form.
- b) Pay applicable review fees (Initial deposit of \$1,000).
- c) Provide one (1) copy of the Noise Report.
- d) Provide one (1) copy of the Precise Grading Plan.
- e) Provide one (1) copy of the house / buiding / architecture plan.
- f) Provide one (1) copy of the noise requirements issued for the approval and entitlement of the Planning Case.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

EPD DEPARTMENT

80.EPD. 1 SP - MSHCP CONVEYANCE

NOTAPPLY

Prior to the issuance of the first building permit within SP00323A1, the applicant shall convey fee title to or an acceptable conservation easement over the 251.4 acres of land required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to be included in the MSHCP Conservation Area to the Western Riverside County Regional Conservation Authority (RCA) or any other entity acceptable to the RCA.

80.EPD. 2 SP - RIPARIAN/RIVERINE MMP

NOTAPPLY

Prior to the issuance of a building permit, a Mitigation Monitoring Plan (MMP) must be submitted to and approved by the Environmental Programs Department (EPD). The MMP must be consistent with the mitigation measures set forth in the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2

SP - RIPARIAN/RIVERINE MMP (cont.)

NOTAPPLY

December 30, 2004 letter to Klaus Mendenhall from Alissa Cope of Michael Brandman. The MMP must be prepared by a qualified biologist who has an MOU with the County of Riverside. The MMP will include time tables for completion of the mitigation and propose appropriate financial assurances. The MMP must also propose success criteria for the initial phase of mitigation which must be met prior to the issuance of a building permit. Any proposed offsite mitigation must be approved by the Environmental Programs Department, and paid for prior to the issuance of a building permit.

80.EPD. 3

SP - MMP CHECK

NOTAPPLY

Prior to the issuance of a building permit, a report must be submitted showing that the initial phases of the Mitigation Monitoring Plan (MMP) have been completed and that the success criteria outlined within the MMP have been met. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to building permit issuance.

80.EPD. 4

SP - UWIG PLAN CHECK

NOTAPPLY

The building plan will be check for compliance with the mitigation measures set forth in the December 30, 2004 memorandum to Klaus Mendenhall from Jason Brandman in order to ensure compliance with Section 6.1.4 of the MSHCP. The Building Plan will also be checked for direct compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be

PARCEL MAP Parcel Map #: PM36448

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 4

SP - UWIG PLAN CHECK (cont.)

NOTAPPLY

designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 4

SP - UWIG PLAN CHECK (cont.) (cont.)

NOTAPPLY

sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

? Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

? Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

PLANNING DEPARTMENT

80.PLANNING. 7

MAP - SCHOOL MITIGATION

RECOMMND

Impacts to the Riverside Unified District shall be mitigated in accordance with California State law.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

MAP - NO PRECISE GRD APRVL

RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - COUNT RES BUILD PERMITS

NOTAPPLY

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan.

100.PLANNING. 2 SP- EQUESTRIAN CENTER PLANS

NOTAPPLY

Prior to the issuance of the 1,200th cumulative building permit within the SPECIFIC PLAN, improvement plans for the Equestrian Center located within Planning Area 3 shall be submitted to the Planning Department for review and approval. The Equestrian Center improvement plans shall include a detailed site plan, floor plans and elevations of buildings pertinent to conducting the use, and documentation evidencing a permanent funding and maintenance mechanism for the construction and maintenance of the equestrian center. The improvement plans shall be submitted as a plot plan.

**LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: May 9, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor-Bob Robinson
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 126 c/o EDA
Highgrove Municipal Advisory Council

2nd District Supervisor
2nd District Planning Commissioner
City of Riverside
Riverside Unified School Dist.
RWQCB-Santa Ana
Air Quality Mgmt. Dist. – South Coast

TENTATIVE PARCEL MAP NO. 36448, TENTATIVE TRACT MAP NO. 29597, MINOR CHANGE NO. 1, TENTATIVE TRACT MAP NO. 29598 MINOR CHANGE NO. 1, TENTATIVE TRACT MAP NO. 29599 MINOR CHANGE NO 1, TENTATIVE TRACT MAP NO. 29600 MINOR CHANGE NO. 1, TENTATIVE TRACT MAP NO. 29740 MINOR CHANGE NO. 2, TENTATIVE TRACT MAP NO. 29741 MINOR CHANGE NO. 1- eaTBD – Applicant: SFI SMR LLC – Engineer/Representative: Kaveh Haghighi – Fifth/Second Supervisorial District – Edgemont-Sunnymead and University Zoning District – Highgrove and Reche Canyon/Badlands Area Plan: Community Development: Medium Density Residential (MDR), High Density Residential (HDR), Open Space Conservation (OS-C), Open Space-Recreation (OS-R) and Public Facilities (PF) as depicted on RCLIS – Location: Southerly of Center Street, northerly and southerly of Pigeon Pass Road – 785 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST: The applications together request to replace 25 residential lots with a total of 179,298 square feet of open space areas and recreational amenities within Specific Plan 323 (Spring Mountain Ranch). All 'intended' uses listed below for the converted lots are for reference only. Actual park improvements will require separate plot plans that are not part of this project. Additionally a parcel map is proposed for land conveyance purposes. More specifically, the **Tentative Parcel Map** proposes a Schedule I subdivision of 786.07 gross acres into 15 parcels. **TR29597M1** proposes to convert residential lots 165 and 166 to an open space lot intended for a pool and restrooms, convert residential lots 190 and 222 to open space lots intended for additional walkways, and convert residential lots 325 and 326 to open space lots intended for park and spray park uses. **TR29598M1** proposes to convert residential lots 186 and 187 into open space lots intended for a pool and restroom building, and to convert residential lots 205 and 223 to open space uses intended for a greenbelt leading to the pool. **TR29599M1** proposes to convert residential lots 14 and 15 into open spec lots intended for park use and tot-lot. **TR29600M1** proposes to convert residential lots 58, 95, and 96 to open space lots intended for a pool and restroom or spray park and greenbelt, and convert residential lots 9, 10, 11, 12, 13, 25, and 26 into open space lots intended for a recreation center building, perking, pool and tennis courts. **TR29740M2** proposes to convert residential lots 76 and 77 into open space lots intended for tot-lots and park uses. **TR29741M1** proposes to convert residential lot 38 into an open space lot intended for a tot-lot and park use. – APN(s): 255120011, 255140019, 255170010, 255180022, 255180023, 255190016, 255190017, 255200028, 255200032, 255200038, 255200039, 255200040, 255200041, 255200042, 255200043, 255200044, 255200046, 255200047, 255200048, 255200049, 255200050, 255210011, 255210012, 255210013, 255210014, 255220008, 255220009, 255220010, 255230001, 255230003, 255230009, 255230011, 255240010, 255240013, 255240014, 257120003, 257170007, 257180008, 257180009**

