

1 ORDINANCE NO. 348.4760

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4

5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Map No. 2.2351, as

7 amended, are further amended by placing in effect in the Glen Ivy, Temescal and Alberhill

8 Areas, the zone or zones as shown on the map entitled, “Change of Official Zoning Plan

9 Amending Ordinance No. 348, Map No. 2.2351, Change of Zone No. 7786,” which map is made

10 a part of this ordinance.

11 Section 2. Section 17.72 of Article XVIIa of Ordinance No. 348 is hereby amended

12 in its entirety to read as follows:

13 SECTION 17.72 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR

14 SPECIFIC PLAN NO. 256.

15 a. Planning Areas 1 and 12.

16 (1) The uses permitted in Planning Areas 1 and 12 of Specific Plan No. 256

17 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No.

18 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

19 (2) The development standards for Planning Areas 1 and 12 of Specific Plan

20 No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93 of

21 Ordinance No. 348 except that the development standards set forth in Article VIIIId,

22 Section 8.93.b. and d. shall be deleted and replaced by the following:

23 A. The minimum lot area for the individual lots used as a residential

24 building site shall be four thousand (4,000) square feet. The minimum width of

25 each lot shall be forty feet (40') and the minimum depth shall be ninety feet (90')

26 for standard lots. Wide and shallow lots shall have a minimum lot width of fifty

27 feet (50') and a minimum depth of seventy feet (70').

1 established in Zone R3, 10 feet, 10 feet and 5 feet respectively, except that a side
2 yard area may be reduced to zero feet if the dwelling units are arranged so that the
3 party wall is on the lot line (commonly referred to as a zipper or zero lot line
4 configuration).

5 C. Chimneys and fireplaces may encroach into the required side yard
6 setback a maximum of two feet (2'), if it can be demonstrated that appropriate
7 drainage can be maintained. Patio covers may encroach five feet (5') into the
8 required rear yard setback. No other structural encroachments shall be permitted
9 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
10 No. 348.

11 Additionally, the following development standards shall also apply:

12 AA. The maximum lot coverage of buildings with patio covers
13 shall be sixty percent (60%). The maximum lot coverage of buildings
14 without patio covers shall be fifty percent (50%).

15 BB. The minimum frontage of a lot shall be forty feet (40') for
16 standard lots and fifty feet (50') for wide and shallow lots, except that lots
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of
18 thirty feet (30'). Lot frontage along curvilinear streets may be measured at
19 the building setback in accordance with zone development standards.

20 CC. Where a zero lot line design is utilized, the total side setback
21 between structures shall be ten feet (10') in width.

22 (3) Except as provided above, all other zoning requirements shall be the same
23 as those requirements identified in Article VIIIId of Ordinance No. 348.

24 b. Planning Areas 2, 3, 4, 6, 8, 15A and 15B.

25 (1) The uses permitted in Planning Areas 2, 3, 4, 6, 8, 15A and 15B of
26 Specific Plan No. 256 shall be the same as those uses permitted in Article VIIIId, Section
27 8.91 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.91.f shall
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1 not be permitted.

2 (2) The development standards for Planning Areas 2, 3, 4, 6, 8, 15A and 15B
3 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIId,
4 Section 8.93 of Ordinance No. 348 except that the development standards set forth in
5 Article VIIIId, Section 8.93.a., b. and d. shall be deleted and replaced by the following:

6 A. The minimum lot area for the individual lots used as a residential
7 building site shall be five thousand (5,000) square feet. The minimum width of
8 each lot area shall be forty-five feet (45') and the minimum depth shall be eighty
9 feet (80').

10 B. The front, rear, and side yards shall not be less than that
11 established in Zone R-3, 10 feet, 10 feet and 5 feet respectively, except that a side
12 yard area may be reduced to zero feet if the dwelling units are arranged so that the
13 party wall is on the lot line (commonly referred to as a zipper or zero lot line
14 configuration).

15 C. Chimneys and fireplaces may encroach into the required side yard
16 setback a maximum of two feet (2'), if it can be demonstrated that appropriate
17 drainage can be maintained. Patio covers may encroach five feet (5') into the
18 required rear yard setback. No other structural encroachments shall be permitted
19 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
20 No. 348.

21 Additionally, the following standards shall also apply:

22 AA. The maximum lot coverage of buildings with patio covers
23 shall be fifty-five percent (55%). The maximum lot coverage of buildings
24 without patio covers shall be fifty percent (50%).

25 BB. The minimum frontage of a lot shall be forty-five feet (45'),
26 except that lots fronting on knuckles or cul-de-sacs may have a minimum
27 frontage of thirty- five feet (35'). Lot frontage along curvilinear streets
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may be measured at the building setback in accordance with zone development standards.

CC. Where a zero lot line design is utilized, the alternate side yard shall be not less than ten feet (10') between structures.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIId of Ordinance No. 348.

c. Planning Areas 5A and 5B.

(1) The uses permitted in Planning Areas 5A and 5B of Specific Plan No. 256 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

(2) The development standards for Planning Areas 5A and 5B of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93 of Ordinance No. 348 except that the development standards set forth in Article VIIIId, Section 8.93.a., b. and d. shall be deleted and replaced by the following:

A. The minimum lot area for the individual lots used as a residential building site shall be three thousand (3,000) square feet. The minimum width of each lot shall be thirty-five feet (35') and the minimum depth shall be sixty feet (60').

B. The front, rear, and side yards shall not be less than that established in Zone R-3, 10 feet, 10 feet and 5 feet respectively, except that a side yard area may be reduced to zero feet if the dwelling units are arranged so that the party wall is on the lot line (commonly referred to as a zipper or zero lot line configuration).

C. Chimneys and fireplaces may encroach into the required side yard setback a maximum of two feet (2'), if it can be demonstrated that appropriate drainage can be maintained. Patio covers may encroach five feet (5') into the required rear yard setback. No other structural encroachments shall be permitted

1 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
2 No. 348.

3 Additionally, the following standards shall also apply:

4 AA. The maximum lot coverage of buildings with patio covers
5 shall be sixty percent (60%). The maximum lot coverage of buildings
6 without patio covers shall be fifty percent (50%).

7 BB. The minimum frontage of a lot shall be thirty-five feet
8 (35'), except that lots fronting on knuckles or cul-de-sacs may have a
9 minimum frontage of thirty feet (30'). Lot frontage along curvilinear
10 streets may be measured at the building setback in accordance with zone
11 development standards.

12 CC. Where a zero lot line design is utilized, the alternate side yard
13 shall not be less than ten feet (10') between structures.

14 (3) Except as provided above, all other zoning requirements shall be the same
15 as those requirements identified in Article VIIIId, of Ordinance No. 348.

16 d. Planning Area 7.

17 (1) The uses permitted in Planning Area 7 of Specific Plan No. 256 shall be
18 the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348
19 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

20 (2) The development standards for Planning Area 7 of Specific Plan No. 256
21 shall be the same as those standards identified in Article VIIIId, Section 8.93 of Ordinance
22 No. 348 except that the development standards set forth in Article VIIIId, Section 8.93 a.,
23 b., and d. shall be deleted and replaced by the following.

24 A. The minimum lot area for individual lots used as a residential
25 building site shall be three thousand six hundred (3,600) square feet. The
26 minimum width of each lot shall be forty five feet (45') and the minimum depth
27 shall be seventy five feet (75').

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1 B. The minimum front yard setback (to a habitable portion of the
2 main structure or an above-grade porch) shall be twelve feet (12'). The minimum
3 front yard setback for at-grade courtyards shall be six feet (6'). The minimum
4 front yard setback to the garage shall be twenty feet (18') for standard garages and
5 twelve feet (12') for side-in garages. The minimum interior side yard setback
6 shall be five feet (5') and the minimum street side yard setback shall be ten feet
7 (10'). The minimum rear yard setback shall be ten feet (10').

8 C. Chimneys and fireplaces may encroach into the required side yard
9 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the
10 required rear yard setback. No other structural encroachments shall be permitted
11 in the front, rear, or side yard except as provided for in Section 18.19 of
12 Ordinance No. 348.

13 D. The maximum lot coverage of buildings with patios shall be fifty
14 five percent (55%). The maximum lot coverage of buildings without patios shall
15 be fifty percent (50%).

16 E. A minimum of ten percent (10%) of homes in Planning Area 7
17 shall have a single-story profile.

18 (3) Except as provided above, all other zoning requirements shall be the same
19 as those requirements identified in Article VIIIId of Ordinance No. 348.

20 e. Planning Areas 10 and 14.

21 (1) The uses permitted in Planning Areas 10 and 14 of Specific Plan No. 256
22 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No.
23 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

24 (2) The development standards for Planning Areas 10 and 14 of Specific Plan
25 No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93 of
26 Ordinance No. 348 except that the development standards set forth in Article VIIIId,
27 Section 8.93.a., b., and d. shall be deleted and replaced by the following:
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1 A. The minimum lot area for the individual lots used as a residential
2 building site shall be seven thousand two hundred (7,200) square feet. The
3 minimum width of each lot shall be fifty feet and the minimum depth shall be
4 eight feet (80').

5 B. The minimum front yard shall be ten feet (10') for buildings that do
6 not exceed thirty-five feet (35') in height and the minimum rear yard shall be
7 fifteen feet (15') for buildings that do not exceed thirty-five (35') in height. Any
8 portion of a building which exceeds thirty-five feet (35') in height shall be set
9 back from the front and rear lot lines no less than ten feet (10') for the front yard
10 or fifteen feet (15') for the rear yard plus two feet (2') for each foot by which the
11 height exceeds thirty-five feet (35'). The rear setback shall be measured from the
12 existing rear lot line or from any recorded alley or easement.

13 C. The minimum side yard shall be five feet (5') for buildings that do
14 not exceed thirty-five feet (35') in height. Any portion of a building which
15 exceeds thirty-five feet (35') in height shall be set back from each side lot line five
16 feet (5') plus two feet (2') for each foot by which the height exceeds thirty-five
17 feet (35'); if the side yard adjoins a street, the side setback requirement shall be
18 the same as required for a front setback. No structural encroachments shall be
19 permitted in the front, rear or side yard except as provided in Section 18.19 of
20 Ordinance No. 348.

