

1 ORDINANCE NO. 348.3904

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 4.36 of Ordinance No. 348, and Lake Mathews Zoning Plan Map No. 36, as
7 amended, are further amended by placing in effect the zone or zones as shown on the map entitled "Change
8 of Official Zoning Plan, Lake Mathews District, Map No. 36.044, Change of Zone Case No. 6476," which
9 map is made a part of this ordinance.

10 Section 2. Article XVIIIa Section 17.65 of Ordinance No. 348 is hereby amended to read as
11 follows:

12 a. Planning Areas 1, 5, 6, 12 and 14.

13 (1) The uses permitted in Planning Areas 1, 5, 6, 12 and 14 of Specific Plan No. 270
14 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except
15 that uses permitted pursuant to Section 6.1.a.(3); b.(1) and (3); c.; and d. shall not be permitted.

16 (2) The development standards for Planning Areas 1, 5, 6, 12 and 14 of Specific Plan No.
17 270 shall be same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
18 except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and e.(2) and (3)
19 shall be deleted and replaced by the following:

20 A. Lot area shall be not less than fifteen thousand (15,000) square feet with a
21 minimum overall average within any subdivision of twenty thousand (20,000) square feet.
22 The minimum lot area shall be determined by excluding that portion of a lot that is used
23 solely for access to the portion of a lot used as a building site.

24 B. The minimum average width of that portion of a lot to be used as a building
25 site shall be seventy-five feet (75') with a minimum average depth of one hundred ten feet
26 (110'). That portion of a lot used for access on "flag" lots shall have a minimum width of
27 thirty feet (30').

28 C. The minimum frontage of a lot shall be eighty-five feet (85'), except that lots

1 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
2 Lot frontage along curvilinear street may be measured at the building setback in accordance
3 with zone development standards.

4 D. Side yards on interior and through lots shall be not less than five feet (5') in
5 width. Side yards on corner and reversed corner lots shall not be less than fifteen feet (15')
6 from the existing street line or from any future street line, as shown on any Specific Plan of
7 Highways, whichever is nearer the proposed structure, upon which the main building sides.

8 E. The rear yard shall have a minimum depth of twenty feet (20') to the rear
9 property line or toe to top of any manufactured slope whichever is nearer to the rear of the
10 dwelling.

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

13 b. Planning Areas 2, 7 and 9.

14 (1) The uses permitted in Planning Areas 2, 7 and 9 of Specific Plan No. 270 shall be the
15 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that uses
16 permitted pursuant to Section 6.1.a.(3); b.(1); c.; and d. shall not be permitted.

17 (2) The development standards for Planning Areas 2, 7 and 9 of Specific Plan No. 270
18 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
19 except that the development standards set forth in Article VI, Section 6.2.b.; c.; and e.(2) and (3)
20 shall be deleted and replaced by the following:

21 A. Lot area shall be not less than eight thousand (8,000) square feet with a
22 minimum overall average within any subdivision of ten thousand (10,000) square feet. The
23 minimum lot area shall be determined by excluding that portion of a lot that is used solely
24 for access to the portion of a lot used as a building site.

25 B. The minimum average width of that portion of a lot to be used as a building
26 site shall be sixty-five feet (65') with a minimum, average depth of one hundred ten feet
27 (110'). That portion of a lot used for access on "flag" lots shall have a minimum width of
28 thirty feet (30').

1 C. Side yards on interior and through lots shall be not less than five feet (5') in
2 width. Side yards on corner and reversed corner lots shall not be less than ten feet (10')
3 from the existing street line or from any future street line, as shown on any Specific Plan of
4 Highways, whichever is nearer the proposed structure, upon which the main building sides.

5 D. The rear yard shall have a minimum depth of twenty feet (20') to the rear
6 property line or toe or top of any manufactured slope whichever is nearer to the rear of the
7 dwelling.

8 c. Planning Areas 3 and 11.

9 (1) The uses permitted in Planning Areas 3 and 11 of Specific Plan No. 270 shall be the
10 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses
11 permitted pursuant to Section 6.1.a.(3); b.(1); c.; and d. shall not be permitted.

12 (2) The development standards for Planning Areas 3 and 11 of Specific Plan No. 270
13 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
14 except that the development standards set forth in Article VI, Section 6.2.e.(2) and (3), shall be
15 deleted and replaced by the following:

16 A. Side yards on interior and through lots shall be not less than five feet (5') in
17 width. Side yards on corner and reversed corner lots shall not be less than ten feet (10')
18 from the existing street line or from any future street line, as shown on any Specific Plan of
19 Highways, whichever is nearer the proposed structure upon which the main building sides.

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

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

23 d. Planning Areas 4A, 4B and 4C.

24 (1) The uses permitted in Planning Areas 4A, 4B and 4C of Specific Plan No. 270 shall
25 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
26 that the uses permitted pursuant to Section 8.100.a.1. through 8.; and b. shall not be permitted. In
27 addition, the permitted uses identified under Section 8.100.a. shall also include undeveloped open
28 space, trails and drainage courseway.

1 (2) The development standards for Planning Areas 4A, 4B and 4 C of Specific Plan No.
2 270 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No
3 348.