NOTE: A Specific Plan Substantial Conformance is also being processed with this set of maps but was not ready for LDC distribution at the time this was scheduled. Each Minor Change map has one clean version (stamped) and red line version to ease review. The red lined version has no stamp and is only included to ease review.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 5, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at **MSTRAITE@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

FILE COPY

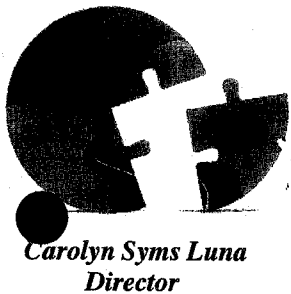
DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC006349

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM36448

DATE SUBMITTED: 3/21/12

APPLICATION INFORMATION

Applicant's Name: SFI SMR, LP

E-Mail: scott@scottrealestateadvisory.com

Mailing Address: 10960 Wilshire Blvd., Suite 1260

Los Angeles

City

Street

CA 90024

State

ZIP

Daytime Phone No: (310) 315-5514

Fax No: (310) 315-7017

Engineer/Representative's Name: Kaveh Haghighi

SCOTT OUELLETTE

E-Mail: khaghighi@rbf.com

Mailing Address: 40810 County Center Drive, Suite 100

Temecula

City

Street

CA 92591

State

ZIP

Daytime Phone No: (951) 676-8042

Fax No: (951) _____

Property Owner's Name: SFI SMR, LP

E-Mail: swylder@istarfinancial.com

Mailing Address: Attn: Steve Wylder 10960 Wilshire Blvd., Suite 1260

Los Angeles

City

Street

CA 90024

State

ZIP

Daytime Phone No: (310) 315-5514

Fax No: (310) 315-7017

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

EA42501/CFG05875

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

SFI SMR, LP SCOTTUELLETTE AUTHORIZED AGENT [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Steve Wylder, Vice President [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): see attached property tax report

Section: 8,9,10,15,16 Township: 2 South Range: 4 West San Bernardino Meridian

Approximate Gross Acreage: 785.44

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Palmyrita, South of Center St., East of Mt. Vernon, West of County Landfill.

Thomas Brothers map, edition year, page number, and coordinates: 2008 Riverside 646 & 686

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):
Land Divisions Schedule "I" Parcel Map.

Related cases filed in conjunction with this request:

Modified TTM's 29741M1, 29597M1, 29598M1, 29600M1, 29599M1, 29740M1

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). SP 323 & 6 TTMs listed above (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): 424

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy:

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles)

Is sewer service available at the site? Yes. ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles)

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: Site is graded.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/21/2013.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers Pm 36448 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

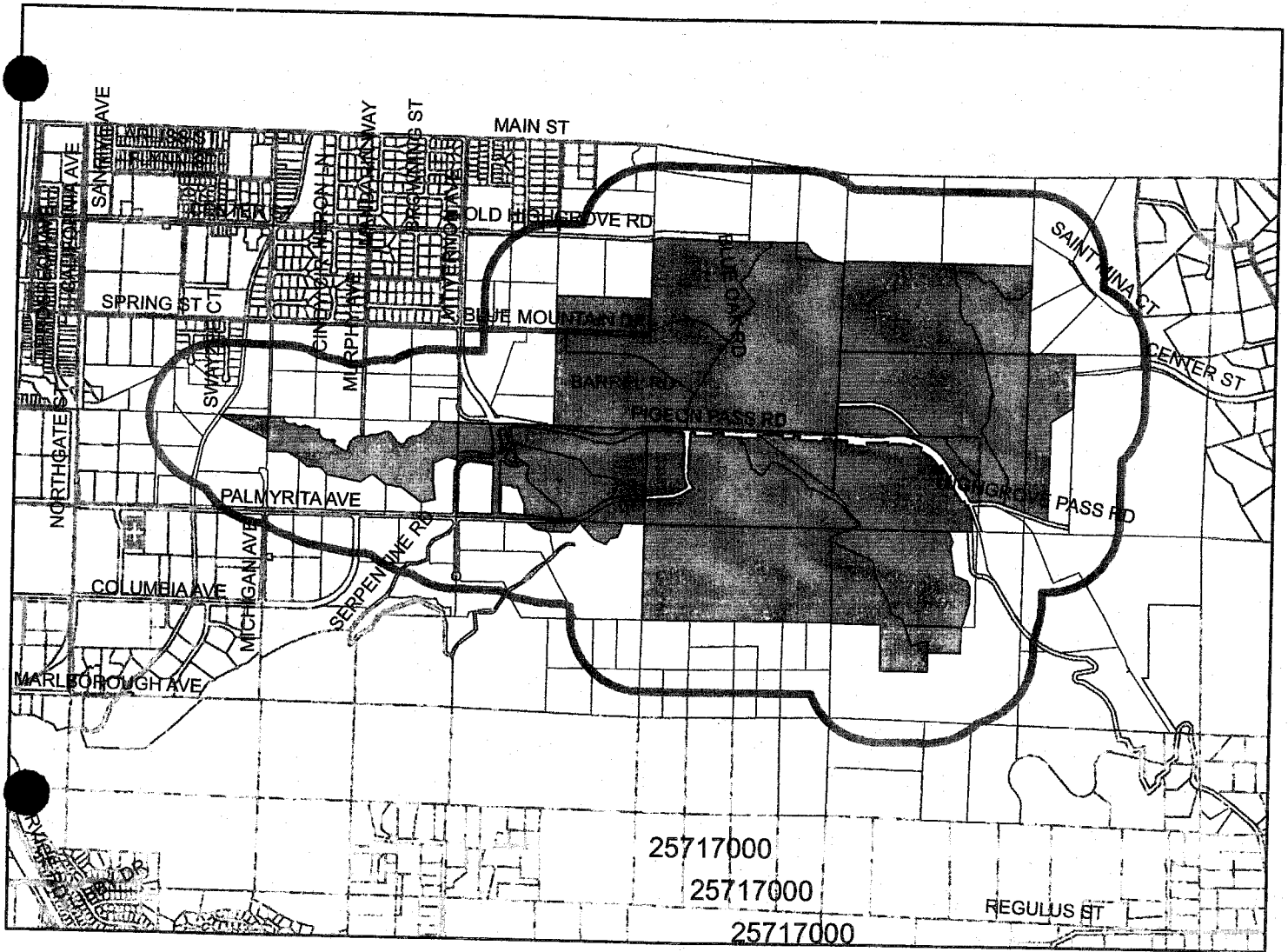
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