21 In addition, the following standards shall also apply:

22 AA. The maximum lot coverage of buildings with patio covers
23 shall be fifty percent (50%). The maximum lot coverage of buildings
24 without patio covers shall be forty-five percent (45%).

25 (3) Except as provided above, all other zoning requirements shall be the same
26 as those requirements identified in Article VIIIId, of Ordinance No. 348.

27 f. Planning Area 9.

1 (1) The uses permitted in Planning Area 9 of Specific Plan No. 256 shall be
2 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
3 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), and (4) and b.(1)
4 and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
5 8.100.a. shall also include public schools.

6 (2) The development standards for Planning Area 9 of Specific Plan No. 256
7 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
8 Ordinance No. 348.

9 (3) Except as provided above, all other zoning requirements shall be the same
10 as those requirements identified in Article VIIIe of Ordinance No. 348.

11 g. Planning Area 13.

12 (1) The uses permitted in Planning Area 13 of Specific Plan No. 256 shall be
13 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

14 (2) The development standards for Planning Area 13 of Specific Plan No. 256
15 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
16 348, except that the development standards set forth in Article V1, Section 6.2(b) and
17 (e)(3), shall be deleted and replaced by the following:

18 A. Lot area shall not be less than ten thousand (10,000) square feet.

19 The minimum lot area shall be determined by excluding that portion of a lot that
20 is used solely for access to the portion of a lot used as a building site.

21 B. The rear yard shall be not less than twenty feet (20').

22 (3) Except as provided above, all other zoning requirements shall be the same
23 as those requirements identified in Article VI of Ordinance No. 348.

24 h. Planning Area 16.

25 (1) The uses permitted in Planning Area 16 of Specific Plan No. 256 shall be
26 the same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348.

27 (2) The development standards for Planning Area 16 of Specific Plan No. 256
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1 shall be the same as those standards identified in Article VIb of Ordinance No. 348,
2 except that the development standards set forth in Article VIb, Section 6.52 shall be
3 deleted and replaced by the following:

4 A. Lot size shall not be less than one (1) acre, with a minimum lot
5 width of one hundred feet (100') and a minimum lot depth of one hundred fifty
6 feet (150').

7 (3) Except as provided above, all other zoning requirements shall be the same
8 as those requirements identified in Article VIb of Ordinance No. 348.

9 i. Planning Areas 17A and 17B.

10 (1) The uses permitted in Planning Areas 17A and 17B of Specific Plan No.
11 256 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance
12 No. 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

13 (2) The development standards for Planning Areas 17A and 17B of Specific
14 Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93
15 of Ordinance No. 348 except that the development standards set forth in Article VIIIId,
16 Section 8.93.a., b., c., and d. shall be deleted and replaced by the following.

17 A. The minimum lot area for individual lots used as a residential
18 building site shall be five thousand (5,000) square feet. The minimum width of
19 each lot shall be fifty feet (50') and the minimum depth shall be one hundred feet
20 (100').

21 B. The minimum front yard setback (to a habitable portion of the
22 main structure or a porch) shall be twelve feet (12'). The minimum front yard
23 setback to the garage shall be twenty feet (20') for standard garages and twelve
24 feet (12') for side-in garages. The minimum interior side yard setback shall be
25 five feet (5') and the minimum street side yard setback shall be ten feet (10').
26 The minimum rear yard setback shall be twenty feet (20').

27 C. Chimneys and fireplaces may encroach into the required side yard
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1 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the
2 required rear yard setback. No other structural encroachments shall be permitted
3 in the front, rear, or side yard except as provided for in Section 18.19 of
4 Ordinance No. 348.

5 D. The maximum lot coverage of buildings with patios shall be fifty
6 five percent (55%). The maximum lot coverage of buildings without patios shall
7 be fifty percent (50%).

8 (3) Except as provided above, all other zoning requirements shall be the same
9 as those requirements identified in Article VIIIId of Ordinance No. 348.

10 j. Planning Areas 17C and 17D.

11 (1) The uses permitted in Planning Areas 17C and 17D of Specific Plan No.
12 256 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance
13 No. 348 except the uses permitted pursuant to Section 8.91.f shall not be permitted.

14 (2) The development standards for Planning Areas 17C and 17D of Specific
15 Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93
16 of Ordinance No. 348 except that the development standards set forth in Article VIIIId,
17 Section 8.93.a., b., c., and d. shall be deleted and replaced by the following.

18 A. The minimum lot area for individual lots used as a residential
19 building site shall be six thousand (6,000) square feet. The minimum width of
20 each lot shall be sixty feet (60') and the minimum depth shall be one hundred feet
21 (100').

22 B. The minimum front yard setback (to a habitable portion of the
23 main structure or a porch) shall be twelve feet (12'). The minimum front yard
24 setback to the garage shall be twenty feet (20') for standard garages and twelve
25 feet (12') for side-in garages. The minimum interior side yard setback shall be
26 five feet (5') and the minimum street side yard setback shall be ten feet (10').
27 The minimum rear yard setback shall be twenty feet (20').

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1 C. Chimneys and fireplaces may encroach into the required side yard
2 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the
3 required rear yard setback. No other structural encroachments shall be permitted
4 in the front, rear, or side yard except as provided for in Section 18.19 of
5 Ordinance No. 348.

6 D. The maximum lot coverage of buildings with patios shall be fifty
7 percent (50%). The maximum lot coverage of buildings without patios shall be
8 forty five percent (45%).

9 (3) Except as provided above, all other zoning requirements shall be the same
10 as those requirements identified in Article VIIIId of Ordinance No. 348.

11 k. Planning Areas 18 and 19.

12 (1) The uses permitted in Planning Areas 18 and 19 of Specific Plan No. 256
13 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No.
14 348, except that uses listed as 9.50.b.(22) and (23) shall not be permitted. In addition, the
15 permitted uses identified under Section 9.50.a shall also include water works and other
16 utilities, both public and private, and temporary real estate sales offices located within
17 Specific Plan No. 256 to be used only for and during the original sale of dwelling units
18 within Specific Plan No. 256.

19 (2) The development standards for Planning Areas 18 and 19 of Specific Plan
20 No. 256 shall be the same as those standards identified in Article IXb, Section 9.53 of
21 Ordinance No. 348.

22 (3) Except as provided above, all other zoning requirements shall be the same
23 as those requirements identified in Article IXb of Ordinance No. 348.

24 l. Planning Areas 11, 20A, 24A, 25 and 28

25 (1) The uses permitted in Planning Areas 11, 20A, 24A, 25 and 28 of Specific
26 Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
27 Ordinance No. 348. except that the uses permitted pursuant to Section 8.100.a.(1) and (9)
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1 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a
2 shall also include playgrounds, tot lots, athletic fields, passive parks, undeveloped open
3 space, trails and landscape buffers.

4 (2) The development standards for Planning Areas 11, 20A, 24A, 25 and 28
5 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe,
6 Section 8.101 of Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements shall be the same
8 as those requirements identified in Article VIIIe of Ordinance No. 348.

9 m. Planning Areas 23A, 23B, 23C, and 23D

10 (1) The uses permitted in Planning Areas 23A, 23B, 23C, and 23D of Specific
11 Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
12 Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6),
13 (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
14 identified under Section 8.100.a. shall also include green belts and open space.

15 (2) The development standards for Planning Areas 23A, 23B, 23C, and 23D
16 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe,
17 Section 8.101 of Ordinance No. 348.

18 (3) Except as provided above, all other zoning requirements shall be the same
19 as those requirements identified in Article VIIIe of Ordinance No. 348.

20 n. Planning Areas 20B and 21.

21 (1) The uses permitted in Planning Areas 20B and 21 of Specific Plan No. 256
22 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
23 No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (6),
24 (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
25 identified under Section 8.100.a. shall also include undeveloped open space and
26 interpretive center.

27 (2) The development standards for Planning Areas 21 and 20B of Specific
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1 Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section
2 8.101 of Ordinance No. 348.

3 (3) Except as provided above, all other zoning requirements shall be the same
4 as those requirements identified in Article VIIIe of Ordinance No. 348.

5 o. Planning Area 22.

6 (1) The uses permitted in Planning Area 22 of Specific Plan No. 256 shall be
7 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
8 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7),
9 (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
10 identified under Section 8.100.a. shall also include undeveloped open space.

11 (2) The development standards for Planning Area 22 of Specific Plan No. 256
12 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
13 Ordinance No. 348.

14 (3) Except as provided above, all other zoning requirements shall be the same
15 as those requirements identified in Article VIIIe of Ordinance No. 348.

16 n. Planning Areas 24B and 24C.

17 (1) The uses permitted in Planning Areas 24B and 24C of Specific Plan No.
18 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
19 Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3),
20 (4), (5), (6), (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted
21 uses identified under Section 8.100.a. shall also include undeveloped open space, trails
22 and landscape buffers.

23 (2) The development standards for Planning Areas 24B and 24C of Specific
24 Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section
25 8.101 of Ordinance No. 348.

26 (3) Except as provided above, all other zoning requirements shall be the same
27 as those requirements identified in Article VIIIe of Ordinance No. 348.

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1 n. Planning Area 24D.

2 (1) The uses permitted in Planning Area 24D of Specific Plan No. 256 shall
3 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
4 except that the uses permitted pursuant to Section 8.100.a.(1),(2), (3), (4), (5), (6), (8) and
5 (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under
6 Section 8.100.a.shall also include open space and water tanks/pumping stations.

7 (2) The development standards for Planning Area 24D of Specific Plan No.
8 256 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
9 Ordinance No. 348.

10 (3) Except as provided above, all other zoning requirements shall be the same
11 as those requirements identified in Article VIIIe of Ordinance No. 348.

12 o. Planning Area 26

13 (1) The uses permitted in Planning Area 26 of Specific Plan No. 256 shall be
14 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
15 except that the uses permitted pursuant to Section 8.100.a.(1) and (9) shall not be
16 permitted. In addition, the permitted uses identified under Section 8.100.a shall also
17 include playgrounds, tot lots, athletic fields, active recreation parks, passive parks,
18 undeveloped open space, trails, and landscape buffers.