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

6 e. Planning Area 4D

7 (1) The uses permitted in Planning Area 4D of Specific Plan No. 270 shall be the same as
8 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
9 permitted pursuant to Section 8.100.a.1 through 8; and b. shall not be permitted. In addition, the
10 permitted uses identified under Section 8.100.a. shall also include undeveloped open space, trails
11 and storm drain detention facilities.

12 (2) The development standards for Planning Area 4D of Specific Plan No. 270 shall be
13 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

16 f. Planning Area 4E.

17 (1) The uses permitted in Planning Area 4E of Specific Plan No. 270 shall be the same as
18 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
19 permitted pursuant to Section 8.100.a.1. through 8.; and b. shall not be permitted. In addition, the
20 permitted uses identified under Section 8.100.a. shall also include undeveloped open space and
21 trails.

22 (2) The development standards for Planning Area 4E of Specific Plan No. 270 shall be
23 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

26 g. Planning Area 4F.

27 (1) The uses permitted in Planning Area 4F of Specific Plan No. 270 shall be the same as
28 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses

1 permitted pursuant to Section 8.100.a.1, 2, 3, 4, 6 and 8; and b. shall not be permitted. In addition,
2 the permitted uses identified under Section 8.100.a. shall also include undeveloped open space,
3 trails and produce markets.

4 (2) The development standards for Planning Area 4F of Specific Plan No. 270 shall be
5 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

8 h. Planning Areas 8A and 8B.

9 (1) The uses permitted in Planning Areas 8A and 8B of Specific Plan No. 270 shall be
10 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
11 the uses permitted pursuant to Section 8.100.a.1. through 8.; and b. shall not be permitted. In
12 addition, the permitted uses identified under Section 8.100.a. shall also include undeveloped open
13 space, community gardens, water pipelines, and dewatering facilities.

14 (2) The development standards for Planning Areas 8A and 8B of Specific No. 270 shall
15 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

18 i. Planning Area 10A.

19 (1) The uses permitted in Planning Area 10A of Specific Plan No. 270 shall be the same
20 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses
21 permitted pursuant to Section 8.100.a.1. 2, 3, 4, 6 and 8; and b. shall not be permitted. In addition,
22 the permitted uses identified under Section 8.100.a. shall also include private recreation facilities.

23 (2) The development standards for Planning Area 10A of Specific Plan No. 270 shall be
24 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

27 j. Planning Area 10B.

28 (1) The uses permitted in Planning Areas 10B of Specific Plan No. 270 shall be the same
as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses

1 permitted pursuant to Section 8.100.a.1., 2, 3, 6 and 8 shall not be permitted. In addition, the
2 permitted uses identified under Section 8.100.a. shall also include public parks and open space.

3 (2) The development standards for Planning Areas 10B of Specific Plan No. 270 shall be
4 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

7 k. Planning Area 13.

8 (1) The uses permitted in Planning Area 13 of Specific Plan No. 270 shall be the same as
9 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
10 permitted pursuant to Section 8.100.a.1. through 8.; and b. shall not be permitted. In addition, the
11 permitted uses identified under Section 8.100.a. shall include schools and day care centers.

12 (2) The development standards for Planning Area 13 of Specific Plan No. 270 shall be
13 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

16 l. Planning Area 10C.

17 (1) The uses permitted in Planning Area 10C of Specific Plan No. 270 shall be the same
18 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
19 permitted pursuant to Section 8.100.a.1 through 8; and b. shall not be permitted. In addition, the
20 permitted uses identified under Section 8.100.a. shall also include passive open space/private
21 recreation, trails and storm drain detention facilities.

22 (2) The development standards for Planning Area 10C of Specific Plan No. 270 shall be
23 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

26 Section 3. This Ordinance shall take effect 30 days after the date of adoption, provided,

27 however:

- 1 a. Those portions of Planning Area 6 (Section 2.a. [above]) described below shall not
2 become operations until the agriculture cancellation fees have been paid and the
3 agricultural preserve cancelled for those portions described below:

4 **LEGAL DESCRIPTION**

5 **PORTION OF PLANNING AREA 6**

6 THAT PORTION OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST,
7 SAN BERNARDINO BASE AND MERIDIAN IN THE UNINCORPORATED TERRITORY OF THE
8 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY SECTIONALIZED
9 SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF
10 MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA
11 AND AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY AT PAGES
12 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF
13 CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

14 **BEGINNING** AT THE WEST TERMINUS OF THAT CERTAIN COURSE OF THE BOUNDARY
15 OF SPECIFIC PLAN NO. 270 A-1 DESCRIBED AS BEING NORTH 88°37'21" WEST
16 AND HAVING A DISTANCE OF 854.16 FEET, THENCE NORTH 39°48'23" EAST,
17 ALONG THE SOUTHEASTERLY LINE OF THE METROPOLITAN WATER DISTRICT UPPER
18 FEEDER PER DEED RECORDED 10/31/35 IN BOOK 258 PAGE 238 OF DEEDS RECORDS
19 OF RIVERSIDE COUNTY, A DISTANCE OF 420.11 FEET;