PM36448 (1000 feet buffer)



Selected Parcels

25717000

25717000

255-372-015	255-372-011	257-170-004	257-170-005	257-180-003	255-110-006	255-110-011	257-170-004	255-180-001	255-180-011
257-110-002	255-372-009	255-280-009	255-110-010	255-120-008	255-120-036	255-120-037	255-120-038	257-040-018	257-040-019
257-040-020	257-050-021	257-050-022	257-050-023	257-240-001	257-240-002	257-240-003	257-240-004	257-240-005	255-240-004
255-240-011	255-240-015	255-240-017	255-280-007	255-290-005	257-180-010	257-180-012	257-180-017	255-372-008	255-372-013
257-050-026	255-372-012	255-150-013	255-372-021	255-280-008	255-372-014	257-130-002	255-372-006	255-220-002	255-190-025
255-190-026	255-110-011	255-130-001	255-130-002	255-130-003	255-130-005	255-130-008	255-130-009	255-130-010	255-130-011
255-130-016	255-130-019	255-140-001	255-140-020	255-170-006	255-170-007	255-170-008	255-170-009	255-190-029	255-190-030
255-170-005	255-170-011	255-170-012	255-170-013	255-372-020	255-110-012	255-110-026	255-372-022	255-150-012	255-150-016
255-150-017	255-372-019	255-130-018	255-372-003	255-120-034	257-110-004	255-372-017	255-180-015	255-220-001	257-110-006
255-120-026	255-120-033	257-050-027	257-100-036	257-110-010	255-230-004	255-230-010	255-240-016	255-240-018	257-180-011
257-180-013	257-180-015	255-280-006	255-372-016	255-372-007	255-200-049	255-372-018	257-110-005	257-110-003	257-130-005
257-140-010	257-190-007	257-190-008	257-190-009	257-130-003	257-130-004	257-130-006	257-130-008	257-130-009	257-130-010

First 120 parcels shown



2,400 1,200 0 2,400 Feet

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.

ASMT: 255110006, APN: 255110006
BIXBY LAND CO
C/O JIM O'DONNELL
2211 MICHELSON DR NO 500
IRVINE CA 92612

ASMT: 255120034, APN: 255120034
KOCH PALMYRITA INV
723731 PALMYRITA AVE
RIVERSIDE CA 92507

ASMT: 255110015, APN: 255110015
BIXBY LAND CO
C/O JIM O'DONNELL
2211 MICHELSON DR STE 500
IRVINE CA 92612

ASMT: 255130018, APN: 255130018
AVALON BRUNKA, ETAL
731 MT VERNON AVE
RIVERSIDE CA 92507

ASMT: 255120008, APN: 255120008
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 255150013, APN: 255150013
MARLENE RITZ, ETAL
480 MAIN ST
RIVERSIDE, CA. 92507

ASMT: 255120026, APN: 255120026
CATHERINE MYGRANT, ETAL
271 ARDEN RD
MAYWARD CA 94545

ASMT: 255150017, APN: 255150017
HIGHGROVE PROP OWNER
C/O MIKE CANFIELD
2151 MICHELSON DR NO 250
IRVINE CA 92612

ASMT: 255120027, APN: 255120027
S B ASSOC, ETAL
185 MADISON AVE NO 600
NEW YORK NY 10016

ASMT: 255170013, APN: 255170013
EVELYN TILLMAN
20140 BLUE MOUNTAIN DR
RIVERSIDE, CA. 92507

ASMT: 255120031, APN: 255120031
S B ASSOC, ETAL
185 MADISON AVE STE 600
MADISON AVENUE NY 10016

ASMT: 255170014, APN: 255170014
SALENA CHAN
P O BOX 70909
PASADENA CA 91117

ASMT: 255120033, APN: 255120033
MIESTO VENTURES
4731 FRUITLAND AVE
VERNON CA 90058

ASMT: 255180009, APN: 255180009
ROSARIO YONGVANICH
9633 RAVILLER DR
DOWNEY CA 90240

ASMT: 255180011, APN: 255180011
LISA NOBLE, ETAL
395 HERON LN
RIVERSIDE CA 92507

ASMT: 255280001, APN: 255280001
NADIA SALEEB, ETAL
19719 SUNSET VISTA RD
WALNUT CA 91789

ASMT: 255180015, APN: 255180015
LIVIA EARP
1170 MOUNTAIN VIEW LN
COLTON CA 92324

ASMT: 255280006, APN: 255280006
RUTH MEKHALL, ETAL
C/O SAMY SALEEB
17350 HAWKSVIEW LN
CHAGRIN FALLS OH 44023

ASMT: 255190028, APN: 255190028
SPRINGBROOK LAND
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

ASMT: 255280008, APN: 255280008
THERESA AADLAND, ETAL
22351 SAINT MINA CT
COLTON, CA. 92324

ASMT: 255190030, APN: 255190030
EQUITY CORPORATE HOUSING HOLDING CO
O EQUITY RESIDENTIAL
O BOX 87407
CHICAGO IL 60680

ASMT: 255280009, APN: 255280009
LEANNA WACKER, ETAL
22355 ST MINA CT
COLTON, CA. 92324

ASMT: 255200049, APN: 255200049
PAUL BULLER
510 HEARN ST
AUSTIN TX 78703

ASMT: 255290008, APN: 255290008
SAINT MINA COPTIC ORTHODOX CHURCH
P O BOX 52147
RIVERSIDE CA 92517

ASMT: 255220001, APN: 255220001
ROBERTA JENKINS FAMILY FOUNDATION, ET.
20 13TH PL
LONG BEACH CA 90802

ASMT: 255372002, APN: 255372002
ROBERT KLINE
563 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255220002, APN: 255220002
CARMEN BALCAZAR, ETAL
6349 RIVERSIDE AVE
RIVERSIDE CA 92506

ASMT: 255372003, APN: 255372003
WANDA MILLER, ETAL
583 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372004, APN: 255372004
DEBORAH PIERCE, ETAL
603 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372011, APN: 255372011
BEATRICE ETCHISON
602 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372005, APN: 255372005
SARAH RUSSELL, ETAL
608 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372012, APN: 255372012
REGINA RUBIDOUX, ETAL
577 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372006, APN: 255372006
ELSIE CARBAJAL
600 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372013, APN: 255372013
DAVID NICHOLS
597 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372007, APN: 255372007
ROLANDO ANTONIO, ETAL
6938 CARROTWOOD DR
RIVERSIDE CA 92503

