

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

901B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
May 5, 2014

**SUBJECT:** AMENDMENT OF FINAL TRACT MAP NO. 30322 – Applicant: Stone Star Riverside – Third/Third Supervisorial District – Location: Westerly of Rice Road, northerly of the Salt Creek Channel, southerly of Olive Ave. - REQUEST: The amendment of the final map affects the phase 1 final map (FSM30322-1) and proposes to delete conditions 100.Planning.2, 3 and 4 and modify the unit count trigger on condition 100.Planning.1 from 136 to 100 dwelling units.

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on March 19, 2014.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY A 5-0 VOTE,**

(Continued on next page)

Departmental Concurrence

Juan C. Perez, TLMA Director /  
Interim Planning Director

JCP:ms

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

**SOURCE OF FUNDS:** Deposit based funds

**Budget Adjustment:**

For Fiscal Year:

**C.E.O. RECOMMENDATION:**

APPROVE

BY:

Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: July 15, 2014  
 xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By: Deputy

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

1-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: AMENDMENT OF FINAL TRACT MAP NO. 30322**

**DATE: May 5, 2014**

**PAGE: 2 of 3**

**APPROVAL of AMENDED FINAL TRACT MAP NO. 30322, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.**

**BACKGROUND:**

**Summary**

Pursuant to Ordinance No. 460 Section 9.15 a recorded final map can be modified using an amended final map process. Tentative Tract Map No. 30322 was approved by the Board April 13, 2004 to subdivide 64.82 acres into 272 residential lots with a minimum lot size of 6,000 square feet and 10 open space lots. A Unit Phasing Map was approved which allows the single tract map to record in two phases. The first phase is 141 residential lots, the second phase (or phase F for 'final') is 131 residential lots. The first half is north of the Salt Creek Channel, the final phase is south of the channel. Attachment No. 1 shows the location of the tract as it relates to the SP, the Salt Creek Channel and the three parks in question (see text below).

The project is proposing to delete conditions 100.Planning.2, 3, and 4. These conditions require the construction of three parks. The project would no longer be required to build any parks; however, a new condition of approval was added to require the applicant to pay for conceptual park design of the Specific Plan that neighbors the project site (already conditioned for construction through a different map).

More specifically, the three conditions proposed for deletion require the construction of three parks. Two of these parks are not located near the proposed first phase of the map, the applicant does not own the land where these parks are located, and there is no development near the park sites at this time. The requirement to construct this park is also added to many other maps in the Specific Plan. The third park, Planning Area 28b, is adjacent to the first phase of TR30322. Planning Area 28b is proposed in the Specific Plan to be a 32.9 acre park. The park site was a lot on the neighboring map, Tentative Tract Map No. 30808, and construction is required in the conditions for that map as well. Planning staff is willing to support the proposed removal of these park construction requirements because:

- There are other projects within the Specific Plan that are required to construct these parks
- Two of the parks are not near the site
- The two non-adjacent parks have no development constructed anywhere near the parks
- The applicant does not own the land for the park sites
- The park for 28b, while adjacent, is too large to be the responsibility of the 141 lots proposed in TR30322-1
- The conditions added to the map do not reflect the Specific Plan conditions that should have been applied to the map
- There is a park already constructed about 410 yards from the proposed map, Winchester Park, under Valley Wide Recreation and Parks ownership featuring a gymnasium, several sports fields, a tot lot and picnic areas.

However, as a tradeoff for removing the requirement for any park construction, Planning staff is proposing that Condition of Approval 100.Planning.1 be revised. As written, the condition would require the park plans for all of PA28b to be approved by Valley Wide before the 136<sup>th</sup> building permit. There are only 141 residential lots on the map. So Staff is proposing to modify the condition to provide conceptual landscape plans for the park that can facilitate future construction. This will assure that the applicant is providing a fair share contribution to the development of the Specific Plan parks. In addition, this modification will not absolve the applicant of any required Quimby fees.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: AMENDMENT OF FINAL TRACT MAP NO. 30322**

**DATE: May 5, 2014**

**PAGE: 3 of 3**

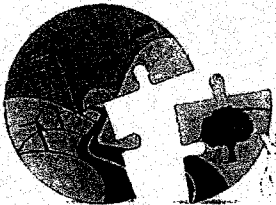
The Planning Commission approved the project by a 5-0 vote.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

**ATTACHMENTS (if needed, in this order):**

**A. PLANNING COMMISSION STAFF REPORT**



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

7/23/14  
Date

KD  
Initial

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

38886 El Cerrito Road  
Palm Desert, California 92211

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

AMENDED FINAL TRACT MAP NO. 30322 (AFM30322)

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Stone Star Riverside LLC

Project Applicant

12671 High Bluff Drive Suite 150 San Diego CA 92130

Address

The project is located Westerly of Rice Road, northerly of the Salt Creek Channel, southerly of Olive Ave.

Project Location

The Amendment of Final Tract Map No. 30322 proposes an amendment to the phase 1 final map (FSM30322-1) to delete conditions 100.Planning.2, 3 and 4 and modify the unit count trigger on 100.Planning.1 from 136 to 100.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on March 19, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act Proof of prior payment + \$50.00.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Kelly D. [Signature]  
Signature

Board Assistant  
Title

7/15/14  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R1401255

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: STONE STAR RIVERSIDE LLC \$50.00  
paid by: CK 3464  
CFG FOR AFM30322  
paid towards: CFG06050 CALIF FISH & GAME: DOC FEE  
at parcel: 29112 TOPEKA CIR WINC  
appl type: CFG3

By \_\_\_\_\_ Feb 10, 2014 12:37  
MGARDNER posting date Feb 10, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

EA 38476

CORRECTED

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200401209

Lead Agency: COUNTY PLANNING Date: 10/08/2004

County Agency of Filing: Riverside Document No: 200401209

Project Title: EA 38476; CZ 6715; TTM 30322

Project Applicant Name: RANCON WICHESTER VALLEY 63 LLC Phone Number: \_\_\_\_\_

Project Applicant Address: 27740 JEFFERSON AVE., STE. 200 TEMECULA CA 92590

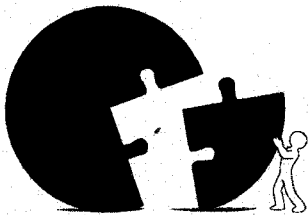
Project Applicant: Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	<u>\$850.00</u>
<input type="checkbox"/> Negative Declaration	_____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	_____
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	_____
<input checked="" type="checkbox"/> County Administration Fee	<u>\$78.00</u>
<input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
<b>Total Received</b>	<u>\$928.00</u>

Signature and title of person receiving payment: C. Hall

Notes:



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Juan C. Perez*  
*Interim Planning Director*

901B

7/15/2014

**DATE:** 4/14/14

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** AMENDMENT OF FINAL TRACT MAP NO. 30322

(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 | <b>**SELECT Advertisement**</b>   |
| <input type="checkbox"/> Place on Consent Calendar   | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>                                   |
| <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                         |

**No public notice required**

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

Notice of Determination and Mit Neg Dec Forms  
California Department of Fish & Wildlife Receipt (CFG06050)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

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

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

Agenda Item No.: 3.4  
Area Plan: Harvest Valley/ Winchester  
Zoning Area: Winchester  
Supervisorial District: Third/Third  
Project Planner: Matt Straite  
Planning Commission: March 19, 2014

AMENDMENT OF FINAL TRACT MAP NO.  
30322 (AFM30322)  
Applicant: Stone Star Riverside LLC  
Engineer/Representative: Webb and  
Associates, Bruce Davis

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Amendment of Final Tract Map No. 30322 proposes an amendment to the phase 1 final map (FSM30322-1) to delete conditions 100.Planning.2, 3 and 4 and modify the unit count trigger on 100.Planning.1 from 136 to 100.

