

1 ORDINANCE NO. 348. 4 0 41

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 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 22003. as
7 amended, are further amended by placing in effect in the Winchester/ French Valley Area the zone or zones
8 as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
9 2.2003, Change of Zone Case No. 6359," which map is made a part of this ordinance.

10 Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.92 to
11 read as follows:

12 SECTION 17.92 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.
13 310.

14 a. Planning Area 1.

15 (1) The uses permitted in Planning Area 1 of Specific Plan No. 310 shall be the same as
16 those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the uses set forth
17 in Section 13.1.a.(1), (11), (12), (14). and (15); b.(1), (2), (3), (4), (5), (7), (8), (9) and (10); c.(1),
18 (2), (3), (4), (6), (7), (9) and (11); and d. shall not be permitted. In addition, the permitted uses
19 identified under Section 13.1.a. shall also include vineyards, turf crops, parks and museums with
20 related visitor serving concessions.

21 No use, other than an agricultural use and any use incidental thereto permitted in Article
22 XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted
23 within Planning Area 1 of Specific Plan No. 310 until such time as Map No. 60 of Winchester
24 Agricultural Preserve No. 2 has been diminished or disestablished in this planning area and any
25 corresponding Williamson Act contract is no longer in effect for this planning area. Prior to
26 issuance of a grading permit for uses other than the aforementioned agricultural uses within
27 Planning Area 1 of Specific Plan No. 310, all agricultural uses including uses incidental thereto
28 within this planning area shall cease and shall no longer be a permitted use. 10083

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1 (2) The development standards for agricultural uses and incidental uses thereto within
2 Planning Area 1 of Specific Plan No. 310 shall be the same as those standards identified in Article
3 XIII, Section 13.2 of Ordinance No. 348.

4 (3) The development standards for uses other than agricultural uses within Planning
5 Area 1 of Specific Plan No. 310 shall be the same as those standards identified in Article VIIIe.
6 Section 8.101 of Ordinance No. 348.

7 (4) Except as provided above, all other zoning requirements shall be the same as those
8 requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental
9 uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.

10 b. Planning Areas 2 and 4.

11 (1) The uses permitted in Planning Areas 2 and 4 of Specific Plan No. 310 shall be the same
12 as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348, except that the uses
13 permitted pursuant to Section 13.1.a.(11), (14), and (15); b. (7), and (10); c.(1), (3), (6), (7), (9) and
14 (11); and d. shall not be permitted. In addition, the permitted uses identified under Section 13.1.a.
15 shall include vineyards and turf crops; the permitted uses identified under Section 13.1.b. shall
16 include multiple family dwellings, medical clinics, hospitals, well sites, public schools and all the
17 uses set forth in Article IXb, Section 9.50.a. of Ordinance No. 348; and the permitted uses identified
18 under Section 13.1.c. shall include all the uses set forth in Article IXb, Section 9.50.b. of Ordinance
19 No. 348.

20 No use, other than an agricultural use and any use incidental thereto permitted in Article
21 XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted
22 within Planning Areas 2 and 4 of Specific Plan No. 310 until such time as Map No. 60 of
23 Winchester Agricultural Preserve No. 2 has been diminished or disestablished in these planning
24 areas and any corresponding Williamson Act contract is no longer in effect for these planning areas.
25 Prior to issuance of a grading permit for uses other than the aforementioned agricultural uses within
26 Planning Areas 2 and 4 of Specific Plan No. 310, all agricultural uses including uses incidental
27 thereto within these planning areas shall cease and shall no longer be a permitted use.
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(2) Any land division application submitted within Planning Areas 2 and 4 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with the provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum, include the following:

A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 310 and comply with the conditions of approval for said specific plan.