ASMT: 255372014, APN: 255372014
CHRISTINA SEGOVIA, ETAL
607 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372008, APN: 255372008
CYNTHIA HAYES PEREZ
560 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372015, APN: 255372015
ARMANDO HERNANDEZ
617 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372009, APN: 255372009
CARMEN CORDERO, ETAL
130 N PINNEY DR
ANAHEIM CA 92807

ASMT: 255372016, APN: 255372016
NATALIE RABONE
627 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372010, APN: 255372010
RUBEN RODRIGUEZ, ETAL
620 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372017, APN: 255372017
LINDA ENZENBACHER
630 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372018, APN: 255372018
RAYMOND GAGE
614 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257020019, APN: 257020019
T M COBB CO
500 PALMYRITA AVE
RIVERSIDE, CA. 92507

ASMT: 255372019, APN: 255372019
DONNA COOLEY, ETAL
600 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257050026, APN: 257050026
DMITRIY BURKOVSKIY
351 CHERRY CREEK LN
ROCHESTER NY 14626

ASMT: 255372020, APN: 255372020
CECILIA MILLAN, ETAL
584 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257100031, APN: 257100031
SANDALS CHURCH
150 PALMYRITA AVE STE 1
RIVERSIDE CA 92507

ASMT: 255372021, APN: 255372021
ROSALYN HAMILTON, ETAL
70 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257100035, APN: 257100035
SANDALS CHURCH
150 PALMYRITA
RIVERSIDE CA 92507

ASMT: 255372022, APN: 255372022
JUDE WHITTON, ETAL
544 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257110002, APN: 257110002
C MORTON
C/O DEE ANN EDWARDS
P O BOX 245
SIERRAVILLE CA 96126

ASMT: 255381012, APN: 255381012
YOLANDA FINCH
288 CARLIN LN
RIVERSIDE, CA. 92507

ASMT: 257110004, APN: 257110004
LAN NGUYEN
2239 W ALMOND
ORANGE CA 92668

ASMT: 255381022, APN: 255381022
TRACT 29168 HIGHGROVE
213 ORIOLE AVE
RIVERSIDE CA 92507

ASMT: 257110005, APN: 257110005
DILLON SMITH, ETAL
P O BOX 675211
RANCHO SANTA FE CA 92067

ASMT: 257110006, APN: 257110006
ELSA FIORENZA, ETAL
306 KISSELA CT
EL DORADO HILLS CA 95762

ASMT: 257180020, APN: 257180020
SFI SMR
STE 200 C/O ISTAR FINANCIAL INC TAX DEPT
1501 E ORANGETHORPE AVE
FULLERTON CA 92831

ASMT: 257110010, APN: 257110010
MMI BDI RIVERSIDE MT VERNON
C/O KELLY KINNON
100 WILSHIRE BLV STE 700
SANTA MONICA CA 90401

ASMT: 257190009, APN: 257190009
OPEN SPACE DIS, ETAL
C/O DEPT OF BLDG SERVICES
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 257130002, APN: 257130002
LARRY KENNEDY, ETAL
12210 MICHIGAN ST NO 17
GRAND TERRACE CA 92313

ASMT: 257240004, APN: 257240004
COLUMBIA BUSINESS CENTER
C/O MICHAEL P GRAYDON
100 E CORSON ST
PASADENA CA 91103

ASMT: 257180003, APN: 257180003
JAMES VACCARO, ETAL
51 11TH ST
MANHATTAN BEACH CA 90266

ASMT: 257240005, APN: 257240005
COLUMBIA BUSINESS CENTER
P O BOX 4549
CARLSBAD CA 92018

ASMT: 257180009, APN: 257180009
SFI SMR
C/O ISTAR FINANCIAL INC / TAX DEPT
2727 E IMPERIAL HWY
BREA CA 92821

ASMT: 255110006, APN: 255110006
BIXBY LAND CO
C/O JIM O'DONNELL
2211 MICHELSON DR NO 500
IRVINE CA 92612

ASMT: 257180015, APN: 257180015
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C/O WILLIAM SHOPOFF
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IRVINE CA 92614

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C/O JIM O'DONNELL
2211 MICHELSON DR STE 500
IRVINE CA 92612

ASMT: 257180017, APN: 257180017
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 255120008, APN: 255120008
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 255120026, APN: 255120026
CATHERINE MYGRANT, ETAL
3271 ARDEN RD
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ASMT: 255150017, APN: 255150017
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ASMT: 255120027, APN: 255120027
S B ASSOC, ETAL
185 MADISON AVE NO 600
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SPRINGBROOK LAND
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

ASMT: 255190030, APN: 255190030
EQUITY CORPORATE HOUSING HOLDING CO
C/O EQUITY RESIDENTIAL
P O BOX 87407
CHICAGO IL 60680

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LONG BEACH CA 90802

ASMT: 255372002, APN: 255372002
ROBERT KLINE
563 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255220002, APN: 255220002
CARMEN BALCAZAR, ETAL
349 RIVERSIDE AVE
RIVERSIDE CA 92506

ASMT: 255372003, APN: 255372003
WANDA MILLER, ETAL
583 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255280001, APN: 255280001
NADIA SALEEB, ETAL
19719 SUNSET VISTA RD
WALNUT CA 91789

ASMT: 255372004, APN: 255372004
DEBORAH PIERCE, ETAL
603 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255280006, APN: 255280006
RUTH MEKHALL, ETAL
C/O SAMY SALEEB
17350 HAWKSVIEW LN
CHAGRIN FALLS OH 44023

ASMT: 255372005, APN: 255372005
SARAH RUSSELL, ETAL
608 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255280008, APN: 255280008
THERESA AADLAND, ETAL
22351 SAINT MINA CT
COLTON, CA. 92324

ASMT: 255372006, APN: 255372006
ELSIE CARBAJAL
600 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372007, APN: 255372007
ROLANDO ANTONIO, ETAL
16938 CARROTWOOD DR
RIVERSIDE CA 92503

ASMT: 255372014, APN: 255372014
CHRISTINA SEGOVIA, ETAL
607 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372008, APN: 255372008
CYNTHIA HAYES PEREZ
560 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372015, APN: 255372015
ARMANDO HERNANDEZ
617 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372009, APN: 255372009
CARMEN CORDERO, ETAL
130 N PINNEY DR
ANAHEIM CA 92807