20 THENCE, DEPARTING SAID SOUTHEASTERLY LINE, SOUTH 88°34'23" EAST, A
21 DISTANCE OF 732.39 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF
22 McALLISTER ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE
23 CONCAVE WESTERLY AND HAVING A RADIUS OF 970.00 FEET A LINE RADIAL TO
24 SAID CURVE AT SAID POINT BEARS NORTH 65°04'27" WEST;

25 THENCE, ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE, AN ARC
26 DISTANCE OF 81.52 FEET THROUGH A CENTRAL ANGLE OF 04°48'55";

27 THENCE, TANGENT TO SAID CURVE AND ALONG SAID RIGHT OF WAY, SOUTH
28 29°44'28" WEST, A DISTANCE OF 290.02 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 88°37'21" EAST, A DISTANCE
OF 820.06 FEET TO THE **POINT OF BEGINNING**.

INCLUDING THEREIN THAT PORTION OF SAID SECTION 31 DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST TERMINUS OF THAT CERTAIN COURSE OF THE BOUNDARY
OF SPECIFIC PLAN NO. 270 DESCRIBED AS BEING SOUTH 88°28'55" EAST AND
HAVING A DISTANCE OF 1666.28 FEET, SAID POINT BEING THE POINT OF
INTERSECTION OF THE NORTH LINE OF SAID SECTION 31 WITH THE CENTERLINE
OF SAID McALLISTER STREET, SAID POINT ALSO BEING NORTH 88°28'55" WEST,
A DISTANCE OF 218.84 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION
31;

THENCE NORTH 88°28'55" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A
DISTANCE OF 875.68 FEET, TO THE NORTHWESTERLY CORNER OF THE
METROPOLITAN WATER DISTRICT UPPER FEEDER PER DEED RECORDED NOVEMBER 29,
1935 IN BOOK 260, PAGE 200, OF DEEDS, RECORDS OF RIVERSIDE COUNTY;

1 THENCE SOUTH 39°48'23" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE
2 OF 838.93 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING THE
3 MOST NORTHERLY NORTHWEST CORNER OF THE METROPOLITAN WATER DISTRICT
UPPER FEEDER PER DEED RECORDED OCTOBER 31, 1935 IN BOOK 258, PAGE 238
OF DEEDS, RECORDS OF RIVERSIDE COUNTY;

4 THENCE NORTH 88°34'23" WEST, DEPARTING SAID NORTHWESTERLY LINE, A
DISTANCE OF 20.49 FEET;

5 THENCE SOUTH 01°26'14" WEST, A DISTANCE OF 25.87 FEET, TO THE MOST
6 WESTERLY NORTHWEST CORNER OF SAID METROPOLITAN WATER DISTRICT UPPER
FEEDER PER DEED RECORDED OCTOBER 31, 1935 IN BOOK 258, PAGE 238;

7 THENCE NORTH 39°48'23" EAST, ALONG SAID METROPOLITAN WATER DISTRICT
8 UPPER FEEDER PER DEED RECORDED OCTOBER 31, 1935 IN BOOK 258, PAGE 238,
A DISTANCE OF 33.00 FEET, TO THE **TRUE POINT OF BEGINNING**;

9 DESCRIBED PARCEL CONTAINING 5.88 ACRES AND BEING A PORTION OF PLANNING
10 AREA 6 OF SPECIFIC PLAN NO. 270 A-1.

- 11 b. Those portions of Planning Area 11 (Section 2.c. [above]) described below shall not
12 become operational until the agriculture cancellation fees have been paid and the
13 agricultural preserve cancelled for those portions of Planning Area 11 described below:

14 **LEGAL DESCRIPTION**
15 **PORTION OF PLANNING AREA 11**

16 THAT PORTION OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST
17 SAN BERNARDINO BASE AND MERIDIAN IN THE UNINCORPORATED TERRITORY OF THE
18 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY SECTIONALIZED
19 SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF
20 MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA
21 AND AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY AT PAGES
22 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF
23 CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

24 **BEGINNING** AT THE WEST TERMINUS OF THAT CERTAIN COURSE OF THE BOUNDARY
25 OF SPECIFIC PLAN NO. 270 DESCRIBED AS BEING SOUTH 88°52'16" EAST AND
26 HAVING A DISTANCE OF 310.60 FEET, SAID POINT ALSO BEING REFERRED TO AS
27 POINT "A", THENCE SOUTH 88°52'16" EAST, ALONG SAID COURSE A DISTANCE OF
28 280.53 FEET TO A POINT ON THE WEST RIGHT OF WAY OF McALLISTER ROAD;

THENCE, ALONG SAID RIGHT OF WAY, SOUTH 02°56'18" EAST, A DISTANCE OF
447.83 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 88°18'57" WEST, A DISTANCE
OF 973.22 FEET;

THENCE NORTH 02°24'49" EAST, A DISTANCE OF 110.01 FEET;

THENCE SOUTH 88°18'57" EAST, A DISTANCE OF 446.62 FEET;

THENCE NORTH 02°23'35" EAST, A DISTANCE OF 331.70 FEET;

THENCE SOUTH 88°52'16" EAST, A DISTANCE OF 204.50 FEET TO THE POINT O
BEGINNING.