19 (2) The development standards for Planning Area 26 of Specific Plan No. 256
20 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
21 Ordinance No. 348.

22 (3) Except as provided above, all other zoning requirements shall be the same
23 as those requirements identified in Article VIIIe of Ordinance No. 348.

24 p. Planning Area 27.

25 (1) The uses permitted in Planning Area 27 of Specific Plan No. 256 shall be
26 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
27 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8),
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and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include undeveloped open space and trails.

(2) The development standards for Planning Area 27 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

p. Planning Area 29.

(1) The uses permitted in Planning Area 29 of Specific Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (8); Section 8.100.b.(1); and Section 8.1.c.(1) shall not be permitted.

(2) The development standards for Planning Area 29 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

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2 Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after
3 its adoption.

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

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By: _____
Chairman, Board of Supervisors

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ATTEST:
KECIA HARPER-IHEM
CLERK OF THE BOARD

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By: _____
Deputy

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(SEAL)

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APPROVED AS TO FORM:
July 29, 2013

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By: _____
Michelle Clack
Deputy County Counsel

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MPC:md
052913
G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 256A2 CZ 7786.DOCX

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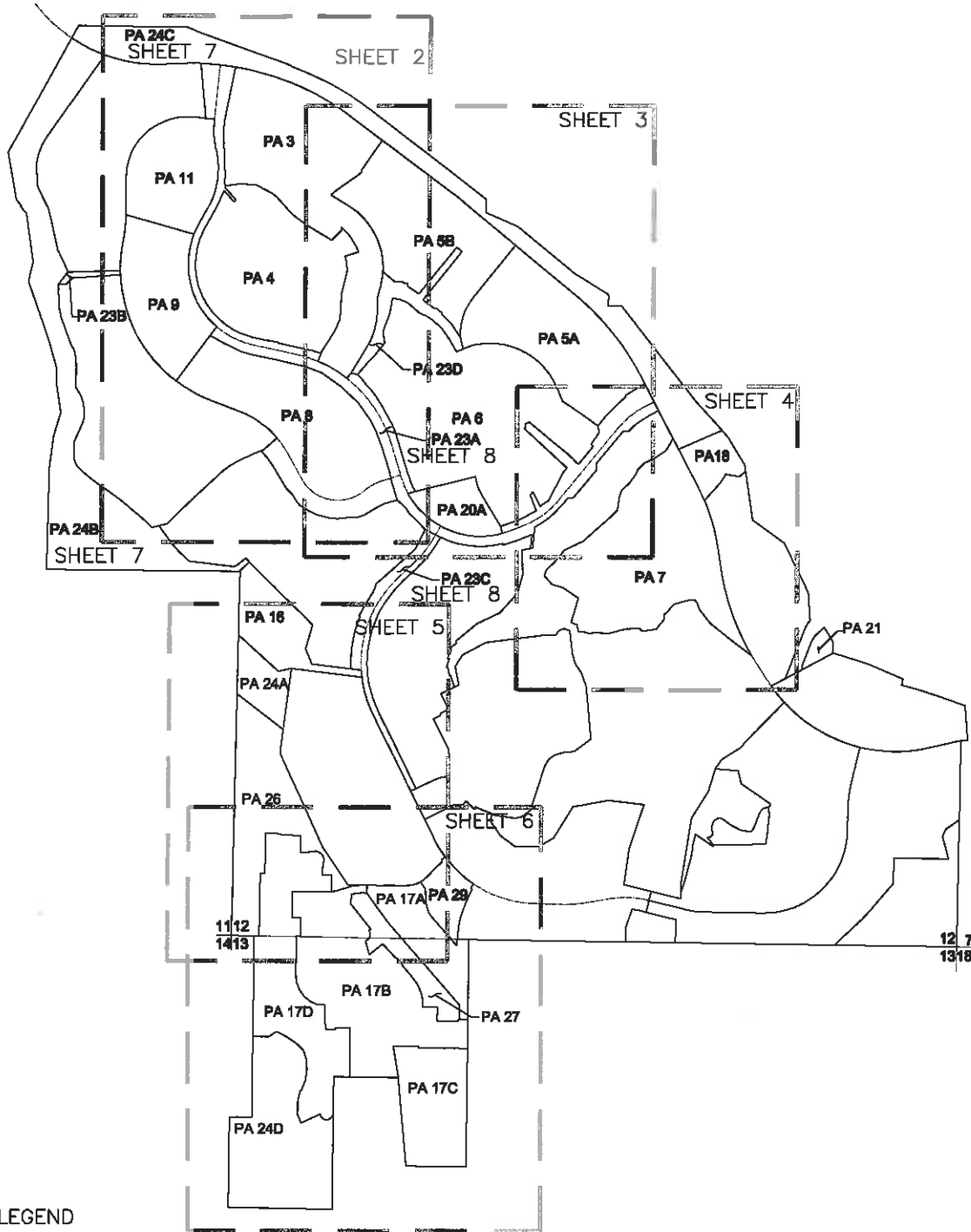
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ALBERHILL/GLEN IVY/TEMESCAL
SECS 11 & 12, T.5S., R.6W S.B.M.

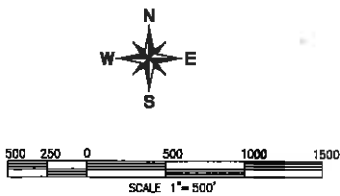


LEGEND

SP_ZONE SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348



CHANGE OF ZONE CASE NO. 7786
ADOPTED BY ORDINANCE NO. 348.4760
AUGUST 20, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS



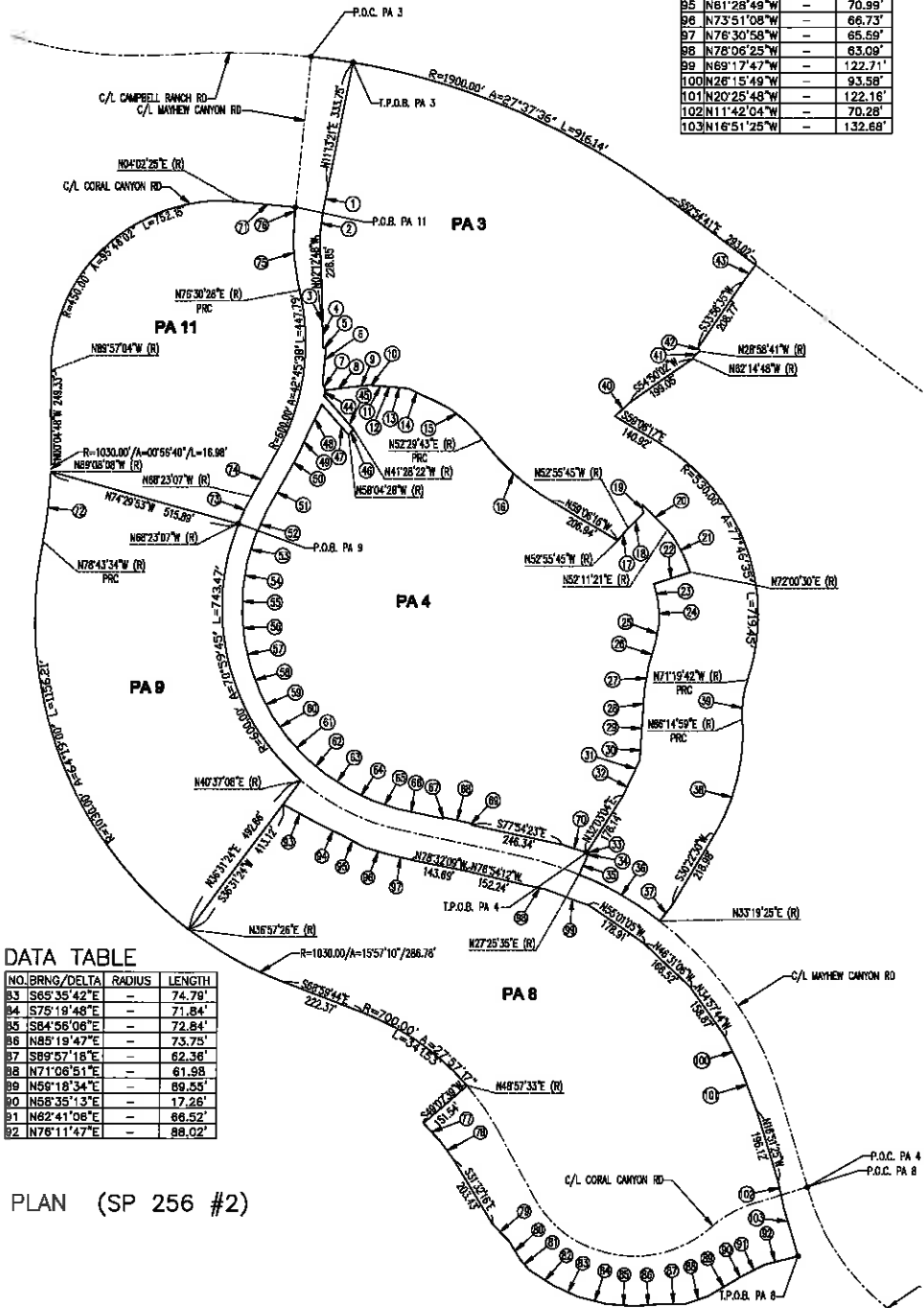
ALBERHILL/GLEN IVY/TEMESCAL
SECS 11 & 12, T.5S., R.6W S.B.M.