ASMT: 255372016, APN: 255372016
NATALIE RABONE
627 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372010, APN: 255372010
RUBEN RODRIGUEZ, ETAL
620 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372017, APN: 255372017
LINDA ENZENBACHER
630 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372011, APN: 255372011
BEATRICE ETCHISON
602 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372018, APN: 255372018
RAYMOND GAGE
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RIVERSIDE, CA. 92507

ASMT: 255372012, APN: 255372012
REGINA RUBIDOUX, ETAL
577 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372019, APN: 255372019
DONNA COOLEY, ETAL
600 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372013, APN: 255372013
DAVID NICHOLS
597 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372020, APN: 255372020
CECILIA MILLAN, ETAL
584 SWAYZEE CT
RIVERSIDE, CA. 92507



ASMT: 255372021, APN: 255372021
ROSALYN HAMILTON, ETAL
570 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257100035, APN: 257100035
SANDALS CHURCH
150 PALMYRITA
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544 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257110002, APN: 257110002
C MORTON
C/O DEE ANN EDWARDS
P O BOX 245
SIERRAVILLE CA 96126

ASMT: 255381012, APN: 255381012
YOLANDA FINCH
288 CARLIN LN
RIVERSIDE, CA. 92507

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ORANGE CA 92668

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TRACT 29168 HIGHGROVE
213 ORIOLE AVE
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DILLON SMITH, ETAL
P O BOX 675211
RANCHO SANTA FE CA 92067

ASMT: 257020019, APN: 257020019
T M COBB CO
500 PALMYRITA AVE
RIVERSIDE, CA. 92507

ASMT: 257110006, APN: 257110006
ELSA FIORENZA, ETAL
306 KISSELA CT
EL DORADO HILLS CA 95762

ASMT: 257050026, APN: 257050026
DMITRIY BURKOVSKIY
351 CHERRY CREEK LN
ROCHESTER NY 14626

ASMT: 257110010, APN: 257110010
MMI BDI RIVERSIDE MT VERNON
C/O KELLY KINNON
100 WILSHIRE BLV STE 700
SANTA MONICA CA 90401

ASMT: 257100031, APN: 257100031
SANDALS CHURCH
150 PALMYRITA AVE STE 1
RIVERSIDE CA 92507

ASMT: 257130002, APN: 257130002
LARRY KENNEDY, ETAL
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GRAND TERRACE CA 92313



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751 11TH ST
MANHATTAN BEACH CA 90266

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COLUMBIA BUSINESS CENTER
P O BOX 4549
CARLSBAD CA 92018

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SFI SMR
C/O ISTAR FINANCIAL INC / TAX DEPT
2727 E IMPERIAL HWY
BREA CA 92821

ASMT: 257180015, APN: 257180015
MRF GROVES DEV
C/O WILLIAM SHOPOFF
2 PARK PLAZA STE 700
IRVINE CA 92614

ASMT: 257180017, APN: 257180017
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 257180020, APN: 257180020
SFI SMR
STE 200 C/O ISTAR FINANCIAL INC TAX DEPT
1501 E ORANGETHORPE AVE
FULLERTON CA 92831

ASMT: 257190009, APN: 257190009
OPEN SPACE DIS, ETAL
C/O DEPT OF BLDG SERVICES
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 257240004, APN: 257240004
COLUMBIA BUSINESS CENTER
C/O MICHAEL P GRAYDON
100 E CORSON ST
PASADENA CA 91103

ATTN: Bill Brown
County Service Area 126
c/o EDA
Mail Stop 1040

ATTN: R.A. Barnett
Highgrove Municipal
Advisory Council
474 Prospect Rd.
Highgrove, CA 92501

ATTN: Planning Director
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Sheriff's Department
82-695 Dr. Carreon Blvd.
Indio, CA 92201-6907

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Waste Resources Management,
Riverside County
Mail Stop 5950

SFI SMR LP
C/O IStar Financial
10960 Wilshire Blvd Suite 1260
Los Angeles CA 90024

Kaveh Haghitghi
40810 County Center Drive Suite 100
Temecula CA 92591

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Waste Resources Management,
Riverside County
Mail Stop 5950

Forma
Gene Hsieh
3050 Pullman Street
Costa Mesa, CA 92626

Black Emerald LLC
91711 82nd Ave
Thermal CA 92274

Innovative Land Concepts Inc.
Paul Quill
51245 Avenida Rubio
La Quinta CA 92253

Impact Sciences
Joe Gibson
803 Camarillo Springs Road
Camarillo CA 93012

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/21/2013.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers Pm 36448 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

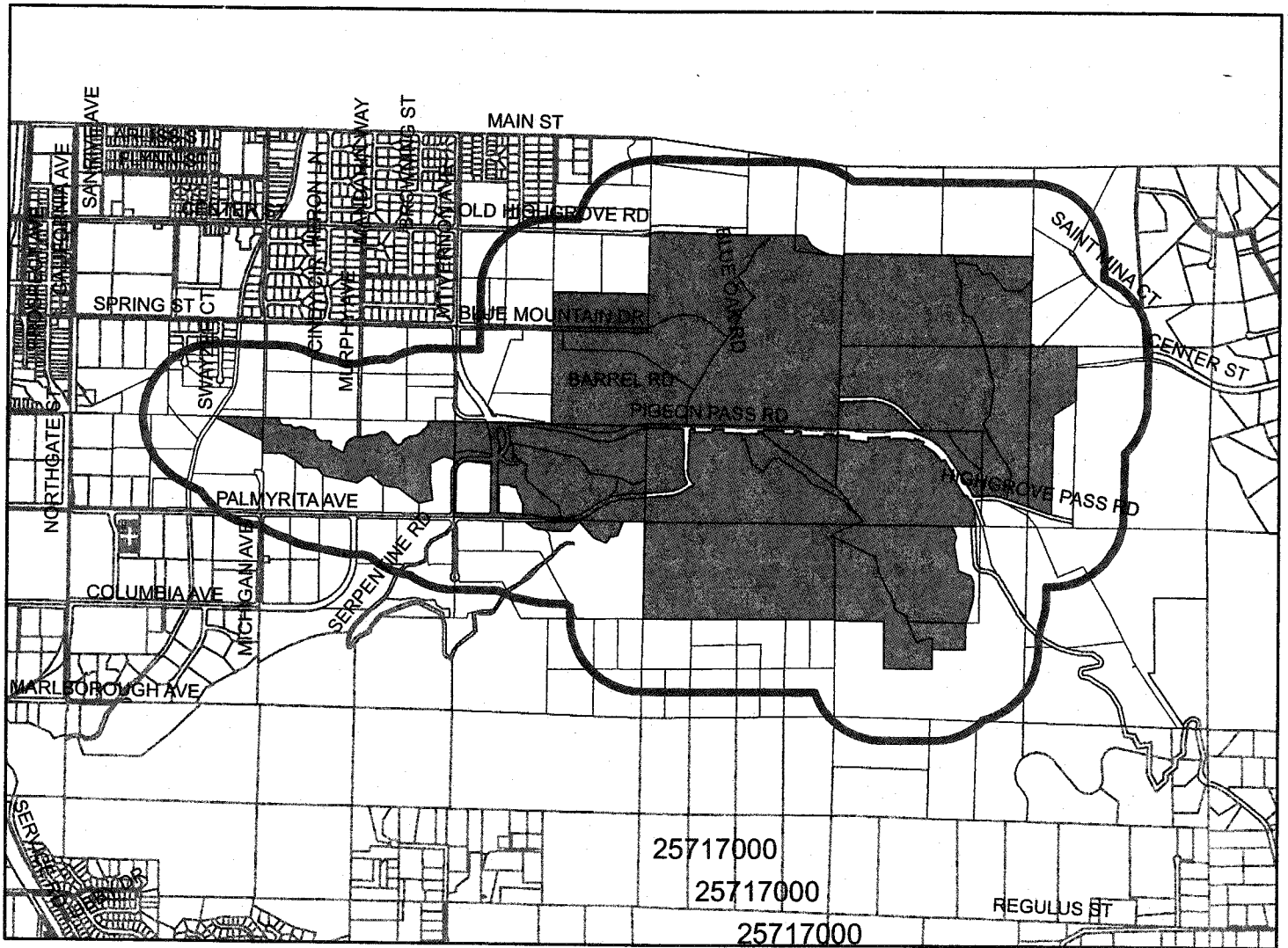
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