The project is located Westerly of Rice Road, northerly of the Salt Creek Channel, southerly of Olive Ave.

### BACKGROUND:

Pursuant to Ordinance No. 460 Section 9.15 a recorded final map can be modified using an amended final map process. Additionally, it should be brought to the Commission's attention that according to section 9.15 subsection d. the review by the Commission shall be confined to the consideration of, and action on, the proposed modification. Tentative Tract Map No. 30322 was approved by the Board April 13, 2004 to subdivide 64.82 acres into 272 residential lots with a minimum lot size of 6,000 square feet and 10 open space lots. A Unit Phasing Map was approved which allows the single tract map to record in two phases. The first phase is 141 residential lots, the second phase (or phase F for 'final') is 131 residential lots. The first half is north of the Salt Creek Channel, the final phase is south of the channel. Attachment No 1 shows the location of the tract as it relates to the SP, the Salt Creek Channel and the three parks in question (see text below).

This application is only proposing to affect conditions for the first phase of the final map, FSM30322-1<sup>1</sup>. These changes will only apply to the first phase of the map.

More specifically the project is proposing to delete the following conditions of approval:

#### **100.Planning.2 SP-PLNG AREA 28b CONSTRUCT**

*PRIOR TO THE ISSUANCE OF THE 250th building permit within the TRACT the planning department shall determine whether the building permits allowed by condition 30.PLANNING.32 of the specific plan has been met. If the milestone is reached, the park designated as Planning Area 28b shall be constructed and fully operable. Construction of the entire tract prior to the satisfaction of this condition is at the discretion of the director. This condition implements condition 30.PLANNING.32.*

#### **100.Planning.3 SP-PLNG AREA 32 CONSTRUCT**

*PRIOR TO THE ISSUANCE OF THE 100th building permit within the TRACT MAP the planning department shall determine whether the number of building permits allowed by condition*

<sup>1</sup> Done using a unit phasing map, case number UPH00436.



*30.PLANNING.28 of the specific plan have been met. If this milestone has been met, the park designated as Planning Area 32 shall be constructed and fully operable.*

**100.Planning.4 SP-PLNG AREA 37 CONSTRUCT**

*PRIOR TO THE ISSUANCE OF THE 100th building permit within the TRACT MAP the planning department shall determine whether the number of building permits allowed by condition 30.PLANNING.28 has been met. If this milestone has been met, the park designated as Planning Area 37 shall be constructed and fully operable.*

These conditions require the construction of three parks. Two of these parks in are not located near the proposed first phase of the map, the applicant does not own the land where these parks are located, and the there is no development near the park sites at this time. The third park, Planning Area 28b, is adjacent to the first phase of TR30322. Planning Area 28b is proposed in the Specific Plan to be a 32.9 acre park. The park site was a lot on the neighboring map, Tentative Tract Map No. 30808, and construction is required in the conditions for that map as well. Planning staff is willing to support the proposed removal of these park construction requirements because:

- Two of the parks are not near the site
- The two non-adjacent parks have no development constructed anywhere near the parks
- The applicant does not own the land for the park sites
- The park for 28b, while adjacent, is too large to be the responsibility of the 141 lots proposed in TR30322-1
- The conditions added to the map do not reflect the Specific Plan conditions that should have been applied to the map
- There is a park already constructed about 410 yards from the proposed map, Winchester Park currently under Valley Wide Recreation and Parks ownership featuring a gymnasium, several sports fields, a tot lot and picnic areas.

However, as a tradeoff for removing the requirement for any park construction, Planning staff is proposing that Condition of Approval 100.Planning.1 be revised. The condition currently states:

**100.Planning.1 SP-PLNG AREA 28b PLANS**

*PRIOR TO THE ISSUANCE OF THE 136th building permit within The Tract Map, the planning department shall determine whether the building permits allowed by condition 30.PLANNING.32 of the Specific Plan has been met. If this milestone has been reached, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District for the park site designated as Planning Area 28B of the Specific Plan. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley Wide Recreation and Parks District. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.*

As written, the condition would require the park plans for all of PA28b to be approved by Valley Wide before the 136<sup>th</sup> building permit. There are only 141 residential lots on the map. So Staff is proposing to modify the condition to read:

**100.Planning.1 SP-PLNG AREA 28b PLANS**

*PRIOR TO THE ISSUANCE OF THE 436 100th building permit within The Tract Map, the ~~planning department shall determine whether the building permits allowed by condition 30.PLANNING-32 of the Specific Plan has been met. If this milestone has been reached,~~ detailed conceptual park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District for the park site designated as Planning Area 28b of the Specific Plan. The detailed conceptual park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley Wide Recreation and Parks District. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.*

This will assure that the applicant is doing a fair share contribution to the development of the Specific Plan parks. In addition, this modification will not absolve the applicant of any required Quimby fees.

When the Specific Plan was first created, the parks were triggered by building permits generally located near the parks. Several Planning Areas that surround the park sites shared a unit trigger point, for example the construction of the park in Planning area 37 was triggered by 250 building permits within Planning Areas 31, 33, 34, 39a, etc. As the SP continued to be modified the park trigger points changed. The Specific Plan is now on Amendment No. 5. When A5 was processed, each individual park was required to submit plans and for ultimate construction triggered by a specific building permit number within the entire Specific Plan. Amendment No. 5, more specifically, used the following trigger points for the three parks discussed above

- Plans for park in PA 28b 1<sup>st</sup> half- 2,900<sup>th</sup> Building Permit
- Construction for PA 28b 1<sup>st</sup> half- 3,010<sup>th</sup> Building Permit
  
- Plans for park in PA 28b 2<sup>nd</sup> half- 3,910<sup>th</sup> Building Permit
- Construction for PA 28b 2<sup>nd</sup> half- 4,000<sup>th</sup> Building permit
  
- Plans for park in PA 32- 1,400<sup>th</sup> Building Permit
- Construction for PA 32- 1,500<sup>th</sup> Building Permit
  
- Plans for park in PA 37- 650<sup>th</sup> Building Permit
- Construction for PA 37- 750<sup>th</sup> Building Permit

The park triggers added to TR30322 did not reflect the Specific Plan triggers. Because the Specific Plan has experienced uneven development due to the recession, reflecting the triggers in the Specific Plan for this specific tract would not be appropriate. Staff worked with the applicant to find an equitable solution for this specific map phase.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use: Medium Density Residential (MDR) as reflected on the Land Use Plan for Specific Plan No. 293A5
2. Existing Zoning: Specific Plan (SP)
3. Surrounding Zoning: Specific Plan to the east and west, Rural Residential (RR) to the south and north

4. Existing Land Use: Vacant
5. Surrounding Land Use: Vacant land to the north, south, east and west
6. Project Data: Total Acreage (phase 1): 32.14  
Total Proposed Lots (phase 1): 141 residential  
Proposed Min. Lot Size: 5,000 sq ft  
Schedule: A
8. Environmental Concerns: All environmental review was done with the original map, no further environmental documents are required.