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	N11°35'06"E	--	65.73'
2	N08°46'55"E	--	68.20'
3	N88°01'26"E	--	1.70'
4	N01°58'54"W	--	70.00'
5	S88°01'26"W	--	6.75'
6	N04°50'58"E	--	95.05'
7	N23°38'35"W	--	19.18'
8	S83°01'02"W	--	71.85'
9	S84°20'26"W	--	48.01'
10	N78°44'12"W	--	5.22'
11	N86°20'22"W	--	44.44'
12	N85°31'55"W	--	3.82'
13	N85°01'26"W	--	48.43'
14	N83°30'16"W	--	47.23'
15	S1°39'57"	352.00	194.54'
16	S21°35'39"	648.00	244.29'
17	S72°26'17"	330.00	42.84'
18	S44°30'32"W	--	56.44'
19	S03°56'01"E	--	22.45'
20	N45°05'36"W	--	93.81'
21	S19°49'09"	370.00	127.89'
22	N72°00'30"E	--	100.00'
23	N13°00'42"W	--	63.25'
24	N01°35'40"W	--	53.36'
25	N11°10'04"E	--	53.33'
26	N16°40'20"E	--	60.08'
27	N09°54'45"E	--	67.74'
28	N03°25'38"E	--	67.82'
29	N03°47'56"E	--	62.23'
30	N03°18'15"E	--	52.22'
31	N25°24'38"E	--	52.84'
32	N24°57'26"E	--	51.64'
33	N63°10'18"W	--	4.90'
34	N30°27'41"E	--	5.18'
35	N22°44'25"E	--	52.84'
36	S15°16'38"	925.00	246.64'
37	S38°01'03"W	--	82.51'
38	S40°07'31"	530.00	315.67'
39	S22°25'19"	270.00	105.66'
40	S48°13'31"W	--	56.61'
41	S33°16'07"	48.00	27.87'
42	S23°05'11"E	--	11.25'
43	S37°05'19"W	--	56.00'
44	S13°37'33"W	--	14.64'
45	S41°28'22"E	--	119.86'
46	S16°36'08"	70.00	20.28'
47	N41°28'22"W	--	108.82'
48	S25°24'53"W	--	63.02'
49	S23°45'39"W	--	58.25'
50	S27°46'37"W	--	58.02'
51	S29°16'06"W	--	120.77'
52	S23°58'35"W	--	70.37'
53	S16°34'23"W	--	70.37'
54	S08°21'23"W	--	70.31'
55	S01°45'59"W	--	70.24'
56	S05°38'13"E	--	70.24'
57	S13°02'26"E	--	70.24'
58	S20°26'37"E	--	70.24'
59	S27°50'49"E	--	70.24'
60	S35°15'01"E	--	70.24'
61	S42°39'13"E	--	70.24'
62	S50°03'25"E	--	70.24'
63	S57°27'37"E	--	70.24'
64	S84°03'02"E	--	70.31'
65	S72°16'01"E	--	70.37'
66	S77°54'17"E	--	121.88'
67	N58°15'48"E	--	5.41'
68	S77°54'23"E	--	70.00'
69	S34°04'32"E	--	8.43'
70	S71°40'31"E	--	68.54'
71	S84°18'48"E	--	149.50'
72	S10°24'34"	1030.00	187.13'
73	S73°39'13"	600.00	80.15'
74	S29°16'06"W	--	129.21'
75	S18°10'48"	600.00	200.85'
76	S05°41'14"W	--	20.07'
77	S43°07'31"E	--	64.00'
78	S35°57'58"E	--	60.87'
79	S44°21'00"E	--	61.85'
80	S31°28'32"E	--	54.24'
81	S40°11'42"E	--	38.32'
82	S57°47'43"E	--	74.84'

DATA TABLE

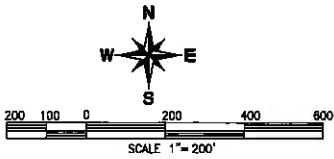
NO.	BRNG/DELTA	RADIUS	LENGTH
83	N61°28'49"W	--	101.84'
84	N64°21'03"W	--	70.99'
85	N61°28'49"W	--	70.99'
86	N73°51'08"W	--	66.73'
87	N78°30'58"W	--	65.69'
88	N78°06'25"W	--	63.08'
89	N69°17'47"W	--	122.71'
100	N28°15'47"W	--	93.58'
101	N20°25'48"W	--	122.16'
102	N11°42'04"W	--	70.28'
103	N16°51'25"W	--	132.68'



DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
83	S65°35'42"E	--	74.79'
84	S75°19'48"E	--	71.84'
85	S84°58'06"E	--	72.84'
86	N85°19'47"E	--	73.75'
87	S89°57'18"E	--	62.36'
88	N71°06'51"E	--	61.98'
89	N60°18'34"E	--	89.55'
90	N58°39'13"E	--	17.26'
91	N62°41'06"E	--	66.52'
92	N76°11'47"E	--	88.02'

LEGEND
SP ZONE SPECIFIC PLAN (SP 256 #2)



- APN'S: 290-110-042
290-110-050
290-060-070
290-430-001 THROUGH 045
290-431-001 THROUGH 028
290-432-001 THROUGH 017
290-432-019 THROUGH 032
290-440-001 THROUGH 011
290-440-013 THROUGH 076
290-441-001 THROUGH 021
290-450-001 THROUGH 008
290-451-001 THROUGH 004
290-460-001 THROUGH 012

MAP NO. 2.2351

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

- APN'S: 290-570-001 THROUGH 005
290-571-001 THROUGH 024
290-572-001 THROUGH 017
290-580-001 THROUGH 005
290-581-001 THROUGH 006
290-582-001 THROUGH 005
290-583-001 THROUGH 012
290-584-001 THROUGH 019

CHANGE OF ZONE CASE NO. 7786
ADOPTED BY ORDINANCE NO. 348.4760
AUGUST 20, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS

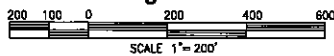


DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
97	N38°01'03"E	-	52.51'
98	S48°13'31"W	-	56.61'
99	S3°18'07"	48.00	27.87'
100	N23°05'11"W	-	11.25'
101	N45°00'00"E	-	12.22'
102	N05°55'06"E	-	84.31'
103	S7°11'02"	863.00	85.64'
104	N10°48'43"W	-	10.02'
105	S37°05'19"W	-	56.00'
106	N43°01'08"W	-	105.07'
107	N46°59'48"W	-	55.84'
108	N33°45'28"W	-	53.83'
109	N49°17'17"W	-	78.47'
110	S15°36'58"E	-	53.00'
111	S28°34'58"E	-	74.57'
112	S18°39'48"E	-	48.18'
113	S13°33'52"E	-	43.58'
114	S51°18'40"E	-	50.00'
115	S55°35'38"E	-	90.29'
116	S07°56'53"E	-	22.32'
117	S48°45'08"	48.00	40.86'
118	S88°45'11"E	-	53.71'
119	S51°08'48"E	-	110.39'
120	N84°11'31"W	-	53.00'
121	N87°48'22"W	-	68.00'
122	N47°10'10"W	-	104.27'
123	N83°08'11"W	-	51.76'
124	S1°43'19"	430.00	238.07'
125	N30°28'34"W	-	116.54'
126	S64°57'28"W	-	53.20'
127	S70°51'48"W	-	82.03'
128	N27°40'41"W	-	60.01'
129	N22°00'38"W	-	108.27'
130	N08°08'26"W	-	50.19'
131	N35°11'38"E	-	100.91'
132	N50°25'33"W	-	22.93'
133	S44°59'46"E	-	55.00'
134	S47°33'49"E	-	53.00'
135	S49°47'54"E	-	59.87'
136	S50°20'54"E	-	85.22'
137	S50°40'49"E	-	68.62'
138	N5°57'44"E	-	31.16'
139	S04°37'09"	330.00	26.00'
140	N10°22'48"E	-	8.22'
141	N39°23'53"E	-	50.26'
142	N26°11'40"E	-	66.03'
143	N27°30'50"E	-	140.99'
144	N58°28'31"E	-	32.68'
145	N52°46'11"E	-	40.10'
146	S24°11'37"E	-	60.00'
147	S26°33'14"E	-	61.17'
148	N39°23'53"E	-	32.83'
149	N21°52'58"W	-	122.18'
150	N61°11'03"E	-	103.61'
151	N67°53'30"E	-	70.06'
152	N70°22'23"E	-	60.73'
153	S05°24'05"	547.00	51.57'
154	S13°13'24"	547.00	126.24'
155	S22°24'28"E	-	70.00'
156	S28°39'40"E	-	145.21'
157	S32°07'57"E	-	95.46'
158	S38°00'21"E	-	47.96'
159	S42°57'36"E	-	49.98'
160	S36°40'45"E	-	49.30'
161	S44°48'30"E	-	49.28'
162	S47°01'18"W	-	39.95'
163	S38°30'56"W	-	122.87'
164	S10°28'59"E	-	83.00'
165	S21°21'21"W	-	111.15'
166	S18°30'33"W	-	38.82'
167	S08°59'25"W	-	103.00'
168	S38°21'18"W	-	46.56'
169	S38°18'57"W	-	48.22'
170	S44°50'10"W	-	47.73'
171	S44°50'15"W	-	51.60'
172	S47°15'35"W	-	92.78'
173	S06°53'50"W	-	15.00'
174	S27°27'42"E	-	55.14'
175	S15'31'31"	420.00	306.84'
176	N13°58'07"W	-	66.90'
177	S34°27'29"E	-	105.81'
178	S43°25'58"E	-	107.81'
179	S08°42'05"W	-	12.19'
180	S23°35'30"	46.00	52.44'