1 DESCRIBED PARCEL CONTAINING 6.28 ACRES AND BEING A PORTION OF PLANNING
2 AREA 11 OF SPECIFIC PLAN NO. 270 A-1.

- 3 c. Those portions of Planning Areas 3, 13, 14, 4E and 4F (Sections 2.a., c., d., f., and j.
4 [above]) shall not become operational until the agriculture cancellation fees have been
5 paid and the agricultural preserve cancelled for those portions of Planning Areas 3, 13,
6 14, 4E and F described below:

7 **LEGAL DESCRIPTION**
8 **PORTION OF PLANNING AREAS 3, 13, 14, 4E AND 4F**

9 THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST
10 QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN
11 BERNARDINO BASE AND MERIDIAN IN THE UNINCORPORATED TERRITORY OF THE
12 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY SECTIONALIZED
13 SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF
14 MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA
15 AND AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY AT PAGES
16 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF
17 CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

18 **PARCEL 2**

19 **COMMENCING** AT THE CENTER QUARTER SECTION CORNER OF SAID SECTION, THENCE
20 NORTH 88°52'16" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A
21 DISTANCE OF 887.02' TO THE NORTHWEST CORNER OF PARCEL 2 CONVEYED TO
22 CRAMER AND SONS, A PARTNERSHIP, BY DEED FILED FOR RECORD MARCH 10, 1960
23 AS INSTRUMENT NO. 21586, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE
24 OF CALIFORNIA, AND THE **TRUE POINT OF BEGINNING**;

25 THENCE SOUTH 00°52'18" WEST, A DISTANCE OF 745.24 FEET TO A POINT ON
26 THE NORTHWESTERLY LINE OF THAT CERTAIN 200 FOOT STRIP OF LAND CONVEYED
27 TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED
28 RECORDED IN BOOK 264 AT PAGE 163 OF OFFICIAL RECORDS OF RIVERSIDE
COUNTY, STATE OF CALIFORNIA;

THENCE SOUTH 40°36'49" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE
OF 698.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF
THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 88°28'48" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF
131.58 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 00°46'10" EAST, ALONG THE WEST LINE OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 1283.82
FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION;

THENCE SOUTH 88°52'16" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST
QUARTER OF SAID SECTION, A DISTANCE OF 580.75 FEET TO THE **TRUE POINT OF
BEGINNING**;

EXCEPTING THEREFROM THE EASTERLY 241 FEET, MEASURED ON THE NORTHERLY
LINE.

1 **PARCEL 3**

2 THE EASTERLY 241 FEET OF THE FOLLOWING DESCRIBED PROPERTY;

3 **COMMENCING AT THE CENTER QUARTER SECTION CORNER OF SAID SECTION, THEI**
4 **NORTH 88°52'16" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A**
5 **DISTANCE OF 887.02' TO THE NORTHWEST CORNER OF PARCEL 2 CONVEYED TO**
6 **CRAMER AND SONS, A PARTNERSHIP, BY DEED FILED FOR RECORD MARCH 10, 1960**
7 **AS INSTRUMENT NO. 21586, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE**
8 **OF CALIFORNIA, AND THE TRUE POINT OF BEGINNING;**

9 **THENCE SOUTH 00°52'18" WEST, A DISTANCE OF 745.24 FEET TO A POINT ON**
10 **THE NORTHWESTERLY LINE OF THAT CERTAIN 200 FOOT STRIP OF LAND CONVEYED**
11 **TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED**
12 **RECORDED IN BOOK 264 AT PAGE 163 OF OFFICIAL RECORDS OF RIVERSIDE**
13 **COUNTY, STATE OF CALIFORNIA;**

14 **THENCE SOUTH 40°36'49" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE**
15 **OF 698.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF**
16 **THE SOUTHWEST QUARTER OF SAID SECTION;**

17 **THENCE NORTH 88°28'48" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF**
18 **131.58 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE**
19 **SOUTHWEST QUARTER OF SAID SECTION;**

20 **THENCE NORTH 00°46'10" EAST, ALONG THE WEST LINE OF THE NORTHEAST**
21 **QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 1283.82**
22 **FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST**
23 **QUARTER OF SAID SECTION;**

24 **THENCE SOUTH 88°52'16" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST**
25 **QUARTER OF SAID SECTION, A DISTANCE OF 580.75 FEET TO THE TRUE POINT**
26 **BEGINNING;**

27 **DESCRIBED PARCELS 2 AND 3 CONTAINING 14.33 ACRES AND BEING A PORTION OF**
28 **PLANNING AREAS 3, 13, 14, 4E AND 4F OF SPECIFIC PLAN NO. 270 A-1.**