**RECOMMENDATIONS:**

**APPROVAL** of **AMENDED FINAL TRACT MAP NO. 30322**, 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 and in the attached environmental assessment, which is incorporated herein by reference.

1. The economic recession has resulted in a disrupted development pattern within the Specific Plan that was unanticipated. This has made three of the conditions of approval no longer appropriate, specifically the need to build three park sites for the 141 residential lots.
2. The fee owner of the property was previously required to construct three park sites, which would have been financially burdensome. The change now requires only that conceptual park plans be required, and approved by the County and Valley Wide Recreation and Parks District. The cost of such plans is far less than the cost of conceptual park plans.
3. The changes to the conditions of approval will not create a need to change the lotting or the map in any way.
4. The proposed project is in conformance with all elements of the Riverside County General Plan.
5. The proposed project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with approval of Zone Change No. 6715.
6. The proposed project is consistent with Specific Plan No. 293A5.
7. The proposed project is consistent with the Schedule 'A' map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
8. The public's health, safety and general welfare are protected through project design.
9. The proposed project is compatible with the present and future logical development of the area.
10. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

**CONCLUSIONS:**

1. There are changes in circumstances which make some of the conditions of approval on the map no longer appropriate.
2. The modifications to the map do not impose any additional burden on the present fee owner of the property.
3. The modifications do not alter any right, title, or interest in the real property reflected on recorded map.
4. The project site is designated Low Density Residential (2-5 du/ac) and Medium Density Residential (5-8 du/ac) within the Harvest Valley/Winchester Area Plan.
5. The project site is surrounded by properties which are designated Open Space, Medium Density and Low Density Residential.
6. The zoning for the subject site is Specific Plan (SP) and Light Agricultural (A-1).
7. The project site is surrounded by properties which are zoned Specific Plan (SP) and Rural Residential (R-R).
8. The proposed phase of the map, creating 141 residential parcels with a minimum lot size of 6,000 s.f. is permitted in the SP designation.
9. All environmental review was done with the original map, no further environmental documents are required.
10. This project is not within an MSHCP cell criteria area.

**INFORMATIONAL ITEMS:**

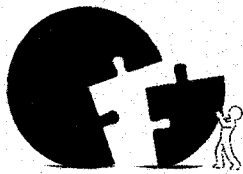
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A dam inundation area.
  - b. A General Plan hazardous fire area.
  - c. An Alquist-Priolo earthquake fault hazard study zone.
  - d. A city sphere of influence.
3. The project site is located within:
  - a. Winchester Hills Specific Plan No. 293
  - b. The boundaries of the Hemet Unified School District #16.
  - c. The Valley Wide Recreation and Park District.
  - d. A Stephen's kangaroo rat fee area.
  - e. A Mt. Palomar lighting regulation zone
  - f. Harvest Valley/Winchester Area Plan.
  - g. West T.U.M.F. Ordinance No. 824 fee area.
  - h. A 100 year flood plain

ms

Y:\Planning Case Files-Riverside office\AFM30322\DH-PC-BOS Hearings\DH-PC\Staff Report.docx

Date Prepared: 01/01/01

Date Revised: 02/04/14



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 19, 2014**

**I. AGENDA ITEM 3.4**

**AMENDMENT OF FINAL TRACT MAP NO. 30322** – No New Environmental Documentation is Required - Applicant: Stone Star Riverside – Third/Third Supervisorial District – Location: Westerly of Rice Road, northerly of the Salt Creek Channel, and southerly of Olive Ave. (Quasi-judicial)

**II. PROJECT DESCRIPTION:**

The amendment of the final map affects the phase 1 final map (FSM30322-1) and proposes to delete conditions 100.Planning.2, 3 and 4 and modify the unit count trigger on condition 100.Planning.1 from 136 to 100 dwelling units.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