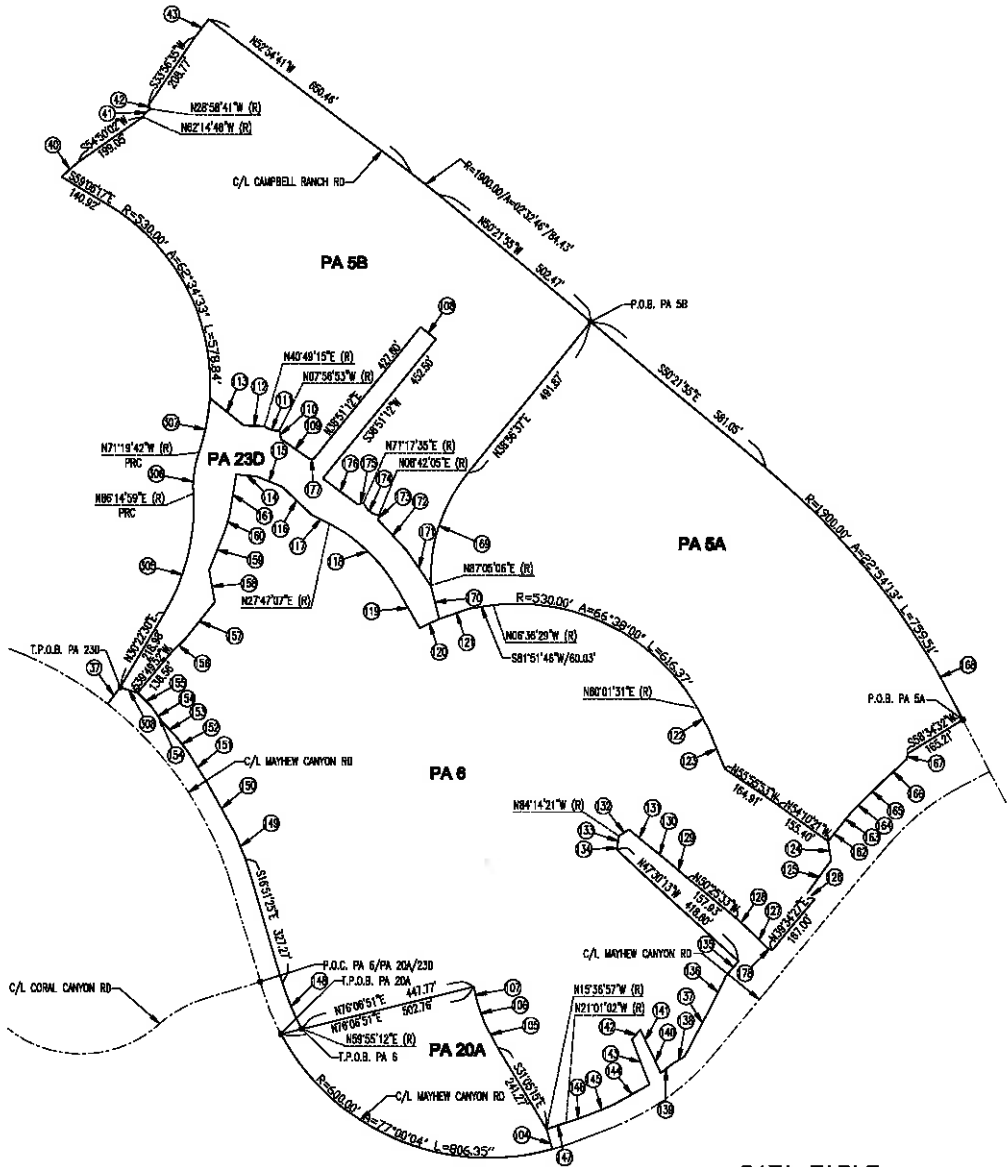
LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)



- APN'S: 290-460-014 THROUGH 047
 290-460-049 THROUGH 081
 290-461-001 THROUGH 011
 290-470-001 THROUGH 051
 290-470-054 THROUGH 063
 290-471-001 THROUGH 040
 290-472-001 THROUGH 007
 290-473-001 THROUGH 010
 290-480-001 THROUGH 025
 290-481-001 THROUGH 036
 290-482-001 THROUGH 017

ALBERHILL/GLEN IVY/TEMESCAL
 SEC 12, T.5S., R.6W S.B.M.



DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
175	N7°17'35"E	-	15.53'
176	S53°12'28"E	-	110.04'
177	N7°32'29"E	-	10.75'
178	S68°04'34"E	-	16.00'
305	S4°07'31"	530.00	315.67'
308	S22°25'19"	270.00	105.66'
307	S15°12'02"	530.00	140.61'
308	N73°10'21"W	-	45.36'

MAP NO. 2.2351

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348

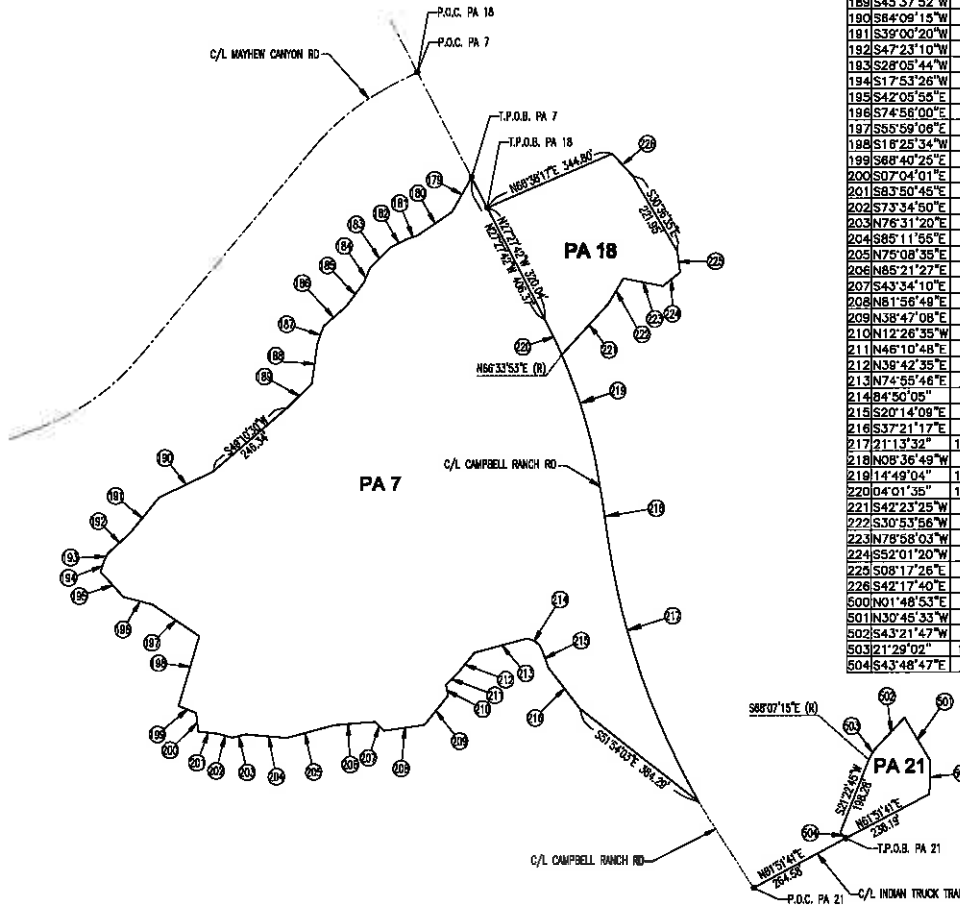
CHANGE OF ZONE CASE NO. 7786
 ADOPTED BY ORDINANCE NO. 348.4760
 AUGUST 20, 2013
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL
SEC 12, T.5S., R.6W S.B.M.

DATA TABLE

NO./BRNG/DELTA	RADIUS	LENGTH
179 S29°45'21"W	-	100.38'
180 S55°39'30"W	-	105.09'
181 S71°05'43"W	-	26.85'
182 S62°30'46"W	-	51.83'
183 S49°07'21"W	-	70.05'
184 S23°20'11"W	-	43.76'
185 S36°06'54"W	-	69.70'
186 S48°22'25"W	-	78.43'
187 S19°44'53"W	-	46.08'
188 S07°47'20"W	-	102.98'
189 S45°37'52"W	-	86.43'
190 S64°09'15"W	-	151.26'
191 S39°00'20"W	-	113.39'
192 S47°23'10"W	-	78.33'
193 S28°05'44"W	-	19.46'
194 S17°53'26"W	-	31.49'
195 S42°05'55"E	-	83.61'
196 S74°58'00"E	-	77.15'
197 S55°59'06"E	-	142.72'
198 S18°25'34"W	-	184.28'
199 S68°40'25"E	-	47.13'
200 S07°04'01"E	-	48.13'
201 S83°50'45"E	-	51.04'
202 S73°34'50"E	-	35.41'
203 N76°31'20"E	-	35.73'
204 S85°11'66"E	-	104.51'
205 N75°08'35"E	-	125.01'
206 N65°21'27"E	-	103.11'
207 S43°34'10"E	-	30.94'
208 N61°56'49"E	-	104.76'
209 N38°47'08"E	-	94.73'
210 N12°26'35"W	-	27.03'
211 N46°10'48"E	-	43.21'
212 N39°42'35"E	-	67.59'
213 N74°55'46"E	-	125.87'
214 B4°50'05"	40.00	58.23'
215 S20°14'09"E	-	48.77'
216 S37°21'17"E	-	130.98'
217 21°13'32"	1900.00	703.87'
218 N08°36'49"W	-	126.14'
219 11°49'04"	1400.00	382.07'
220 04°01'35"	1400.00	98.38'
221 S42°23'25"W	-	175.71'
222 S30°53'56"W	-	73.70'
223 N78°58'03"W	-	101.58'
224 S52°01'20"W	-	54.86'
225 S08°17'26"E	-	54.96'
226 S42°17'40"E	-	76.73'
500 N01°48'53"E	-	84.38'
501 N30°45'33"W	-	127.18'
502 S43°21'47"W	-	98.85'
503 21°29'02"	110.00	41.25'
504 S43°48'47"E	-	20.88'

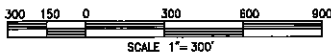


LEGEND

SP_ZONE SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

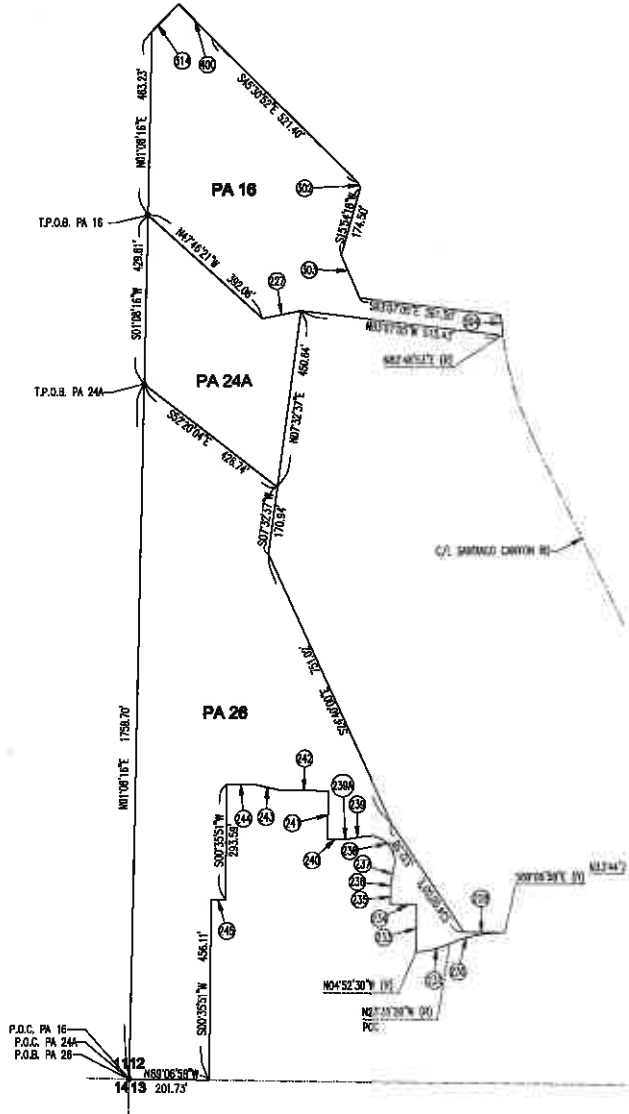


APN'S: 290-130-066, 290-130-067
280-670-001

CHANGE OF ZONE CASE NO. 7786
ADOPTED BY ORDINANCE NO. 348.4760
AUGUST 20, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL
SEC 12, T.5S., R.6W S.B.M.