19 Dated: _____

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

21 By: _____
22 **Chairman, Board of Supervisors**

23 **ATTEST:**

24 **Gerald A. Maloney**
25 **Clerk of the Board**

26 By: _____
27 **Deputy**

28 **(SEAL)**

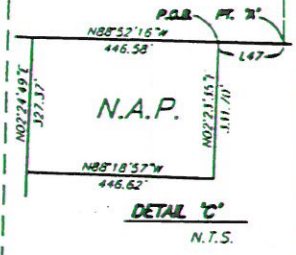
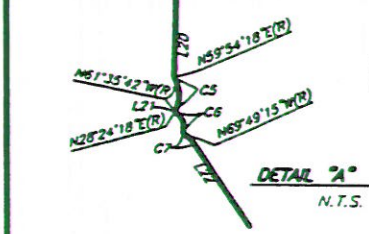
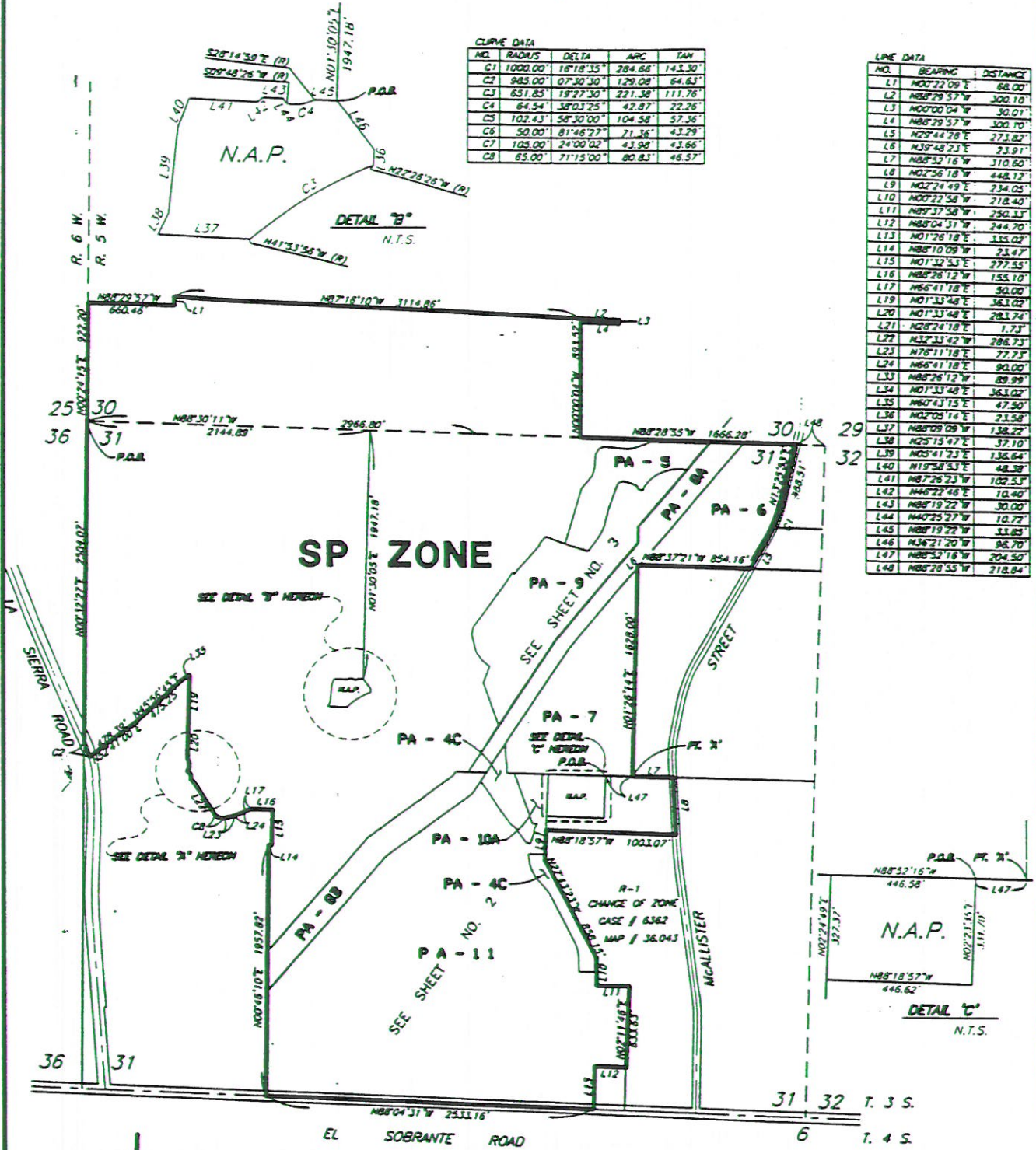
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CURVE DATA

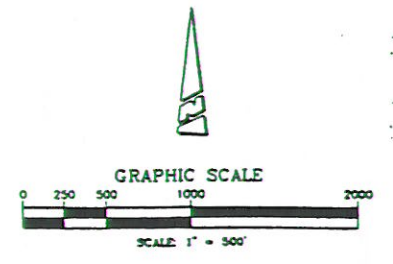
NO.	RADIUS	DELTA	ARC	TAN
C1	1000.00	16°18'35"	284.66'	143.30'
C2	945.00	07°30'30"	129.08'	64.83'
C3	621.85	19°27'30"	221.38'	111.76'
C4	64.54	38°03'25"	42.87'	22.26'
C5	102.43	58°30'00"	104.58'	57.36'
C6	50.00	81°48'27"	71.36'	43.29'
C7	103.00	24°00'02"	43.98'	43.66'
C8	63.00	71°15'00"	80.83'	46.57'

