

SECTION III SUMMARY

A. PROJECT SUMMARY

1. Project Description

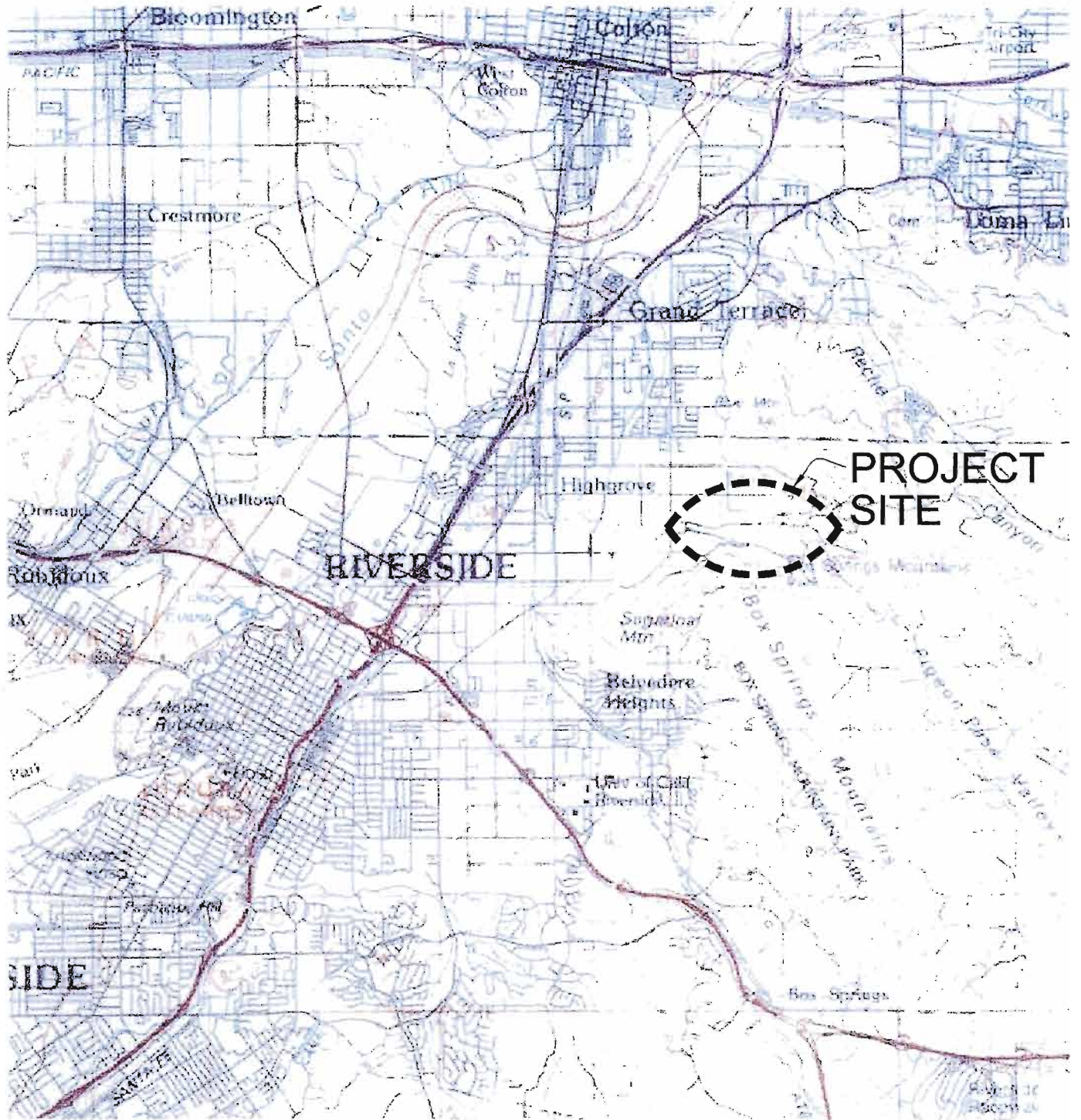
The Spring Mountain Ranch Specific Plan is a master planned residential development located in the community of Highgrove, within the Sphere of Influence of the City of Riverside. Figure III-1 depicts the *Regional Location* of the project site, while Figure III-2 depicts the project *Vicinity Map*. The subject property is located northeast of the City of Riverside along the north and south sides of Pigeon Pass Road, easterly of Mount Vernon Avenue. The property has been assembled from large contiguous properties, formerly operated as citrus ranches, forming a total of approximately 792 acres. Blue Mountain forms the northerly boundary of the project and Box Springs Mountain forms its southerly boundary, both adding significant open space features and amenities to Spring Mountain Ranch. Regional access to the project is provided by the 60 and 91 Freeways located approximately two miles to the west of the project. Locally, the project can be accessed by Center Street, Spring Street, Palmyrita Avenue and Mount Vernon Avenue.