DATA TABLE

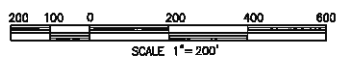
NO.	Bearing/Delta	RADIUS	LENGTH
227	S78°36'42\"W	-	100.08'
228	S89°06'58\"E	-	100.81'
230	24°28'28\"	328.00	140.11'
231	18°42'58\"	272.00	88.85'
233	N00°35'51\"E	-	120.88'
234	N89°24'09\"W	-	66.62'
235	N00°35'51\"E	-	37.81'
236	10°17'47\"	100.00	17.97'
237	N10°53'38\"E	-	40.99'
238	110°35'35\"	66.00	127.39'
239	S80°18'03\"W	-	40.99'
239A	10°17'47\"	100.00	17.97'
240	N89°24'09\"W	-	36.08'
241	N00°35'51\"E	-	123.12'
242	N89°24'09\"W	-	122.00'
243	N76°51'10\"W	-	66.59'
244	N69°24'09\"W	-	70.92'
245	N89°24'09\"W	-	36.13'
500	N43°56'01\"E	-	98.00'
501	S44°08'29\"E	-	120.54'
502	S14°54'45\"E	-	16.39'
503	S23°12'31\"E	-	119.00'
504	03°27'02\"	850.00	51.19'
514	N43°56'01\"E	-	98.00'
400	S44°08'29\"E	-	120.54'

LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348



APN'S: 290-660-002
290-670-004
290-670-006
290-670-007

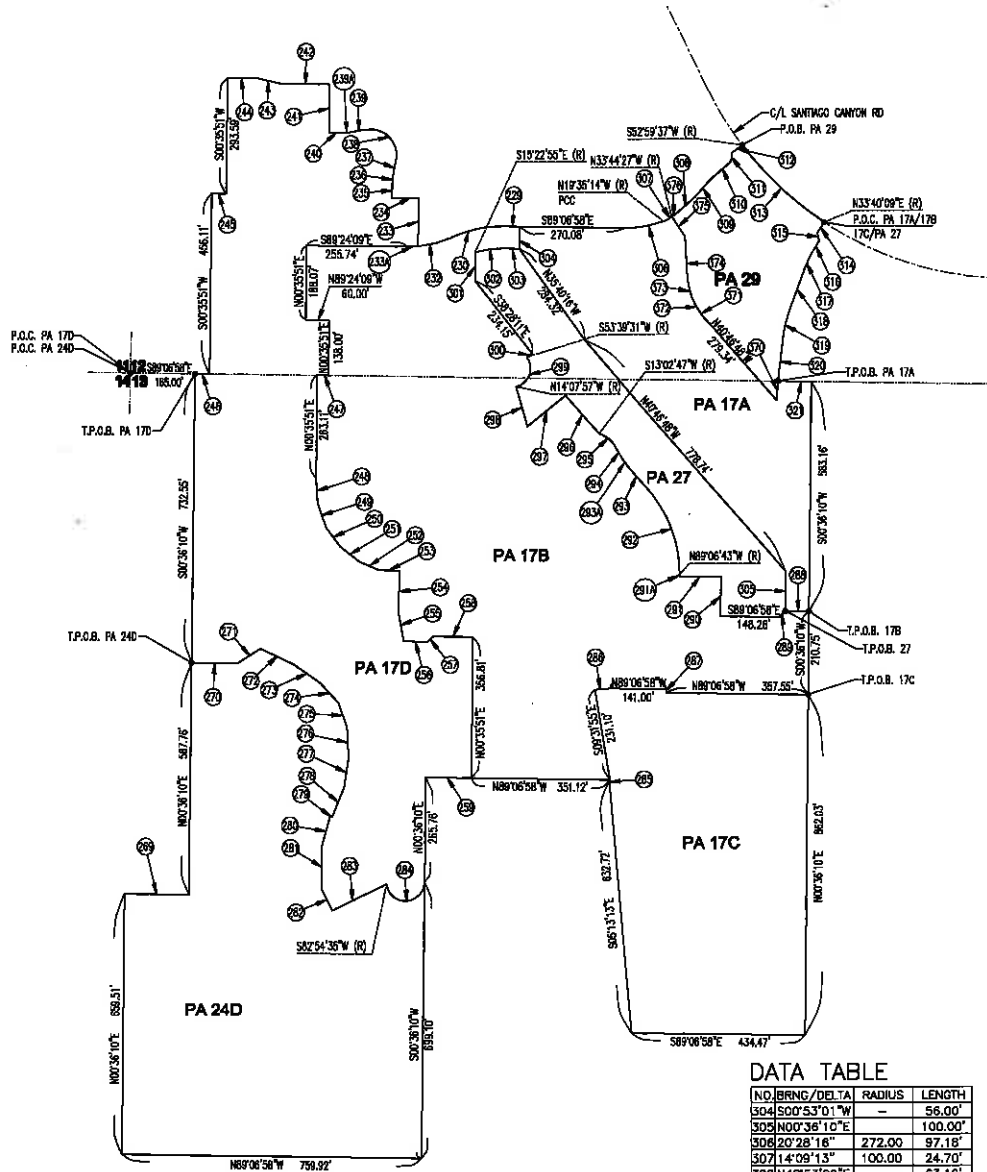
CHANGE OF ZONE CASE NO. 7786
ADOPTED BY ORDINANCE NO. 348.4760
AUGUST 20, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL
SECS 12 & 13, T.5S., R.6W S.B.M.

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
222	S89°06'58"E	-	35.52'
230	24°35'35"	328.00	140.78'
232	24°23'19"	272.00	115.78'
233	N00°35'51"E	-	120.85'
234	08°40'24"	278.00	26.93'
234	N89°24'09"W	-	66.62'
235	N00°35'51"E	-	37.81'
236	10°17'47"	100.00	17.97'
237	N10°53'39"E	-	40.99'
238	11°03'35"	66.00	127.39'
239	S80°18'03"W	-	40.99'
239	10°17'47"	100.00	17.97'
240	N89°24'09"W	-	36.08'
241	N00°35'51"E	-	123.12'
242	N89°24'09"W	-	122.00'
243	N78°51'10"W	-	68.59'
244	N89°24'09"W	-	70.92'
245	N89°24'09"W	-	36.13'
246	N89°08'58"W	-	36.73'
247	S89°24'09"E	-	29.00'
248	N03°51'44"W	-	84.72'
248	N19°47'02"W	-	63.01'
250	N38°04'41"W	-	82.53'
251	N51°58'31"W	-	58.71'
252	N68°47'41"W	-	55.07'
253	N88°58'54"W	-	51.65'
254	N00°53'17"E	-	107.58'
255	N09°58'15"W	-	72.19'
256	N88°58'51"W	-	60.05'
257	S45°44'34"W	-	21.27'
258	N89°08'58"W	-	100.93'
259	S89°06'58"E	-	116.08'
260	S89°06'46"E	-	185.00'
270	S89°24'10"E	-	118.22'
271	N57°21'26"E	-	66.83'
272	S64°18'24"E	-	89.65'
273	S59°10'07"E	-	85.28'
274	S41°44'46"E	-	67.78'
275	S19°25'07"E	-	66.53'
276	S02°51'15"E	-	75.98'
277	S08°22'21"W	-	75.64'
278	S21°37'17"W	-	80.19'
279	N89°06'43"W	-	6.20'
280	S13°35'52"W	-	76.14'
281	S00°55'51"W	-	108.15'
282	S25°34'44"E	-	62.45'
283	N64°25'16"E	-	153.64'
284	172°18'26"	49.00	144.35'
285	S03°11'20"W	-	11.86'
286	S85°32'37"W	-	40.45'
287	N00°53'17"E	-	10.02'
288	N89°06'58"W	-	60.00'
289	N45°55'26"E	-	21.20'
290	S00°53'02"W	-	100.00'
291	S89°06'58"E	-	105.00'
291A	N00°53'02"E	-	3.02'
292	42°09'48"	326.00	241.37'
293	S41°16'31"E	-	77.67'
293A	10°47'17"	100.00	17.97'
294	S30°58'44"E	-	40.99'
295	44°01'31"	66.00	50.71'
296	S41°16'31"E	-	129.54'
297	N50°43'18"E	-	124.83'
298	S15°30'23"E	-	105.36'
299	112°12'32"	48.00	94.00'
300	S3°39'31"W	-	16.38'
301	S00°35'50"W	-	72.20'
302	16°17'34"	272.00	77.35'
303	N89°06'58"W	-	35.94'



DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
304	S00°53'01"W	-	56.00'
305	N00°36'10"E	-	100.00'
306	20°28'16"	272.00	97.18'
307	14°09'13"	100.00	24.70'
308	N48°53'02"E	-	63.12'
309	N41°35'33"E	-	63.03'
310	N48°53'02"E	-	65.56'
311	N04°40'57"E	-	21.92'
312	N52°59'37"E	-	33.00'
313	19°19'28"	850.00	266.69'
314	S33°40'09"W	-	33.00'
315	S14°46'36"E	-	20.02'
316	S30°55'17"W	-	26.03'
317	10°26'05"	328.00	69.74'
318	S20°28'12"W	-	96.61'
319	13°52'37"	340.00	82.35'
320	S06°36'35"W	-	108.79'
321	S89°06'58"E	-	85.00'
370	S04°21'00"W	-	48.75'
371	N37°29'05"W	-	18.77'
372	N30°38'05"W	-	21.33'
373	24°01'51"	172.00	72.14'
374	N03°02'57"W	-	100.08'
375	N33°44'27"W	-	59.50'
376	07°22'31"	100.00	12.87'

LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

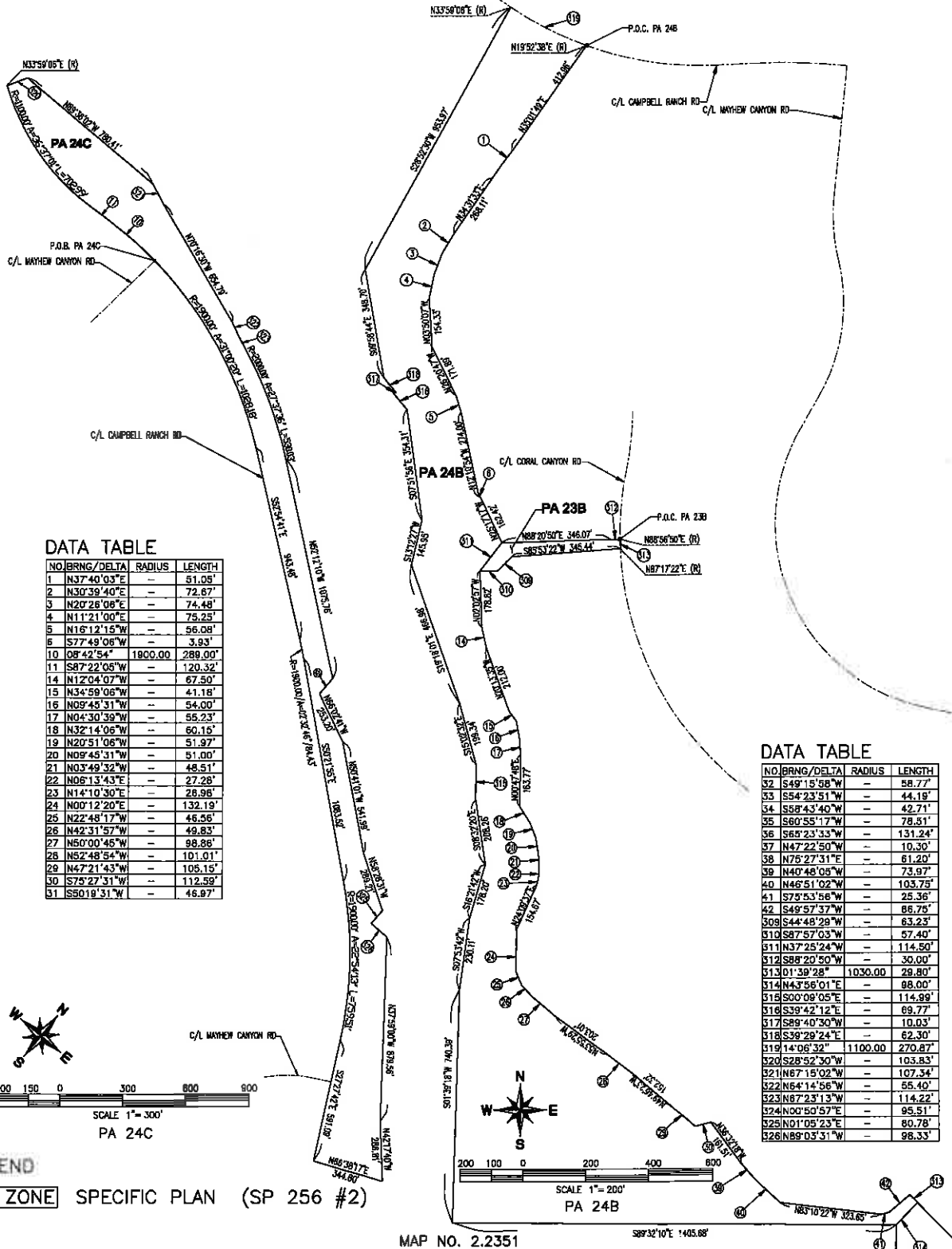


APN'S: 290-660-002
290-660-003
290-660-005
290-660-012

CHANGE OF ZONE CASE NO. 7786
ADOPTED BY ORDINANCE NO. 348.4760
AUGUST 20, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL
SECS 11 & 12, T.5S., R.6W S.B.M.



DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	N37°40'03"E	--	51.05'
2	N30°39'40"E	--	72.87'
3	N20°26'06"E	--	74.48'
4	N11°21'00"E	--	75.25'
5	N16°12'15"W	--	56.08'
6	S77°49'08"W	--	3.93'
10	08°42'54"	1800.00	289.00'
11	S87°22'05"W	--	120.32'
14	N12°04'07"W	--	67.50'
15	N34°59'08"W	--	41.18'
16	N09°45'31"W	--	54.00'
17	N04°30'39"W	--	55.23'
18	N32°14'06"W	--	60.15'
19	N20°51'08"W	--	51.97'
20	N09°45'31"W	--	51.00'
21	N03°49'32"W	--	48.51'
22	N06°13'43"E	--	27.28'
23	N14°10'30"E	--	28.98'
24	N00°12'20"E	--	132.19'
25	N22°48'17"W	--	48.56'
26	N42°31'57"W	--	49.83'
27	N50°00'45"W	--	98.86'
28	N62°48'54"W	--	101.01'
29	N47°21'43"W	--	105.15'
30	S75°27'31"W	--	112.59'
31	S50°19'31"W	--	48.97'

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
32	S49°15'58"W	--	58.77'
33	S54°23'51"W	--	44.18'
34	S58°43'40"W	--	42.71'
35	S60°55'17"W	--	78.51'
36	S65°23'33"W	--	131.24'
37	N47°22'50"W	--	10.30'
38	N75°27'31"E	--	61.20'
39	N40°48'05"W	--	73.97'
40	N46°51'02"W	--	103.75'
41	S75°53'58"W	--	25.36'
42	S49°57'37"W	--	86.75'
508	S44°48'29"W	--	63.23'
510	S87°57'03"W	--	57.40'
511	N37°25'24"W	--	114.50'
512	S88°20'50"W	--	30.00'
513	01°39'28"	1030.00	29.80'
514	N43°56'01"E	--	88.00'
515	S00°09'05"E	--	114.99'
516	S39°42'12"E	--	69.77'
517	S89°40'30"W	--	10.03'
518	S38°29'24"E	--	62.30'
519	14°08'32"	1100.00	270.87'
520	S28°52'30"W	--	103.83'
521	N67°15'02"W	--	107.34'
522	N64°14'56"W	--	55.40'
523	N87°23'13"W	--	114.22'
524	N00°50'57"E	--	95.51'
525	N01°05'23"E	--	60.78'
526	N89°03'51"W	--	98.33'

LEGEND

SP_ZONE SPECIFIC PLAN (SP 256 #2)

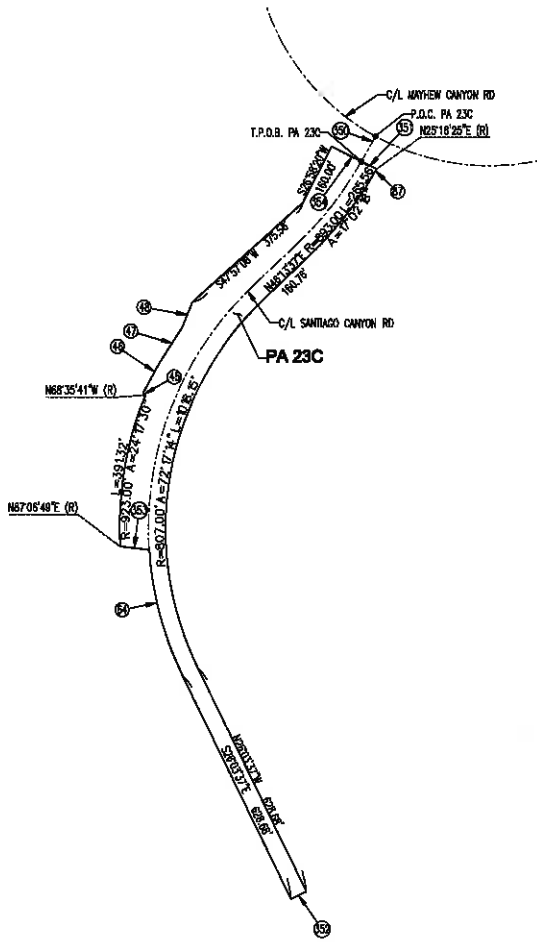
APN'S: 290-060-067
290-080-025
290-080-089
290-110-055
290-130-044
290-550-019

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7786
ADOPTED BY ORDINANCE NO. 348.4760
AUGUST 20, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL
 SEC 12, T.5S., R.6W S.B.M.