LINE DATA

NO.	BEARING	DISTANCE
L1	N02°22'09"E	66.00'
L2	N88°29'57"W	300.10'
L3	N00°00'04"W	30.01'
L4	N88°29'57"W	300.10'
L5	N29°44'28"E	273.82'
L6	N39°48'23"E	23.91'
L7	N88°32'18"W	310.60'
L8	N02°36'18"W	448.12'
L9	N02°24'49"E	234.02'
L10	N00°22'58"W	218.40'
L11	N89°37'58"W	250.33'
L12	N88°04'31"W	244.70'
L13	N01°26'18"E	135.02'
L14	N88°10'09"W	23.47'
L15	N01°32'53"E	277.55'
L16	N88°26'12"W	155.10'
L17	N86°41'18"E	50.00'
L18	N01°33'48"E	363.02'
L19	N01°33'48"E	28.74'
L20	N01°33'48"E	28.74'
L21	N88°24'18"E	1.73'
L22	N43°33'42"W	286.73'
L23	N75°11'18"E	77.73'
L24	N86°41'18"E	90.00'
L25	N88°26'12"W	89.99'
L26	N01°33'48"E	363.02'
L27	N88°09'09"W	138.22'
L28	N25°15'47"E	37.10'
L29	N85°41'23"E	136.64'
L30	N19°58'53"E	48.39'
L31	N87°26'23"W	102.53'
L32	N88°22'48"E	10.40'
L33	N88°19'22"W	30.00'
L34	N40°25'27"W	10.72'
L35	N88°19'22"W	33.82'
L36	N36°21'20"W	96.70'
L37	N88°52'18"W	204.50'
L38	N88°28'55"W	218.04'