Motion by Commissioner Petty, 2<sup>nd</sup> by Commissioner Valdivia

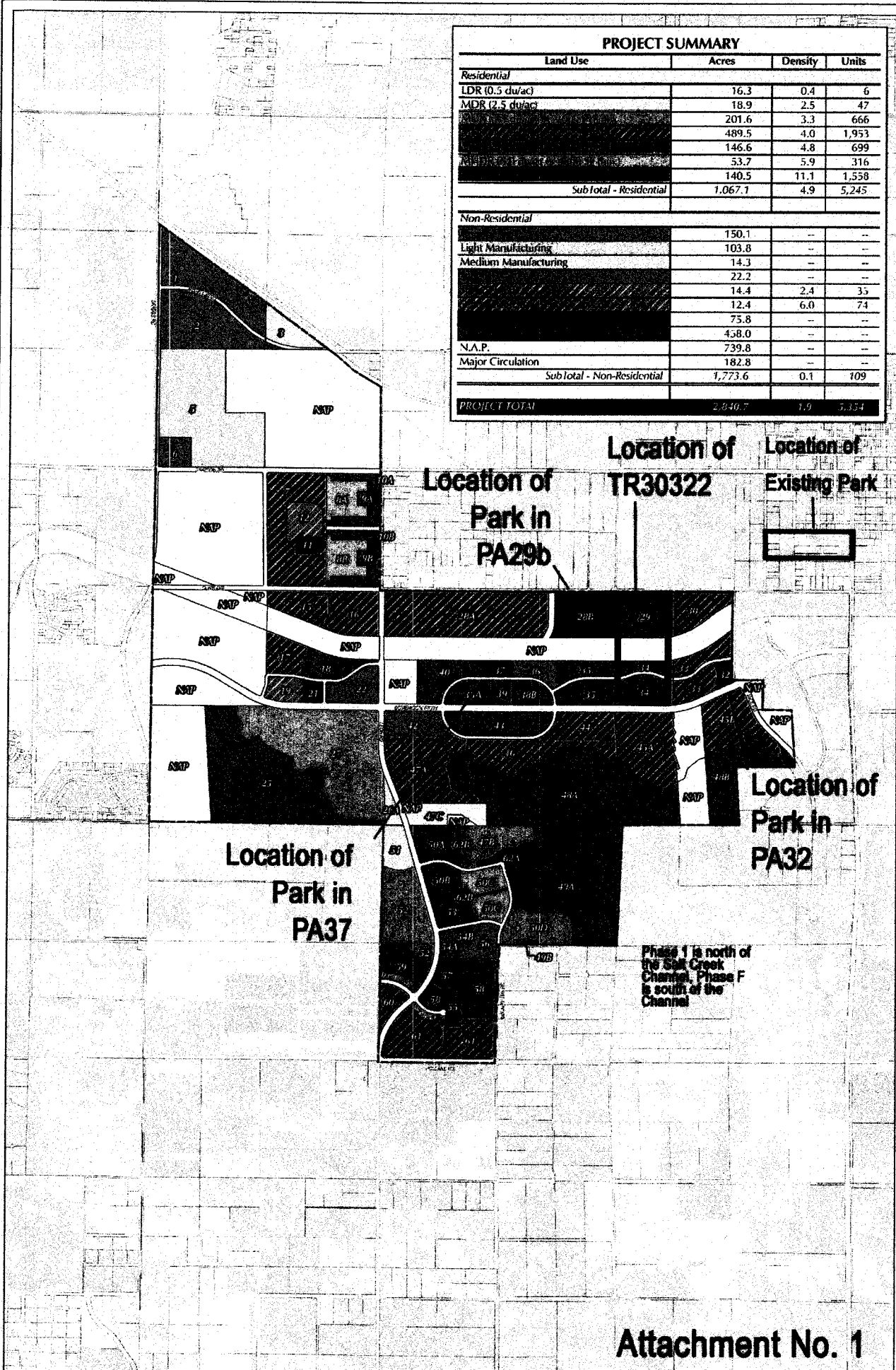
A vote of 5-0

**FOUND NO NEW ENVIRONMENTAL DOCUMENTS ARE REQUIRED; and,**

**APPROVED THE AMENDMENT TO FINAL TRACK MAP NO. 30322**

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

PROJECT SUMMARY			
Land Use	Acres	Density	Units
<b>Residential</b>			
LDR (0.5 du/ac)	16.3	0.4	6
MDR (2.5 du/ac)	18.9	2.5	47
	201.6	3.3	666
	489.5	4.0	1,953
	146.6	4.8	699
	53.7	5.9	316
<b>Sub total - Residential</b>	<b>1,067.1</b>	<b>4.9</b>	<b>5,245</b>
<b>Non-Residential</b>			
Light Manufacturing	150.1	--	--
	103.8	--	--
Medium Manufacturing	14.3	--	--
	22.2	--	--
	14.4	2.4	35
	12.4	6.0	74
	75.8	--	--
	458.0	--	--
N.A.P.	739.8	--	--
Major Circulation	182.8	--	--
<b>Sub total - Non-Residential</b>	<b>1,773.6</b>	<b>0.1</b>	<b>109</b>
<b>PROJECT TOTAL</b>	<b>2,840.7</b>	<b>1.9</b>	<b>5,354</b>



# Attachment No. 1

### Vicinity




### LEGEND

- CASE
- PARCELS

 STREAMS

 INTERSTATES

 HIGHWAYS

**\*IMPORTANT\***

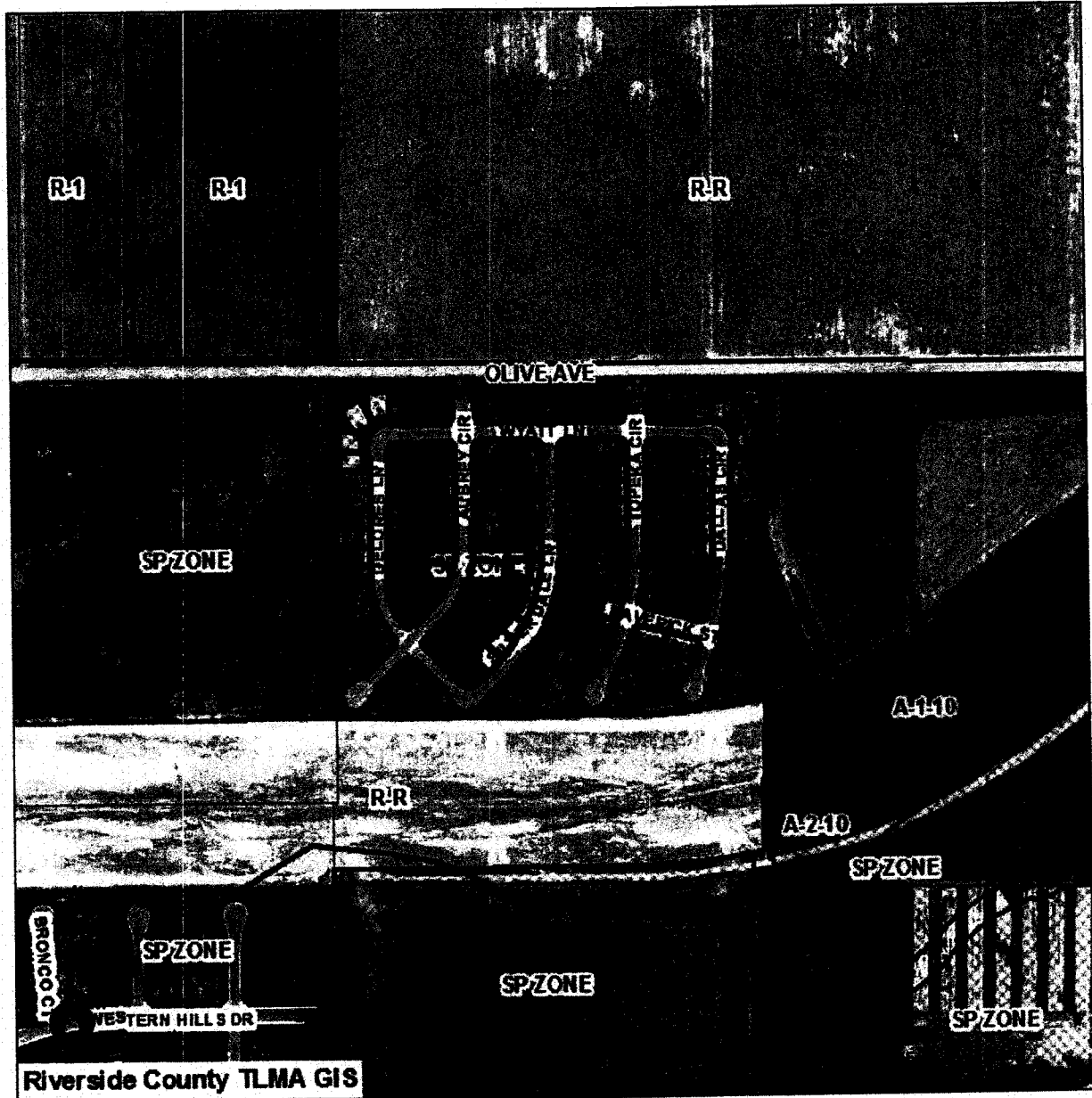
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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Version 131127



### Existing Zoning



### ZONING

- |         |                 |             |          |
|---------|-----------------|-------------|----------|
| CASE    | STREAMS         | INTERSTATES | HIGHWAYS |
| PARCELS | ZONING BOUNDARY | A-1-10      | A-2-10   |
| R-1     | R-R             | SP ZONE     |          |