B. A comprehensive plot plan for the entire planning area, a conceptual grading plan and a tentative subdivision map, based upon a contour interval no greater than four feet (4'), which in addition to the requirements of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:

- i. the proposed lots including lot lines and proposed easements, if any;
- ii. building footprints;
- iii. floor plan assignments;
- iv. pad elevations, street grades and all cut and fill slopes in excess of one (1) foot in vertical height;
- v. the proposed uses, their location and architectural designs;
- vi. the proposed internal circulation system; and
- vii. buffers, if any.

C. A design manual which includes:

- i. description of residential floor plans and their mix;
- ii. lot and building calculations for each lot and building as follows:
 - (a) lot area and lot pad area.
 - (b) building footprint area.
 - (c) percentage of lot coverage.

- (d) front setback.
- (e) useable rear yard area and depth.
- (f) building square-footage for commercial and residential uses.

- in. a fencing plan including details of proposed materials to be used:
- iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square-footages and heights of individual units; and
- v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Areas 2 and 4 of Specific Plan No. 310 shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348.

(4) The development standards for commercial uses within Planning Areas 2 and 4 of Specific Plan No. 310 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance, a commercial use shall be defined development which includes any permitted use other than an agricultural use, single family dwellings, multiple family dwellings or apartments.

(5) The development standards for residential uses and combined residential and commercial uses within Planning Areas 2 and 4 of Specific Plan No. 310 shall be as follows:

A. Lot area shall be not less than four thousand (4,000) square feet for detached single family dwellings and five (5) acres for all other permitted uses. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. Lots shall have a minimum width of forty feet (40') measured along the twenty-two (22) foot average building setback line; provided, however, that lots situated along street knuckles and cul-de-sac bulbs shall have not less than thirty-five feet (35') of frontage measured along the face of the curb.

C. Lots situated along collector roadways shall have a minimum width of fi^{er}.

1 feet (50') measured along the twenty-two (22) foot average building setback line.

2 D. New property lines shall be located at the tops of slopes except along street
3 rights-of-way where the standards of Ordinance No. 461 shall apply and in zero lot line
4 situations.

5 E. Front yards shall have a minimum average depth of twenty-two feet (22').
6 Dwellings may be located no closer than eighteen feet (18') to the front property line in
7 order to achieve variety in front yard setbacks provided the minimum average setback is
8 maintained, roll-up type garage doors are provided, and adequate off-street parking is
9 insured.

10 F. Side yards shall be not less than five feet (5') except that street side yards on
11 corner lots shall be a minimum of ten feet (10') for single-story dwellings and fifteen feet
12 (15') for multi-story dwellings. Side yards for combined residential and commercial uses
13 shall be a minimum of twenty feet (20'). Side yards shall be a minimum of forty feet (40') for
14 lots which have side yards adjacent to streets with a planned width of one hundred ten feet
15 (110') or greater, state highways, or freeways.

16 G. Building separation between dwelling units shall be not less than ten feet
17 (10') for dwellings up to twenty-eight feet (28') in overall height. Building separation shall
18 be increased by one (1) foot for each foot by which any adjoining building exceeds twenty-
19 eight feet (28') in overall height. Attached garages may encroach a maximum of five feet
20 (5') into the required building separation provided no living portions of adjoining dwellings
21 encroach into the required building separation and provided building separation between
22 structures is not reduced below ten feet (10'). Building separation shall mean the distance
23 between the structural portions of adjoining dwellings as measured from that point where
24 the dwellings are nearest; provided, however, that a yard encroachment permitted under
25 Section 18.19 shall not be considered a structural portion for the determination of building
26 separation.

27 H. Rear yards shall be a minimum of twenty feet (20'). Rear yards shall be a
28 minimum of forty feet (40') for lots which have rear yards adjacent to streets with a

1 planned width of one hundred ten feet (110') or greater, state highways, or freeways.

2 I. Interior side yards may be reduced to accommodate zero lot line or common
3 wall situations, except that, in no case shall the reduction in side yard areas reduce the
4 required separation between detached structures.