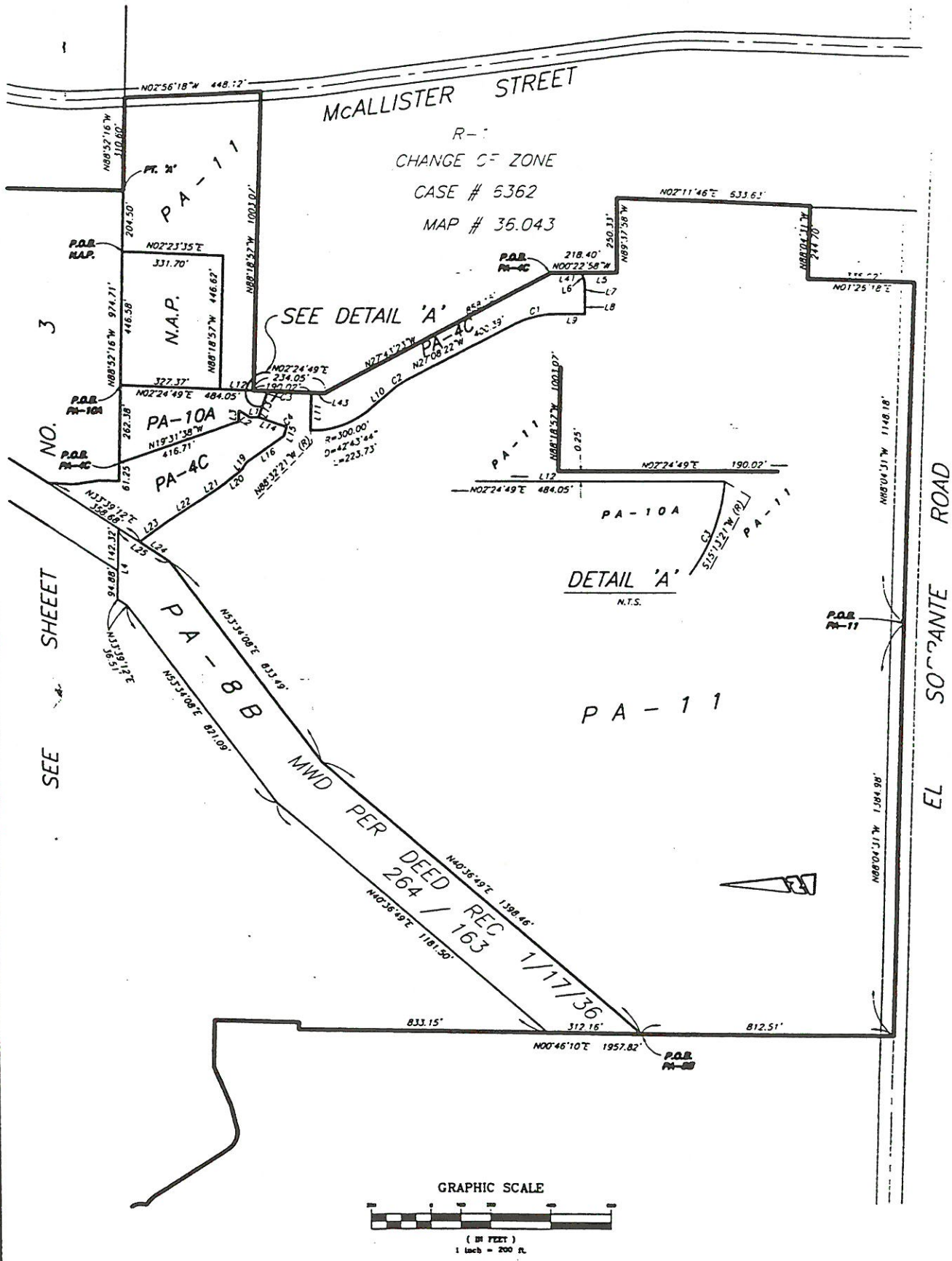


LEGEND
SP ZONE SPECIFIC PLAN (SP 270) A-1
 MAP NO. 36.044
 CHANGE OF OFFICIAL ZONING PLAN
 LAKE MATHEWS
 DISTRICT
 CHANGE OF ZONE CASE NO. 6476
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.3904
 JUNE 13, 2000
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSOR'S BOOK PAGE AND PARCEL NUMBERS

289-020-014	289-020-015	289-020-016	270-020-001	270-020-002
270-020-009	270-020-010	270-020-011	270-020-012	270-020-013
270-020-040	270-020-041	270-020-042	270-020-043	270-020-044
270-020-045	270-020-046	270-020-047	270-020-048	270-020-049
270-020-050	270-020-051	270-020-052	270-020-053	270-020-054
270-020-055	270-020-056	270-020-057	270-020-058	270-020-059
270-020-060	270-020-061	270-020-062	270-020-063	270-020-064
270-020-065	270-020-066	270-020-067	270-020-068	270-020-069
270-020-070	270-020-071	270-020-072	270-020-073	270-020-074
270-020-075	270-020-076	270-020-077	270-020-078	270-020-079
270-020-080	270-020-081	270-020-082	270-020-083	270-020-084
270-020-085	270-020-086	270-020-087	270-020-088	270-020-089
270-020-090	270-020-091	270-020-092	270-020-093	270-020-094
270-020-095	270-020-096	270-020-097	270-020-098	270-020-099



R-
 CHANGE OF ZONE
 CASE # 5362
 MAP # 36.043

SEE DETAIL 'A'

DETAIL 'A'
 N.T.S.

NO. 3
 SEE SHEET

MWD PER DEED REC 1/17/36
 264 / 163
 11/17/36

GRAPHIC SCALE



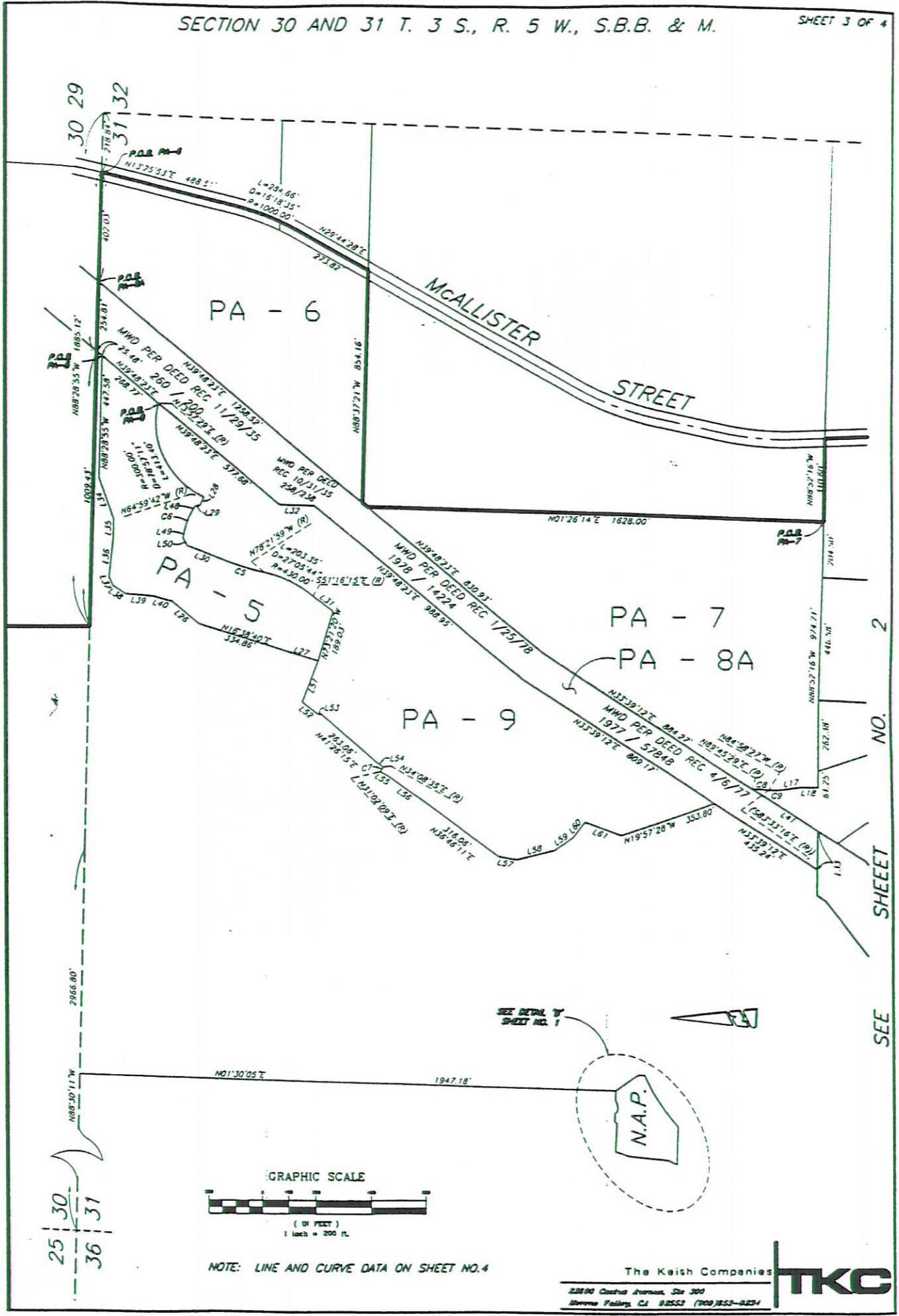
(IN FEET)
 1 inch = 200 ft.