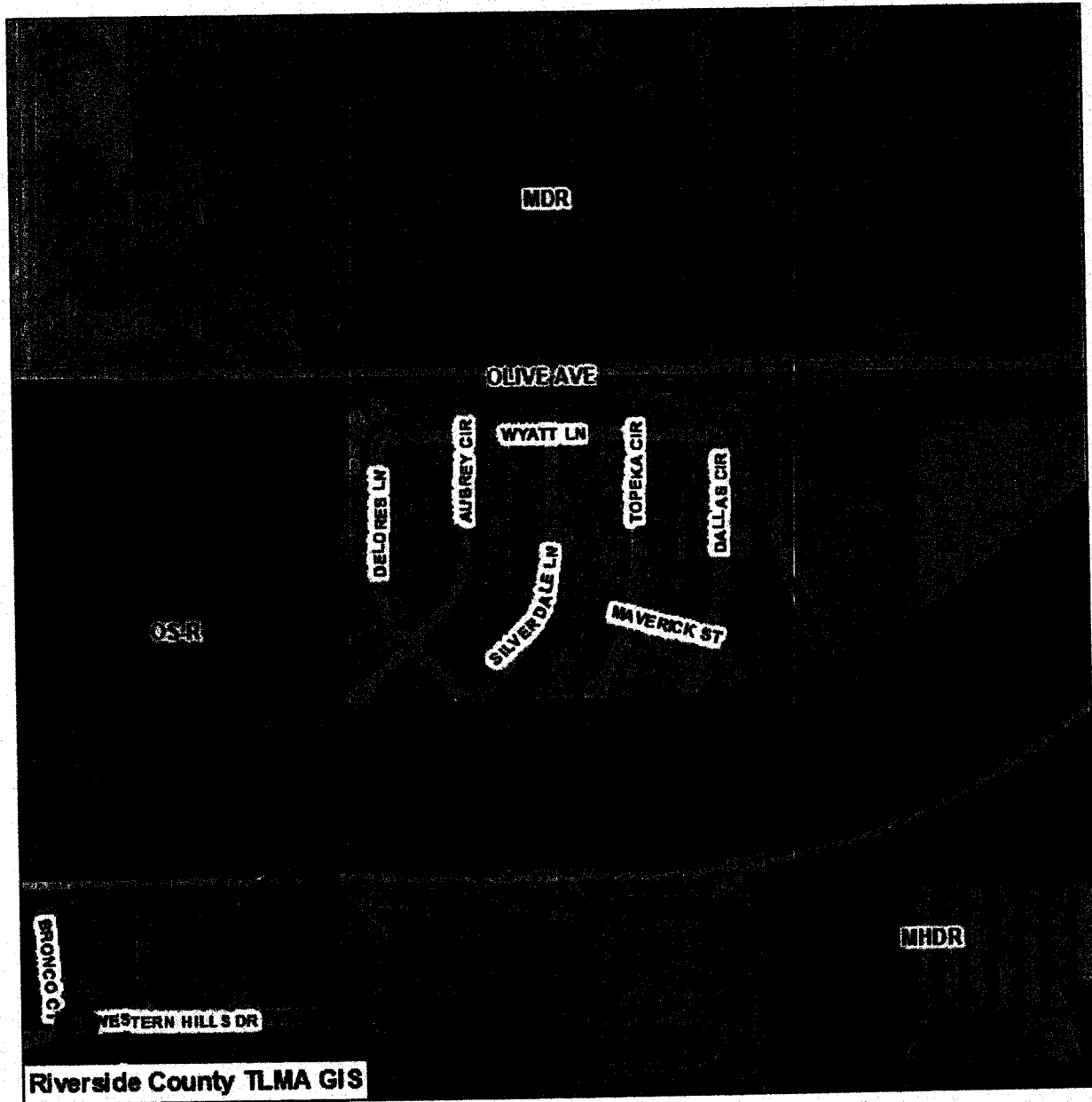
**\*IMPORTANT\***

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REPORT PRINTED ON...Tue Feb 04 2014 16:00:00 GMT-0800 (Pacific Standard Time)

Version 131127

### General Plan Land Use



#### LAND USE

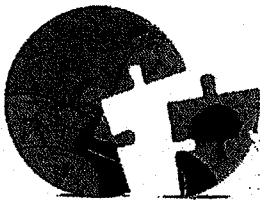
-  STREAMS
-  INTERSTATES
-  HIGHWAYS
-  PARCELS
-  MDR - MEDIUM DENSITY RESIDENTIAL
-  MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
-  OS-R - OPEN SPACE RECREATION

**\*IMPORTANT\***

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Version 131127



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## 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 type="checkbox"/> PARCEL MAP  | <input checked="" type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: ~~PSM-30322-1~~ AFM 30 322 DATE SUBMITTED: 11/06/13

### APPLICATION INFORMATION

Applicant's Name: Stone Star Riverside, LLC E-Mail: glansing@lansingcompanies.com

Mailing Address: 12671 High Bluff Drive, Suite 150  

	Street	
San Diego	CA	92130
City	State	ZIP

Daytime Phone No: ( 858 ) 523-0719 Fax No: ( 858 ) 523-0826

Engineer/Representative's Name: Bruce Davis E-Mail: bruce.davis@webbassociates.com

Mailing Address: 3788 McCray Street  

	Street	
Riverside	CA	92506
City	State	ZIP

Daytime Phone No: ( 951 ) 686-1070 Fax No: ( 951 ) 788-1256

Property Owner's Name: Stone Star Riverside, LLC E-Mail: glansing@lansingcompanies.com

Mailing Address: 12671 High Bluff Drive, Suite 150  

	Street	
San Diego	CA	92130
City	State	ZIP

Daytime Phone No: ( 858 ) 523-0719 Fax No: ( 858 ) 523-0826

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 · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**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.

6 MELBY LANSING  
PRINTED NAME OF APPLICANT

[Signature]  
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.

SHANE SIMPSON  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
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): 461-230-001 thru 004, 461-231-001 thru 027, 461-232-001 thru 024, 461-233-001 thru 016, 461-240-001 thru 003, 461-241-001 thru 050, 461-242-001 thru 017

Section: 33 Township: 5 South Range: 2 West

Approximate Gross Acreage: 22.09

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Salt Creek Channel, South of Olive Ave., East of Leon Road, West of Rice Road.

Thomas Brothers map, edition year, page number, and coordinates: 2001 Map Book: Pg. 838, Grid D7 & E7 & Pg. 868, Grid D1& E1

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):

Amend final map FSM-30322-01 to modify conditions. See attachment 1 for a detailed description.