Spring Mountain Ranch has been planned for the development of a single family residential community, interlaced with abundant landscaping creating a sense of neighborhood throughout the development. Approximately 305 acres (40%) of the project site will be preserved for various forms of open space, including a significant multi-purpose trail system. Also included in the proposed land uses are a school site, an institutional area, and a neighborhood commercial shopping center site. Table III-1 summarizes the Spring Mountain Ranch land uses.

Land Use Summary
Table III-1

LAND USE	ACRES	DWELLING UNITS
Residential	443.89	1461
School Site	13.90	-
Institutional Use	4.75	-
Neighborhood Commercial	11.73	-
Public Facilities	13.96	-
Open Space	304.01	-
TOTALS	792.24	1461

The project is depicted in Figure III-3, the *Illustrative Site Plan*.



SPRING MOUNTAIN RANCH

a master planned community



NO SCALE

URBAN
ENVIRONS

133 E. VINE STREET
REDLANDS, CA 92373
TEL: (909) 798-4446
FAX: (909) 335-9747

The Keith Companies

5650 El Camino Real, Suite 100
Carlsbad, California 92008
760/438-1210
Fax 760/438-2785



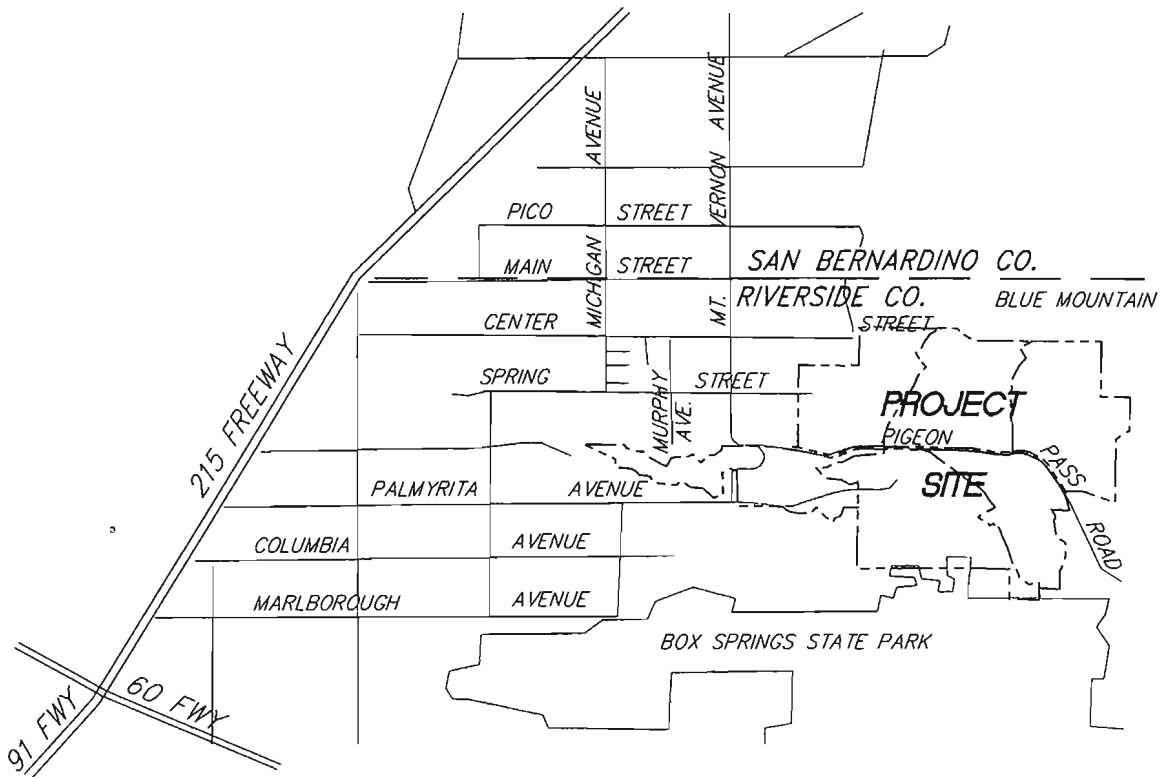
***SPRING MOUNTAIN RANCH
LOCATION MAP***