NOTE: LINE AND CURVE DATA ON SHEET NO.4

The Keith Companies

28500 Central Avenue, Ste 300
 Moreno Valley, CA 92553 (909) 855-0834

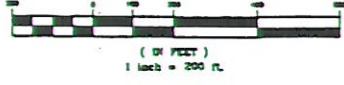




SEE SHEET NO. 2

SEE DETAIL Y SHEET NO. 1

GRAPHIC SCALE



NOTE: LINE AND CURVE DATA ON SHEET NO. 4

The Keith Companies

28100 Central Avenue, Ste 300
Irvine, CA 92618 (714) 853-8254



T & B PLANNING CONSULTANTS

JUL 10 2000

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	300.00'	26°46'51"	140.22'	71.42'
C2	300.00'	14°07'43"	73.98'	37.18'
C3	300.00'	04°27'18"	23.33'	11.67'
C4	300.00'	03°08'32"	16.45'	8.23'
C5	970.00'	09°31'58"	161.39'	80.88'
C6	270.00'	16°18'20"	76.84'	38.68'
C7	375.00'	03°06'26"	20.34'	10.17'
C8	493.85'	06°41'15"	57.64'	28.85'
C9	200.00'	13°14'10"	46.20'	23.21'

LINE DATA

NO.	BEARING	DISTANCE
L1	N01°53'51"W	27.15'
L2	N37°25'42"E	43.56'
L3	N87°35'11"W	37.00'
L4	N88°52'16"W	237.20'
L5	N00°22'58"W	115.78'
L6	N74°20'13"E	29.97'
L7	N89°38'29"E	74.89'
L8	N89°38'29"E	33.00'
L9	N00°21'31"W	96.67'
L10	N41°16'05"W	85.52'
L11	N88°18'57"W	127.27'
L12	N02°24'49"E	156.68'
L13	N70°19'21"W	70.00'
L14	N19°40'39"E	81.44'
L15	N73°27'53"W	33.00'
L16	N35°39'08"W	151.49'
L17	N08°12'38"W	68.01'
L18	N01°07'44"E	62.97'
L19	N58°05'02"W	28.81'
L20	N39°30'13"W	80.11'
L21	N35°03'33"W	80.02'
L22	N33°07'14"W	138.81'
L23	N36°26'56"W	119.05'
L24	N33°39'12"E	117.65'
L25	N33°39'12"E	199.15'
L26	N39°30'28"E	128.66'
L27	N16°38'40"E	125.00'
L28	N64°59'42"W	33.00'
L29	N11°35'01"W	19.53'
L30	N01°09'59"E	137.38'
L31	N36°57'16"E	90.31'
L32	N01°26'14"E	154.75'
L33	N88°52'16"W	142.32'
L34	N70°49'28"E	162.42'
L35	N88°28'44"W	70.80'
L36	N83°36'03"W	140.89'
L37	N65°59'07"E	35.47'
L38	N31°25'47"E	54.24'
L39	N04°38'31"E	102.98'
L40	N14°54'22"E	68.71'
L41	N33°39'12"E	277.18'
L42	N00°22'58"W	102.84'
L43	N02°24'49"E	44.04'
L44		
L45		
L46		
L47		
L48	N81°44'58"W	23.89'
L49	N78°08'18"W	24.59'
L50	N61°33'21"E	32.40'
L51		
L52	N36°42'44"E	71.23'
L53	N05°37'53"E	13.56'
L54	N34°08'35"E	33.00'
L55	N31°02'09"E	33.00'
L56	N35°08'24"E	179.79'
L57	N10°35'14"E	62.70'
L58	N14°42'58"W	138.00'
L59	N35°17'58"W	80.23'
L60	N52°21'53"W	72.99'
L61	N01°01'29"E	136.38'

The Keith Companies

28550 Centex Avenue, Ste 300
Irvine Valley, CA 92615 (709)855-0234

TKC