Related cases filed in conjunction with this request:

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

If yes, provide Case No(s). TM 30322 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

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: Subdivision completed, for reports see Specific Plan

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 graded

**Attachment 1**

**Conditions to be waived:**

100.PLANNING. 3 SP - PLNG AREA 32 CONSTRUCT INEFFECT

*PRIOR TO THE ISSUANCE OF THE 100th building permit within the TRACT MAP the planning department shall determine whether the number of building permits allowed by condition 30.PLANNING.28 of the specific plan have been met. If this milestone has been met, the park designated as Planning Area 32 shall be constructed and fully operable.*

100.PLANNING. 4 SP - PLNG AREA 37 CONSTRUCT INEFFECT

*PRIOR TO THE ISSUANCE OF THE 100th building permit within the TRACT MAP the planning department shall determine whether the number of building permits allowed by condition 30.PLANNING.28 has been met. If this milestone has been met, the park designated as Planning Area 37 shall be constructed and fully operable.*

**Condition to be amended:**

100.PLANNING. 1 MAP\*- PA 28b Plans required INEFFECT

*PRIOR TO THE ISSUANCE OF THE 136th building permit within The Tract Map, the planning department shall determine whether the building permits allowed by condition 30.PLANNING.32 of the Specific Plan has been met. If this milestone has been reached, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District for the park site designated as Planning Area 28B of the Specific Plan. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley Wide Recreation and Parks District The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.*

**Amended Language:**

100.PLANNING. 1 MAP\*- PA 28b Plans required INEFFECT

*PRIOR TO THE ISSUANCE OF THE 142nd building permit within The Tract Map, the planning department shall determine whether the building permits allowed by condition 30.PLANNING.32 of the Specific Plan has been met. If this milestone has been reached, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District for the park site designated as Planning Area 28B of the Specific Plan. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley Wide Recreation and Parks District The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.*

FSM-30322-1 will contribute its fair and equitable share for park development based on condition 100.PLANNING.1 by providing detailed park plans for PA 28A north of the Salt Creek Channel prior to the 142th building permit. Conditions 100.PLANNING. 3 & 100.PLANNING. 4 create an unfair burden for park development by requiring the developer of FSM-30322-1 to provide park designs for PA 32 & PA 37 for the build out of FSM-30322-1. Due to the bifurcated ownership of Tentative Tract 30322 with FSM-30322-1 being north of the Salt Creek Channel and the remaining tentative lots being south of the Salt Creek Channel and owned by a different entity it is only fair that the original condition 3.13 of SP 293 and shown below be in full effect. This would be fair and equitable to each owner of Tentative Tract 30322 by requiring park designs for PA 28A at the 142nd building permit. Requiring the owner of Tentative Tract 30322 and others south of the Salt Creek Channel to provide the detailed park plans for PA 32 and PA 37 south of the Salt Creek Channel as stated in condition 30.PLANNING.28 and the original condition 3.13 in SP 293. PA 29 was not cited in the original SP 293 conditions as an area that would participate in the development of parks in PA 32 & PA 37.

**Condition 3.13 for Specific Plan 293:**

30. PLANNING. 28 SP -PLANNING AREA PARK

DEFERRED

*Prior to the issuance of any building permits within Planning area 31, 33, 34, 38a, 38b, 40, 43, 44, 45a, 45b, 46, 47a or 47b detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity as set forth in condition of Approval No. 3.11 for the park sites identified as Planning Areas 32 and 37. The detailed park plans shall provide for active recreational facilities and uses, and shall conform with the design criteria described in the specific plan document for Planning areas 32 and 37 and with the requirements of the Valley-Wide Recreation and Park District or other entity as set forth in Condition of Approval No. 3.11. The detailed park plans shall include landscape and irrigation plans and documentation evidencing a permanent maintenance mechanism for the park and its facilities. Prior to the issuance of the 250th occupancy permit anywhere within the area defined as Planning Areas 31, 33, 34, 35, 38a, 38b, 40, 43, 44, 45a, 45b, 46, 47a, and 47b, the park designated as Planning Area 37 shall be constructed in accordance with approved park plans and fully operable. Prior to the issuance of the 500th occupancy permit anywhere within the area described as Planning Areas 31, 33, 34, 35, 38a, 38b, 40, 43, 44, 45a, 45b, 46, 47a, and 47b, the park designated a Planning Area 32 shall be constructed in accordance with approved park plans and fully operable. (Amended by the Planning Commission on 10/25/95.)*

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/29/2014.

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

APN (s) or case numbers AFM30322 For

Company or Individual's Name Planning Department.

Distance buffered 2400'.

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

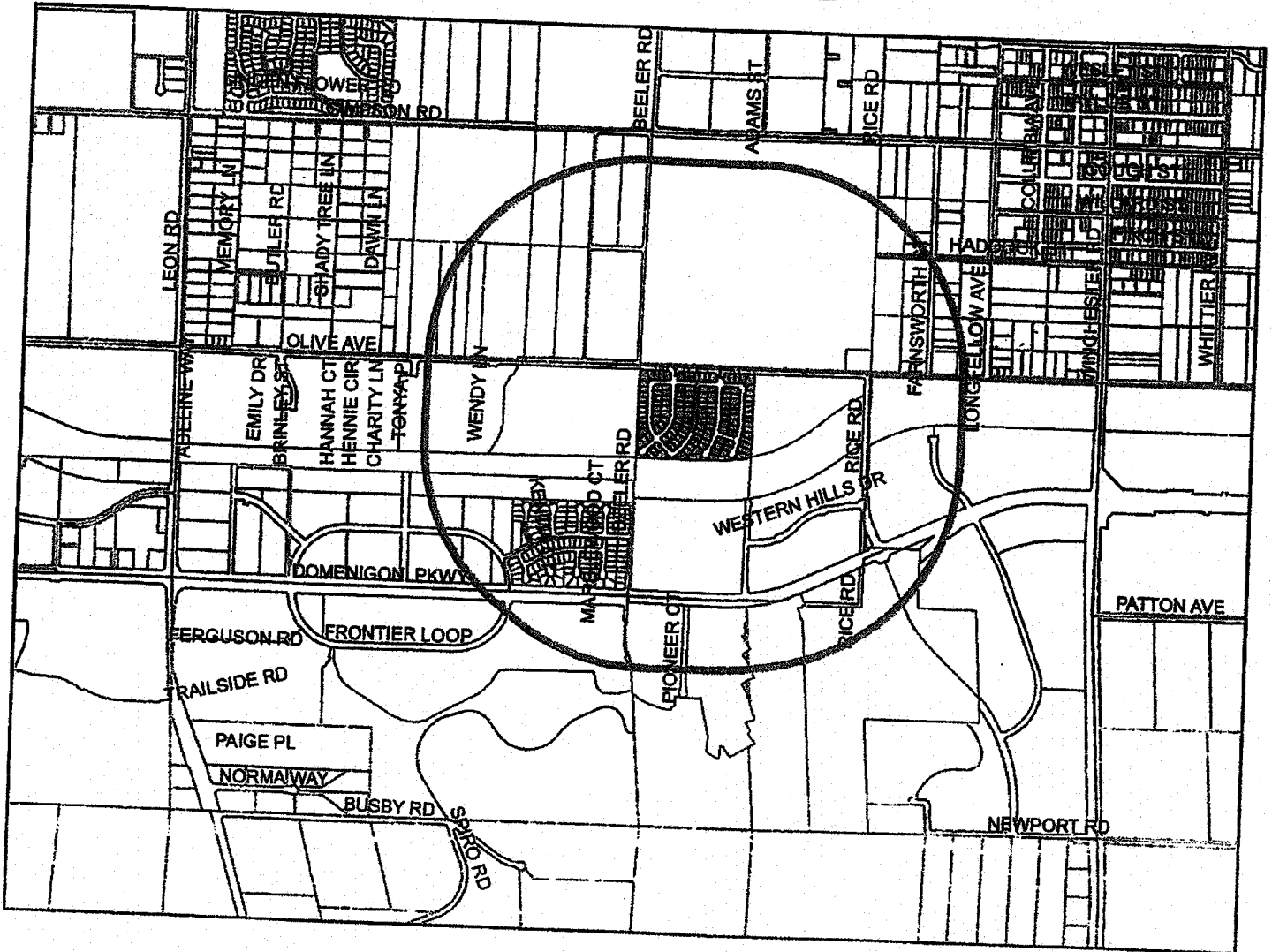
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