FIGURE

III-1

SPECIFIC PLAN No.

323



SPRING MOUNTAIN RANCH

a master planned community



NO SCALE

Source: Thomas Guide (1998); page. 646, E-7

URBAN ENVIRONS 133 E VINE STREET
REDLANDS, CA 92373
TEL: (909) 798-4446
FAX: (909) 335-9747

The Keith Companies
5450 El Camino Real, Suite 100
Carlsbad, California 92008
760-438-1210
Fax 760-438-2768



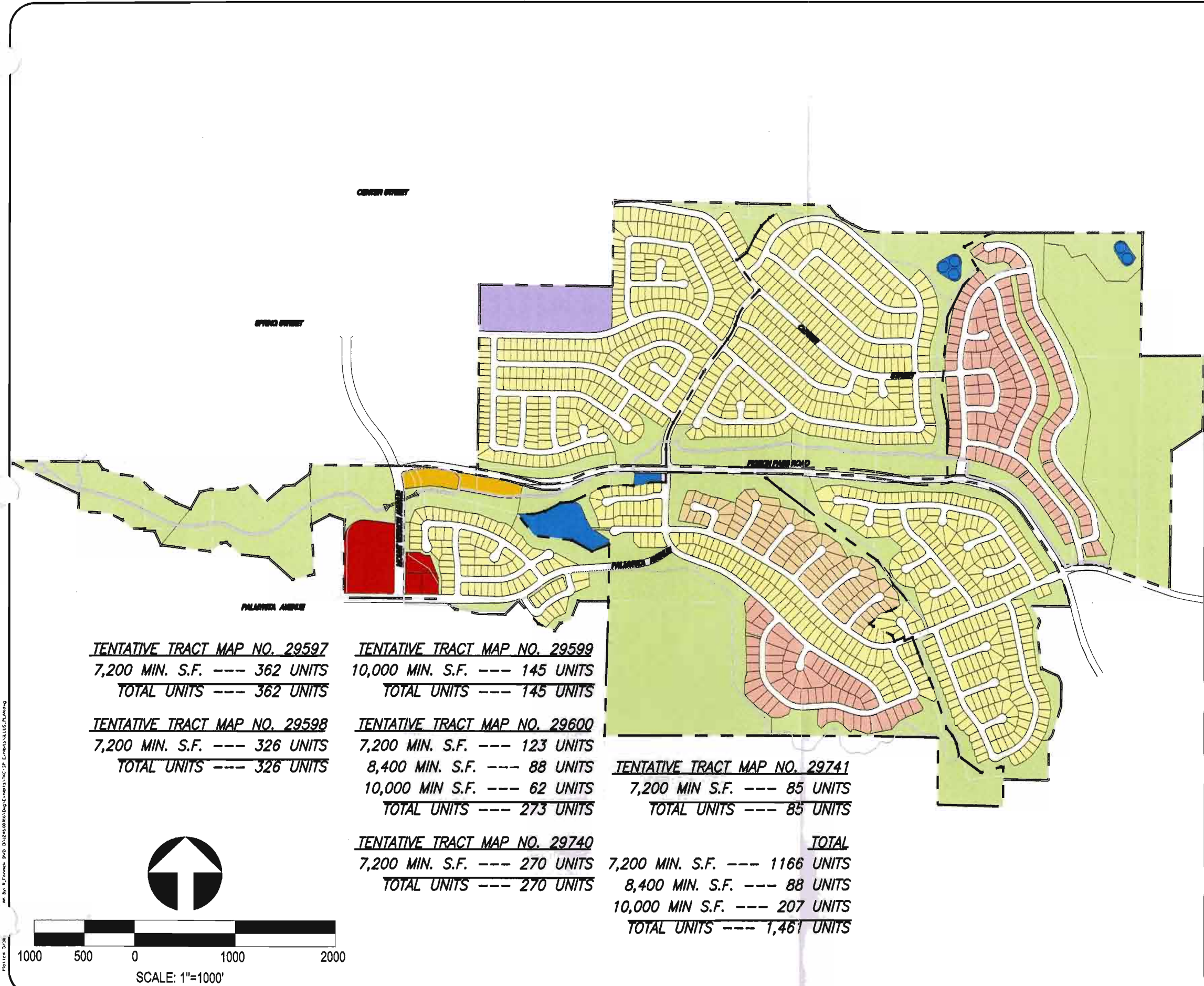
**SPRING MOUNTAIN RANCH
VICINITY MAP**

FIGURE

III-2

SPECIFIC PLAN No.

323



TENTATIVE TRACT MAP NO. 29597
 7,200 MIN. S.F. ---- 362 UNITS
 TOTAL UNITS ---- 362 UNITS

TENTATIVE TRACT MAP NO. 29598
 7,200 MIN. S.F. ---- 326 UNITS
 TOTAL UNITS ---- 326 UNITS

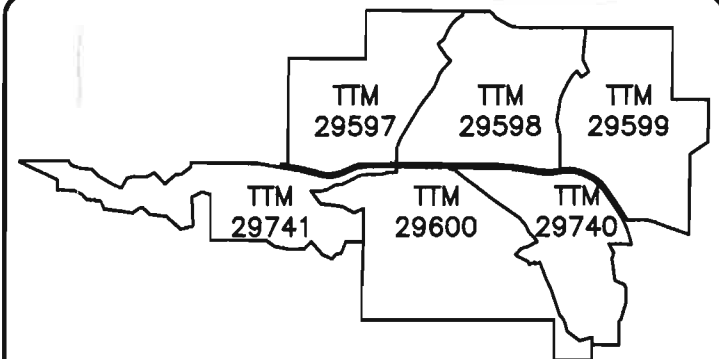
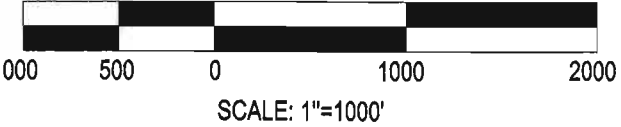
TENTATIVE TRACT MAP NO. 29599
 10,000 MIN. S.F. ---- 145 UNITS
 TOTAL UNITS ---- 145 UNITS

TENTATIVE TRACT MAP NO. 29600
 7,200 MIN. S.F. ---- 123 UNITS