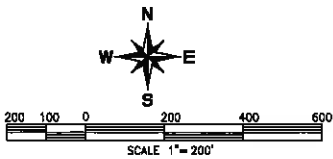


DATA TABLE

NO./BRNG/DELTA	RADIUS	LENGTH
45 S37°53'28"E	-	7.12'
46 S28°16'41"W	-	85.59'
47 S32°04'23"W	-	105.48'
48 S21°59'47"W	-	70.00'
64 118°32'30"	850.00'	280.02'
67 N28°11'19"E	-	7.24'
66 S28°11'19"W	-	78.70'
65 N63°07'11"W	-	43.04'
62 N63°56'23"E	-	43.00'
63 S63°07'05"E	-	74.17'
64 N63°07'11"W	-	83.98'

LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)



MAP NO. 2.2351

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348

APN'S: 280-600-020
 280-602-021
 280-602-050
 780-630-053
 280-640-041

CHANGE OF ZONE CASE NO. 7786
 ADOPTED BY ORDINANCE NO. 348.4760
 AUGUST 20, 2013
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



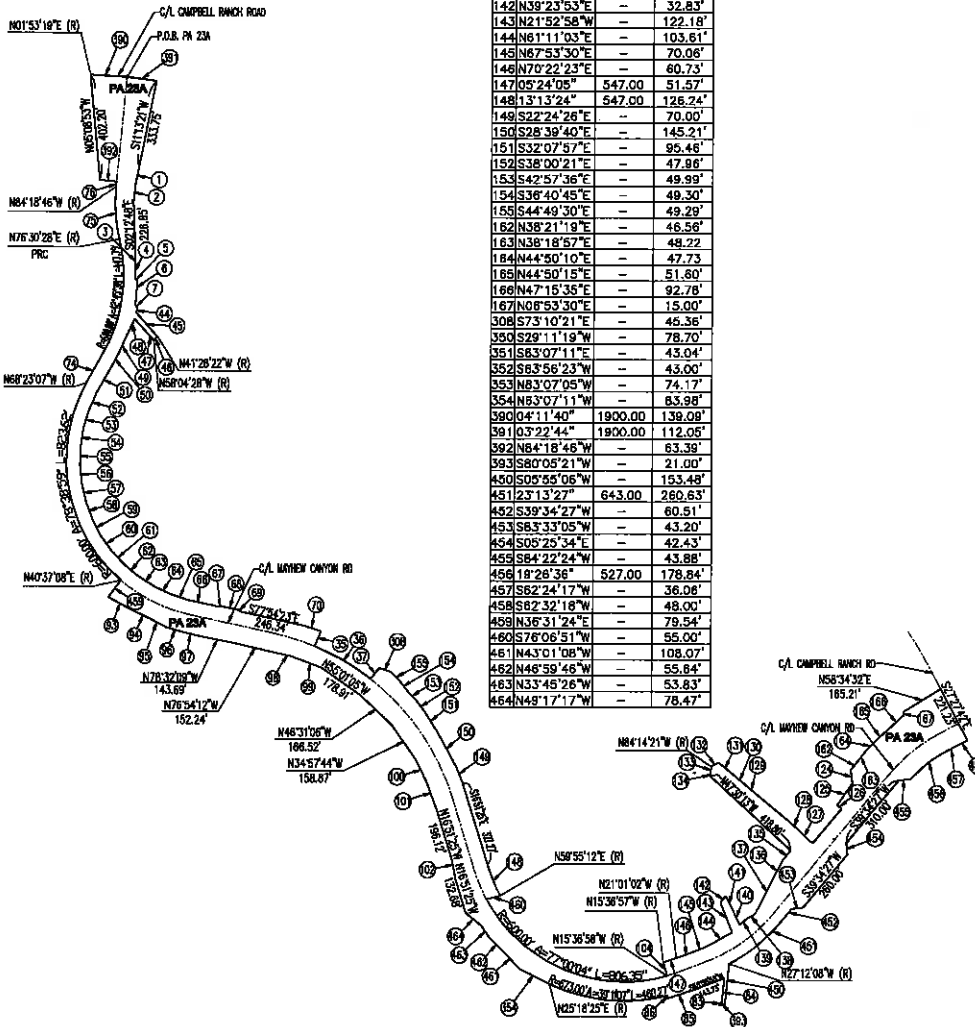
ALBERHILL/GLEN IVY/TEMESCAL
SECS 11 & 12, T.5S., R.6W S.B.M.

DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
140	S24°11'37"E	--	60.00'
141	S26°33'14"E	--	61.17'
142	N39°23'53"E	--	32.83'
143	N21°52'58"W	--	122.18'
144	N61°11'03"E	--	103.61'
145	N67°53'30"E	--	70.06'
146	N70°22'23"E	--	60.73'
147	05°24'05"	547.00	51.57'
148	13°13'24"	547.00	126.24'
149	S22°24'26"E	--	70.00'
150	S28°39'40"E	--	145.21'
151	S32°07'57"E	--	95.46'
152	S36°00'21"E	--	47.96'
153	S42°57'36"E	--	49.99'
154	S36°40'45"E	--	49.30'
155	S44°49'30"E	--	49.29'
162	N38°21'19"E	--	46.56'
163	N38°18'57"E	--	48.22'
164	N44°50'10"E	--	47.73'
165	N44°50'15"E	--	51.80'
166	N47°16'35"E	--	92.78'
167	N08°53'30"E	--	15.00'
308	S73°10'21"E	--	46.36'
390	S29°11'19"W	--	78.70'
351	S63°07'11"E	--	43.04'
352	S63°56'23"W	--	43.00'
353	N63°07'05"W	--	74.17'
354	N63°07'11"W	--	83.98'
390	04°11'40"	1900.00	139.08'
391	03°22'44"	1900.00	112.06'
392	N84°18'48"W	--	63.39'
393	S80°05'21"W	--	21.00'
400	S05°55'06"W	--	153.48'
451	23°13'27"	643.00	280.63'
452	S39°34'27"W	--	60.51'
453	S63°33'05"W	--	43.20'
454	S05°26'34"E	--	42.43'
455	S84°22'24"W	--	43.88'
456	18°26'38"	527.00	178.84'
457	S62°24'17"W	--	36.06'
458	S62°32'18"W	--	48.00'
459	N36°31'24"E	--	79.54'
460	S76°06'51"W	--	55.00'
461	N43°01'08"W	--	108.07'
462	N46°59'48"W	--	55.84'
463	N33°49'26"W	--	53.63'
464	N49°17'17"W	--	78.47'

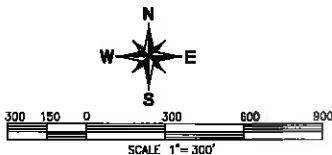
DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
1	S11°35'06"W	--	65.73'
2	S08°46'55"W	--	68.20'
3	S88°01'28"W	--	1.70'
4	S01°58'34"E	--	70.00'
5	N88°01'26"E	--	6.75'
6	S04°50'58"W	--	95.05'
7	S23°36'35"E	--	19.16'
35	S22°44'25"W	--	52.94'
36	18°18'38"	925.00	246.84'
37	N38°01'03"E	--	52.51'
44	S13°37'33"W	--	14.84'
45	S41°28'22"E	--	119.66'
46	16°36'06"	70.00	20.26'
47	N41°26'22"W	--	108.82'
48	S25°24'53"W	--	83.02'
49	S23°45'39"W	--	58.25'
50	S27°46'37"W	--	58.02'
51	S29°16'08"W	--	120.77'
52	S23°58'35"W	--	70.37'
53	S16°34'23"W	--	70.37'
54	S08°21'23"W	--	70.31'
55	S01°45'59"W	--	70.24'
56	S05°38'13"E	--	70.24'
57	S13°02'25"E	--	70.24'
58	S20°26'37"E	--	70.24'
59	S27°50'49"E	--	70.24'
60	S38°15'01"E	--	70.24'
61	S42°39'13"E	--	70.24'
62	S60°03'25"E	--	70.24'
63	S67°27'57"E	--	70.24'
64	S64°03'02"E	--	70.31'
65	S72°16'01"E	--	70.37'
66	S77°54'17"E	--	121.88'
67	N68°15'46"E	--	5.41'
68	S77°54'23"E	--	70.00'
69	S34°04'32"E	--	6.43'
70	S71°40'31"E	--	68.54'
74	N28°16'06"E	--	129.21'
75	19°10'46"	600.00	200.85'
76	N05°41'14"E	--	20.07'
83	N48°00'00"E	--	12.21'
84	N05°55'06"E	--	94.31'
85	07°11'02"	683.00	85.64'
86	N10°48'43"W	--	10.02'
87	S29°11'19"W	--	7.24'
83	N61°28'49"W	--	101.84'
84	N64°21'03"W	--	70.09'
85	N61°28'49"W	--	70.99'
86	N73°51'08"W	--	66.73'
87	N76°30'58"W	--	65.59'
88	N78°06'25"W	--	63.09'
89	N69°17'47"W	--	122.71'
100	N26°15'49"W	--	93.58'
101	N20°25'48"W	--	122.16'
102	N11°42'04"W	--	70.28'
104	N15°36'58"W	--	53.00'
124	N08°09'26"W	--	50.19'
125	N35°11'58"E	--	100.81'
126	N50°25'33"W	--	22.93'
127	S44°59'46"E	--	55.00'
128	S47°33'49"E	--	53.00'
129	S49°47'54"E	--	59.87'
130	S50°20'54"E	--	65.22'
131	S60°40'49"E	--	68.62'
132	N57°57'44"E	--	31.16'
133	04°37'09"	330.00	26.00'
134	N10°22'48"E	--	8.22'
135	N39°23'53"E	--	50.26'
136	N25°11'40"E	--	86.03'
137	N27°30'50"E	--	140.99'
138	N69°29'31"E	--	32.68'
139	N52°46'11"E	--	40.10'



LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)



MAP NO. 2.2351

- APN'S: 290-430-031 290-5834-013
 290-432-018 290-600-020
 290-440-012 290-630-054 TO 055
 290-440-077 290-670-003
 290-441-023 TO 024
 290-460-013
 290-460-085
 290-470-052
 290-470-054
 290-473-011
 290-481-034
 290-481-036
 290-482-018
 290-570-006
 290-572-018
 290-582-006

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7786
 ADOPTED BY ORDINANCE NO. 348.4760
 AUGUST 20, 2013
 RIVERSIDE COUNTY BOARD OF SUPERVISORS





MEMORANDUM

RIVERSIDE COUNTY COUNSEL

CONFIDENTIAL
ATTORNEY-CLIENT PRIVILEGE

DATE: July 30, 2013

TO: Matt Straite
Contract Planner Supervisor

FROM: Shellie Clack *MD for MPC*
Deputy County Counsel

RE: Specific Plan Zoning Ordinance No. 256a2 CZ 7786/Maps

Please see the attached final approved as to form Specific Plan zoning ordinance with maps attached.

MPC:md
Attachments