*checked by Matt S
expires 6/21/13*

PM36448 (1000 foot buffer)



Selected Parcels

25717000

25717000

255-372-015	255-372-011	257-170-004	257-170-005	257-180-003	255-110-006	255-110-012	255-120-004	255-180-001	255-180-011
257-110-002	255-372-009	255-280-009	255-110-010	255-120-008	255-120-036	255-120-037	255-120-038	257-040-018	257-040-019
257-040-020	257-050-021	257-050-022	257-050-023	257-240-001	257-240-002	257-240-003	257-240-004	257-240-005	255-240-004
255-240-011	255-240-015	255-240-017	255-280-007	255-290-005	257-180-010	257-180-012	257-180-017	255-372-008	255-372-013
257-050-026	255-372-012	255-150-013	255-372-021	255-280-008	255-372-014	257-130-002	255-372-006	255-220-002	255-190-025
255-190-026	255-110-011	255-130-001	255-130-002	255-130-003	255-130-005	255-130-008	255-130-009	255-130-010	255-130-011
255-130-016	255-130-019	255-140-001	255-140-020	255-170-006	255-170-007	255-170-008	255-170-009	255-190-029	255-190-030
255-170-005	255-170-011	255-170-012	255-170-013	255-372-020	255-110-012	255-110-026	255-372-022	255-150-012	255-150-016
255-150-017	255-372-019	255-130-018	255-372-003	255-120-034	257-110-004	255-372-017	255-180-015	255-220-001	257-110-006
255-120-026	255-120-033	257-050-027	257-100-036	257-110-010	255-230-004	255-230-010	255-240-016	255-240-018	257-180-011
257-180-013	257-180-015	255-280-006	255-372-016	255-372-007	255-200-049	255-372-018	257-110-005	257-110-003	257-130-005
257-140-010	257-190-007	257-190-008	257-190-009	257-130-003	257-130-004	257-130-006	257-130-008	257-130-009	257-130-010

First 120 parcels shown



2,400 1,200 0 2,400 Feet

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.



ASMT: 255110006, APN: 255110006
BIXBY LAND CO
C/O JIM O'DONNELL
2211 MICHELSON DR NO 500
IRVINE CA 92612

ASMT: 255120034, APN: 255120034
KOCH PALMYRITA INV
723731 PALMYRITA AVE
RIVERSIDE CA 92507

ASMT: 255110015, APN: 255110015
BIXBY LAND CO
C/O JIM O'DONNELL
2211 MICHELSON DR STE 500
IRVINE CA 92612

ASMT: 255130018, APN: 255130018
AVALON BRUNKA, ETAL
731 MT VERNON AVE
RIVERSIDE CA 92507

ASMT: 255120008, APN: 255120008
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 255150013, APN: 255150013
MARLENE RITZ, ETAL
480 MAIN ST
RIVERSIDE, CA. 92507

ASMT: 255120026, APN: 255120026
CATHERINE MYGRANT, ETAL
3271 ARDEN RD
HAYWARD CA 94545

ASMT: 255150017, APN: 255150017
HIGHGROVE PROP OWNER
C/O MIKE CANFIELD
2151 MICHELSON DR NO 250
IRVINE CA 92612

ASMT: 255120027, APN: 255120027
S B ASSOC, ETAL
185 MADISON AVE NO 600
NEW YORK NY 10016

ASMT: 255170013, APN: 255170013
EVELYN TILLMAN
20140 BLUE MOUNTAIN DR
RIVERSIDE, CA. 92507

ASMT: 255120031, APN: 255120031
S B ASSOC, ETAL
185 MADISON AVE STE 600
MADISON AVENUE NY 10016

ASMT: 255170014, APN: 255170014
SALENA CHAN
P O BOX 70909
PASADENA CA 91117

ASMT: 255120033, APN: 255120033
MIESTO VENTURES
4731 FRUITLAND AVE
VERNON CA 90058

ASMT: 255180009, APN: 255180009
ROSARIO YONGVANICH
9633 RAVILLER DR
DOWNEY CA 90240



ASMT: 255180011, APN: 255180011
LISA NOBLE, ETAL
395 HERON LN
RIVERSIDE CA 92507

ASMT: 255280001, APN: 255280001
NADIA SALEEB, ETAL
19719 SUNSET VISTA RD
WALNUT CA 91789

ASMT: 255180015, APN: 255180015
LIVIA EARP
1170 MOUNTAIN VIEW LN
COLTON CA 92324

ASMT: 255280006, APN: 255280006
RUTH MEKHALL, ETAL
C/O SAMY SALEEB
17350 HAWKSVIEW LN
CHAGRIN FALLS OH 44023

ASMT: 255190028, APN: 255190028
SPRINGBROOK LAND
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