# AFM30322 (2400 feet buffer)



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 461-190-072 | 462-120-007 | 462-050-015 | 462-050-006 | 461-280-026 | 462-110-007 | 462-120-001 | 462-120-012 | 462-120-014 | 462-120-015 |
| 462-120-004 | 462-090-001 | 462-110-005 | 462-120-005 | 462-110-004 | 462-120-002 | 462-120-003 | 462-120-016 | 462-110-006 | 462-120-006 |
| 462-060-013 | 462-060-016 | 462-060-012 | 462-060-015 | 462-060-017 | 462-060-006 | 461-280-027 | 462-050-004 | 462-050-009 | 462-050-010 |
| 461-200-046 | 461-200-043 | 461-210-020 | 462-050-002 | 461-210-019 | 461-220-018 | 461-210-030 | 461-210-032 | 461-190-083 | 461-200-028 |
| 461-220-011 | 461-220-016 | 462-060-005 | 461-200-034 | 461-280-017 | 461-200-038 | 461-220-009 | 461-280-016 | 461-200-044 | 461-200-045 |
| 461-200-042 | 462-090-002 | 462-120-038 | 461-230-001 | 461-230-002 | 461-231-002 | 461-231-007 | 461-231-010 | 461-231-014 | 461-231-019 |
| 461-231-025 | 461-232-001 | 461-232-002 | 461-232-011 | 461-232-016 | 461-232-017 | 461-233-003 | 461-233-009 | 461-233-014 | 461-241-005 |

First 120 parcels shown



1,900 Feet

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ASMT: 461190072, APN: 461190072  
COPPER SKYE  
C/O MARC R PERLMAN  
427 S CEDROS AVE NO 201  
SOLANA BEACH CA 92075

ASMT: 461241052, APN: 461241052  
PARK DIST, ETAL  
537 E FLORIDA AVE  
HEMET CA 92543

ASMT: 461190083, APN: 461190083  
RANCON WINCHESTER VALLEY 200  
41391 KALMIA ST 200  
MURRIETA CA 92562

ASMT: 461242017, APN: 461242017  
STONE STAR RIVERSIDE  
12671 HIGH BLUFF DR NO 150  
SAN DIEGO CA 92130

ASMT: 461200036, APN: 461200036  
WFP PARTNERS 2  
P O BOX 1978  
RANCHO SANTA FE CA 92067

ASMT: 461260046, APN: 461260046  
WOODS VENTURE  
C/O DAN STEPHENSON  
41391 KALMIA STE 200  
MURRIETA CA 92562

ASMT: 461210020, APN: 461210020  
PACWEST GROUP  
41391 KALMIA NO 100  
MURRIETA CA 92562

ASMT: 461280017, APN: 461280017  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 461210033, APN: 461210033  
WINCHESTER 68  
C/O JOHN P KING JR  
450 NEWPORT CENTER 500  
NEWPORT BEACH CA 92660

ASMT: 461280026, APN: 461280026  
JOAN OOSTDAM, ETAL  
1645 N RAMONA BLVD  
SAN JACINTO CA 92582

ASMT: 461220016, APN: 461220016  
REGENT WINCHESTER  
C/O JEFF DINKIN  
11990 SAN VICENTE STE 200  
LOS ANGELES CA 90049

ASMT: 461280029, APN: 461280029  
WOODS VENTURE  
C/O PACWEST GROUP INC  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

ASMT: 461220018, APN: 461220018  
RANCON CROSSROADS  
41391 KALMIA ST NO 200  
MURRIETA CA 92562

ASMT: 462050002, APN: 462050002  
HEATHER RHEINGANS, ETAL  
620 E PALOUSE RIVER DR  
MOSCON ID 83843



ASMT: 462050010, APN: 462050010  
OLIVE AVENUE INV  
7 ARGONAUT  
ALISO VIEJO CA 92656

ASMT: 462120013, APN: 462120013  
THERESA BECKER  
4955 RIO DOSA LN  
PASO ROBLES CA 93446

ASMT: 462050015, APN: 462050015  
HUSHMAND TAGHDIRI  
3112 BOSTONIAN  
LOS ALAMITOS CA 90720

ASMT: 462120016, APN: 462120016  
LIN CAPITAL 2010  
1515 LOWER PASEO LA CRESTA  
PLS VRDS EST CA 90274

ASMT: 462060005, APN: 462060005  
SANDRA LILLA, ETAL  
17524 SANTA FE TR  
HELENDALE CA 92342

ASMT: 462120038, APN: 462120038  
PATRICK KELLY, ETAL  
C/O F KELLY  
P O BOX 728  
ROGUE RIVER OR 97537

ASMT: 462060017, APN: 462060017  
MIGHTY DEV  
3296 E GUSTI RD STE 120  
ONTARIO CA 91761

ASMT: 462090002, APN: 462090002  
SOUTHERN CALIFORNIA EDISON CO  
2131 WALNUT GROVE 2ND FL  
ROSEMEAD CA 91770

ASMT: 462120007, APN: 462120007  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 462120009, APN: 462120009  
PARK DIST, ETAL  
C/O EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
SAN JACINTO CA 92581



Stone Star Riverside LLC  
12671 High Bluff Drive Suite 150  
San Diego CA 92130

Stone Star Riverside LLC  
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San Diego CA 92130

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NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