 8,400 MIN. S.F. ---- 88 UNITS
 10,000 MIN S.F. ---- 62 UNITS
 TOTAL UNITS ---- 273 UNITS

TENTATIVE TRACT MAP NO. 29741
 7,200 MIN S.F. ---- 85 UNITS
 TOTAL UNITS ---- 85 UNITS

TENTATIVE TRACT MAP NO. 29740
 7,200 MIN. S.F. ---- 270 UNITS
 TOTAL UNITS ---- 270 UNITS

TOTAL
 7,200 MIN. S.F. ---- 1166 UNITS
 8,400 MIN. S.F. ---- 88 UNITS
 10,000 MIN S.F. ---- 207 UNITS
 TOTAL UNITS ---- 1,461 UNITS



SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH
a master planned community
LEGEND

- 7,200 S.F. LOTS
- 8,400 S.F. LOTS
- 10,000 S.F. LOTS
- COMMERCIAL SITE
- INSTITUTIONAL/SPECIAL USE
- OPEN SPACE/PARKS
- PUBLIC FACILITIES
- SCHOOL
- TRAILS
- TRACT BOUNDARY

FIGURE III-3
ILLUSTRATIVE SITE PLAN

URBAN ENVIRONS
 133 E. VINE STREET
 REDLANDS, CA 92373
 TEL: (909) 798-4446
 FAX: (909) 335-9747

The Keith Companies
 5650 El Camino Real, Suite 100
 Carlsbad, California 92008
 760/438-1210
 Fax 760/438-2765