ASMT: 255280008, APN: 255280008
THERESA AADLAND, ETAL
22351 SAINT MINA CT
COLTON, CA. 92324

ASMT: 255190030, APN: 255190030
EQUITY CORPORATE HOUSING HOLDING CO
C/O EQUITY RESIDENTIAL
P O BOX 87407
CHICAGO IL 60680

ASMT: 255280009, APN: 255280009
LEANNA WACKER, ETAL
22355 ST MINA CT
COLTON, CA. 92324

ASMT: 255200049, APN: 255200049
PAUL BULLER
510 HEARN ST
AUSTIN TX 78703

ASMT: 255290008, APN: 255290008
SAINT MINA COPTIC ORTHODOX CHURCH
P O BOX 52147
RIVERSIDE CA 92517

ASMT: 255220001, APN: 255220001
ROBERTA JENKINS FAMILY FOUNDATION, ET.
20 13TH PL
LONG BEACH CA 90802

ASMT: 255372002, APN: 255372002
ROBERT KLINE
563 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255220002, APN: 255220002
CARMEN BALCAZAR, ETAL
6349 RIVERSIDE AVE
RIVERSIDE CA 92506

ASMT: 255372003, APN: 255372003
WANDA MILLER, ETAL
583 KEOWN CT
RIVERSIDE, CA. 92507



ASMT: 255372004, APN: 255372004
DEBORAH PIERCE, ETAL
603 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372011, APN: 255372011
BEATRICE ETCHISON
602 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372005, APN: 255372005
SARAH RUSSELL, ETAL
608 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372012, APN: 255372012
REGINA RUBIDOUX, ETAL
577 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372006, APN: 255372006
ELSIE CARBAJAL
600 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372013, APN: 255372013
DAVID NICHOLS
597 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372007, APN: 255372007
ROLANDO ANTONIO, ETAL
16938 CARROTWOOD DR
RIVERSIDE CA 92503

ASMT: 255372014, APN: 255372014
CHRISTINA SEGOVIA, ETAL
607 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372008, APN: 255372008
CYNTHIA HAYES PEREZ
560 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372015, APN: 255372015
ARMANDO HERNANDEZ
617 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372009, APN: 255372009
CARMEN CORDERO, ETAL
130 N PINNEY DR
ANAHEIM CA 92807

ASMT: 255372016, APN: 255372016
NATALIE RABONE
627 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372010, APN: 255372010
RUBEN RODRIGUEZ, ETAL
620 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372017, APN: 255372017
LINDA ENZENBACHER
630 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372018, APN: 255372018
RAYMOND GAGE
614 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257020019, APN: 257020019
T M COBB CO
500 PALMYRITA AVE
RIVERSIDE, CA. 92507

ASMT: 255372019, APN: 255372019
DONNA COOLEY, ETAL
600 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257050026, APN: 257050026
DMITRIY BURKOVSKIY
351 CHERRY CREEK LN
ROCHESTER NY 14626

ASMT: 255372020, APN: 255372020
CECILIA MILLAN, ETAL
584 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257100031, APN: 257100031
SANDALS CHURCH
150 PALMYRITA AVE STE 1
RIVERSIDE CA 92507

ASMT: 255372021, APN: 255372021
ROSALYN HAMILTON, ETAL
570 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257100035, APN: 257100035
SANDALS CHURCH
150 PALMYRITA
RIVERSIDE CA 92507

ASMT: 255372022, APN: 255372022
JUDE WHITTON, ETAL
544 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257110002, APN: 257110002
C MORTON
C/O DEE ANN EDWARDS
P O BOX 245
SIERRAVILLE CA 96126

ASMT: 255381012, APN: 255381012
YOLANDA FINCH
288 CARLIN LN
RIVERSIDE, CA. 92507

ASMT: 257110004, APN: 257110004
LAN NGUYEN
2239 W ALMOND
ORANGE CA 92668

ASMT: 255381022, APN: 255381022
TRACT 29168 HIGHGROVE
213 ORIOLE AVE
RIVERSIDE CA 92507

ASMT: 257110005, APN: 257110005
DILLON SMITH, ETAL
P O BOX 675211
RANCHO SANTA FE CA 92067



ASMT: 257110006, APN: 257110006
ELSA FIORENZA, ETAL
306 KISSELA CT
EL DORADO HILLS CA 95762

ASMT: 257180020, APN: 257180020
SFI SMR
STE 200 C/O ISTAR FINANCIAL INC TAX DEPT
1501 E ORANGETHORPE AVE
FULLERTON CA 92831

ASMT: 257110010, APN: 257110010
MMI BDI RIVERSIDE MT VERNON
C/O KELLY KINNON
100 WILSHIRE BLV STE 700
SANTA MONICA CA 90401

ASMT: 257190009, APN: 257190009
OPEN SPACE DIS, ETAL
C/O DEPT OF BLDG SERVICES
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 257130002, APN: 257130002
LARRY KENNEDY, ETAL
12210 MICHIGAN ST NO 17
GRAND TERRACE CA 92313

ASMT: 257240004, APN: 257240004
COLUMBIA BUSINESS CENTER
C/O MICHAEL P GRAYDON
100 E CORSON ST
PASADENA CA 91103

ASMT: 257180003, APN: 257180003
JAMES VACCARO, ETAL
751 11TH ST
MANHATTAN BEACH CA 90266

ASMT: 257240005, APN: 257240005
COLUMBIA BUSINESS CENTER
P O BOX 4549
CARLSBAD CA 92018

ASMT: 257180009, APN: 257180009
SFI SMR
C/O ISTAR FINANCIAL INC / TAX DEPT
2727 E IMPERIAL HWY
BREA CA 92821

ASMT: 255110006, APN: 255110006
BIXBY LAND CO
C/O JIM O'DONNELL
2211 MICHELSON DR NO 500
IRVINE CA 92612

ASMT: 257180015, APN: 257180015
MRF GROVES DEV
C/O WILLIAM SHOPOFF
2 PARK PLAZA STE 700
IRVINE CA 92614

ASMT: 255110015, APN: 255110015
BIXBY LAND CO
C/O JIM O'DONNELL
2211 MICHELSON DR STE 500
IRVINE CA 92612

ASMT: 257180017, APN: 257180017
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 255120008, APN: 255120008
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522