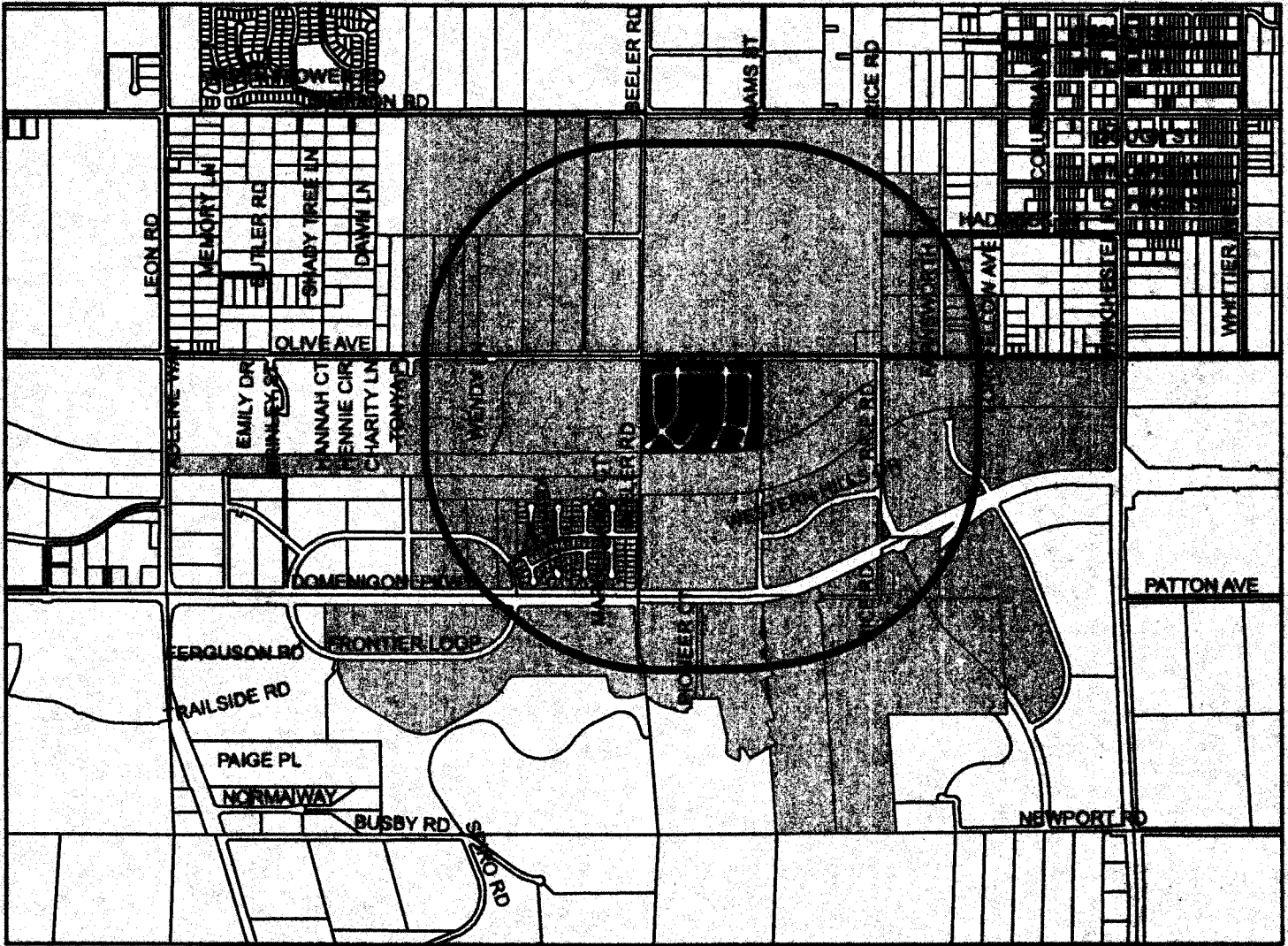
Riverside, Ca. 92502

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

*checked by  
waff  
EFP 6/29/2014*



# AFM30322 (2400 feet buffer)



## Selected Parcels

- |             |             |             |             |             |             |             |             |             |             |
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| 462-120-004 | 462-090-001 | 462-110-005 | 462-120-005 | 462-110-004 | 462-120-002 | 462-120-003 | 462-120-016 | 462-110-006 | 462-120-008 |
| 462-080-013 | 462-060-016 | 462-060-012 | 462-060-015 | 462-080-017 | 462-060-008 | 461-280-027 | 462-050-004 | 462-050-009 | 462-050-010 |
| 461-200-046 | 461-200-043 | 461-210-020 | 462-050-002 | 461-210-019 | 461-220-018 | 461-210-030 | 461-210-032 | 461-190-083 | 461-200-028 |
| 461-220-011 | 461-220-016 | 462-060-005 | 461-200-034 | 461-280-017 | 461-200-036 | 461-220-009 | 461-280-016 | 461-200-044 | 461-200-045 |
| 461-200-042 | 462-090-002 | 462-120-038 | 461-230-001 | 461-230-002 | 461-231-002 | 461-231-007 | 461-231-010 | 461-231-014 | 461-231-019 |
| 461-231-025 | 461-232-001 | 461-232-002 | 461-232-011 | 461-232-016 | 461-232-017 | 461-233-003 | 461-233-009 | 461-233-014 | 461-241-005 |

First 120 parcels shown



1,900 950 0 1,900 Feet

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C/O MARC R PERLMAN  
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SOLANA BEACH CA 92075

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PARK DIST, ETAL  
537 E FLORIDA AVE  
HEMET CA 92543

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41391 KALMIA ST 200  
MURRIETA CA 92562

ASMT: 461242017, APN: 461242017  
STONE STAR RIVERSIDE  
12671 HIGH BLUFF DR NO 150  
SAN DIEGO CA 92130

ASMT: 461200036, APN: 461200036  
WFP PARTNERS 2  
P O BOX 1978  
RANCHO SANTA FE CA 92067

ASMT: 461260046, APN: 461260046  
WOODS VENTURE  
C/O DAN STEPHENSON  
41391 KALMIA STE 200  
MURRIETA CA 92562

ASMT: 461210020, APN: 461210020  
PACWEST GROUP  
41391 KALMIA NO 100  
MURRIETA CA 92562

ASMT: 461280017, APN: 461280017  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 461210033, APN: 461210033  
WINCHESTER 68  
C/O JOHN P KING JR  
450 NEWPORT CENTER 500  
NEWPORT BEACH CA 92660

ASMT: 461280026, APN: 461280026  
JOAN OOSTDAM, ETAL  
1645 N RAMONA BLVD  
SAN JACINTO CA 92582

ASMT: 461220016, APN: 461220016  
REGENT WINCHESTER  
C/O JEFF DINKIN  
11990 SAN VICENTE STE 200  
LOS ANGELES CA 90049

ASMT: 461280029, APN: 461280029  
WOODS VENTURE  
C/O PACWEST GROUP INC  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

ASMT: 461220018, APN: 461220018  
RANCON CROSSROADS  
41391 KALMIA ST NO 200  
MURRIETA CA 92562

ASMT: 462050002, APN: 462050002  
HEATHER RHEINGANS, ETAL  
620 E PALOUSE RIVER DR  
MOSCON ID 83843



ASMT: 462050010, APN: 462050010  
OLIVE AVENUE INV  
7 ARGONAUT  
ALISO VIEJO CA 92656

ASMT: 462120013, APN: 462120013  
THERESA BECKER  
4955 RIO DOSA LN  
PASO ROBLES CA 93446

ASMT: 462050015, APN: 462050015  
HUSHMAND TAGHDIRI  
3112 BOSTONIAN  
LOS ALAMITOS CA 90720

ASMT: 462120016, APN: 462120016  
LIN CAPITAL 2010  
1515 LOWER PASEO LA CRESTA  
PLS VRDS EST CA 90274

ASMT: 462060005, APN: 462060005  
SANDRA LILLA, ETAL  
17524 SANTA FE TR  
HELENDALE CA 92342

ASMT: 462120038, APN: 462120038  
PATRICK KELLY, ETAL  
C/O F KELLY  
P O BOX 728  
ROGUE RIVER OR 97537

ASMT: 462060017, APN: 462060017  
MIGHTY DEV  
3296 E GUASTI RD STE 120  
ONTARIO CA 91761

ASMT: 462090002, APN: 462090002  
SOUTHERN CALIFORNIA EDISON CO  
2131 WALNUT GROVE 2ND FL  
ROSEMEAD CA 91770

ASMT: 462120007, APN: 462120007  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 462120009, APN: 462120009  
PARK DIST, ETAL  
C/O EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
SAN JACINTO CA 92581