ASMT: 255120026, APN: 255120026
CATHERINE MYGRANT, ETAL
3271 ARDEN RD
HAYWARD CA 94545

ASMT: 255150017, APN: 255150017
HIGHGROVE PROP OWNER
C/O MIKE CANFIELD
2151 MICHELSON DR NO 250
IRVINE CA 92612

ASMT: 255120027, APN: 255120027
S B ASSOC, ETAL
185 MADISON AVE NO 600
NEW YORK NY 10016

ASMT: 255170013, APN: 255170013
EVELYN TILLMAN
20140 BLUE MOUNTAIN DR
RIVERSIDE, CA. 92507

ASMT: 255120031, APN: 255120031
S B ASSOC, ETAL
185 MADISON AVE STE 600
MADISON AVENUE NY 10016

ASMT: 255170014, APN: 255170014
SALENA CHAN
P O BOX 70909
PASADENA CA 91117

ASMT: 255120033, APN: 255120033
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ASMT: 255180009, APN: 255180009
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ASMT: 255120034, APN: 255120034
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723731 PALMYRITA AVE
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ASMT: 255180011, APN: 255180011
LISA NOBLE, ETAL
395 HERON LN
RIVERSIDE CA 92507

ASMT: 255130018, APN: 255130018
AVALON BRUNKA, ETAL
731 MT VERNON AVE
RIVERSIDE CA 92507

ASMT: 255180015, APN: 255180015
LIVIA EARP
1170 MOUNTAIN VIEW LN
COLTON CA 92324

ASMT: 255150013, APN: 255150013
MARLENE RITZ, ETAL
480 MAIN ST
RIVERSIDE, CA. 92507

ASMT: 255190028, APN: 255190028
SPRINGBROOK LAND
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691



ASMT: 255190030, APN: 255190030
EQUITY CORPORATE HOUSING HOLDING CO
C/O EQUITY RESIDENTIAL
P O BOX 87407
CHICAGO IL 60680

ASMT: 255280009, APN: 255280009
LEANNA WACKER, ETAL
22355 ST MINA CT
COLTON, CA. 92324

ASMT: 255200049, APN: 255200049
PAUL BULLER
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ASMT: 255290008, APN: 255290008
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P O BOX 52147
RIVERSIDE CA 92517

ASMT: 255220001, APN: 255220001
ROBERTA JENKINS FAMILY FOUNDATION, ET.
20 13TH PL
LONG BEACH CA 90802

ASMT: 255372002, APN: 255372002
ROBERT KLINE
563 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255220002, APN: 255220002
CARMEN BALCAZAR, ETAL
6349 RIVERSIDE AVE
RIVERSIDE CA 92506

ASMT: 255372003, APN: 255372003
WANDA MILLER, ETAL
583 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255280001, APN: 255280001
NADIA SALEEB, ETAL
19719 SUNSET VISTA RD
WALNUT CA 91789

ASMT: 255372004, APN: 255372004
DEBORAH PIERCE, ETAL
603 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255280006, APN: 255280006
RUTH MEKHALL, ETAL
C/O SAMY SALEEB
17350 HAWKSVIEW LN
CHAGRIN FALLS OH 44023

ASMT: 255372005, APN: 255372005
SARAH RUSSELL, ETAL
608 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255280008, APN: 255280008
THERESA AADLAND, ETAL
22351 SAINT MINA CT
COLTON, CA. 92324

ASMT: 255372006, APN: 255372006
ELSIE CARBAJAL
600 KEOWN CT
RIVERSIDE, CA. 92507



ASMT: 255372007, APN: 255372007
ROLANDO ANTONIO, ETAL
16938 CARROTWOOD DR
RIVERSIDE CA 92503

ASMT: 255372014, APN: 255372014
CHRISTINA SEGOVIA, ETAL
607 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372008, APN: 255372008
CYNTHIA HAYES PEREZ
560 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372015, APN: 255372015
ARMANDO HERNANDEZ
617 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372009, APN: 255372009
CARMEN CORDERO, ETAL
130 N PINNEY DR
ANAHEIM CA 92807

ASMT: 255372016, APN: 255372016
NATALIE RABONE
627 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372010, APN: 255372010
RUBEN RODRIGUEZ, ETAL
620 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372017, APN: 255372017
LINDA ENZENBACHER
630 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372011, APN: 255372011
BEATRICE ETCHISON
602 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372018, APN: 255372018
RAYMOND GAGE
614 SWAYZEE CT
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ASMT: 255372012, APN: 255372012
REGINA RUBIDOUX, ETAL
577 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372019, APN: 255372019
DONNA COOLEY, ETAL
600 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372013, APN: 255372013
DAVID NICHOLS
597 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372020, APN: 255372020
CECILIA MILLAN, ETAL
584 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372021, APN: 255372021
ROSALYN HAMILTON, ETAL
570 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 257100035, APN: 257100035
SANDALS CHURCH
150 PALMYRITA
RIVERSIDE CA 92507

ASMT: 255372022, APN: 255372022
JUDE WHITTON, ETAL
544 SWAYZEE CT
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ASMT: 257110002, APN: 257110002
C MORTON
C/O DEE ANN EDWARDS
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SIERRAVILLE CA 96126

ASMT: 255381012, APN: 255381012
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RANCHO SANTA FE CA 92067

ASMT: 257020019, APN: 257020019
T M COBB CO
500 PALMYRITA AVE
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ASMT: 257110006, APN: 257110006
ELSA FIORENZA, ETAL
306 KISSELA CT
EL DORADO HILLS CA 95762

ASMT: 257050026, APN: 257050026
DMITRIY BURKOVSKIY
351 CHERRY CREEK LN
ROCHESTER NY 14626

ASMT: 257110010, APN: 257110010
MMI BDI RIVERSIDE MT VERNON
C/O KELLY KINNON
100 WILSHIRE BLV STE 700
SANTA MONICA CA 90401

ASMT: 257100031, APN: 257100031
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GRAND TERRACE CA 92313

ASMT: 257180003, APN: 257180003
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MANHATTAN BEACH CA 90266

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COLUMBIA BUSINESS CENTER
P O BOX 4549
CARLSBAD CA 92018

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SFI SMR
C/O ISTAR FINANCIAL INC / TAX DEPT
2727 E IMPERIAL HWY
BREA CA 92821

ASMT: 257180015, APN: 257180015
MRF GROVES DEV
C/O WILLIAM SHOPOFF
2 PARK PLAZA STE 700
IRVINE CA 92614

ASMT: 257180017, APN: 257180017
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 257180020, APN: 257180020
SFI SMR
STE 200 C/O ISTAR FINANCIAL INC TAX DEPT
1501 E ORANGETHORPE AVE
FULLERTON CA 92831

ASMT: 257190009, APN: 257190009
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C/O DEPT OF BLDG SERVICES
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RIVERSIDE CA 92507

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PASADENA CA 91103