5 J. All buildings and structures shall not exceed seventy-five feet (75') in height.

6 K. In no case shall more than fifty percent (50%) of a lot be covered by
7 buildings or structures.

8 L. Each rear yard shall contain a minimum of one thousand (1,000) square feet
9 of useable area. For purposes of this section, useable area shall be defined as lot pad area
10 exclusive of any manufactured slopes.

11 M. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-
12 3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall
13 be twenty-five feet (25') from the property line.

14 N. Setback areas may be used for driveways, parking, and landscaping.

15 O. A minimum of fifteen percent (15%) of the site proposed for developm
16 shall be landscaped and irrigated.

17 P. Trash collection areas shall be screened by landscaping or architectural
18 features in such a manner as not to be visible from a public street or from any adjacent
19 residential area.

20 Q. Outside storage areas are prohibited.

21 R. Utilities shall be installed underground except that electrical lines rated at
22 33kv or greater may be installed above ground.

23 S. All lighting fixtures, including spotlights, electrical reflectors and other
24 means of illumination for signs, structures, landscaping, parking, loading, unloading and
25 similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination
26 on residential uses.

27 (5) Nonsubstantial adjustments to an approved project's design are permitted subject to
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1 the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section.
2 "nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevations. All
3 other changes including changes in concept and product type shall be submitted for review in
4 accordance with the provisions of Ordinance No. 460 governing minor changes and revised
5 tentative maps.

6 (6) Except as provided above, all other zoning requirements shall be the same as those
7 requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and Article IXb of
8 Ordinance No. 348 for all other uses.

9 c. Planning Areas 3, 25 and 28.

10 (1) The uses permitted in Planning Areas 3, 25 and 28 of Specific Plan No. 310 shall be
11 the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the
12 uses permitted pursuant to Section 13.1.a.(1), (12), (14) and (15); b.(3), (5), (7), (8) and (9); c.(1),
13 (2), (3), (4), (6), (7) and (11); and d. shall not be permitted. In addition, the permitted uses
14 identified under Section 13.1.a. shall include vineyards and turf crops; the permitted uses identified
15 under Section 13.1.b. shall include all uses set forth in Article IXb, Section 9.50.a. of Ordinance
16 No. 348; and the permitted uses identified under Section 13.1.c. shall include all uses set forth in
17 Article IXb, Section 9.50.b. of Ordinance No. 348.

18 No use, other than an agricultural use and any use incidental thereto permitted in Article
19 XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted
20 within Planning Areas 3, 25 and 28 of Specific Plan No. 310 until such time as Map No. 60 of
21 Winchester Agricultural Preserve No. 2 has been diminished or disestablished in these planning
22 areas and any corresponding Williamson Act contract is no longer in effect for these planning
23 areas. Prior to issuance of a grading permit for uses other than the aforementioned agricultural uses within
24 Planning Areas 3, 25 and 28 of Specific Plan No. 310, all agricultural uses including uses incidental
25 thereto within these planning areas shall cease and shall no longer be a permitted use.

26 (2) The development standards for agricultural uses and incidental uses thereto within
27 Planning Areas 3, 25 and 28 of Specific Plan No. 310 shall be the same as those standards
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1 identified in Article XIII, Section 13.2 of Ordinance No. 348.

2 (3) The development standards for uses other than agricultural uses within Planning
3 Areas 3, 25 and 28 of Specific Plan No. 310 shall be the same as those standards identified in
4 Article IXb, Section 9.53 of Ordinance No. 348.

5 (4) Except as provided above, all other zoning requirements shall be the same as those
6 requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and Article IXb of
7 Ordinance No. 348 for all other uses.

8 d. Planning Areas 5.

9 (1) The uses permitted in Planning Area 5 of Specific Plan No. 310 shall be the same as
10 those uses permitted in Article VIIIe., Section 8.100 of Ordinance No. 348 except that the uses
11 permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall not be permitted. In
12 addition, the permitted uses identified under Section 8.100 shall also include field crops, flower
13 and vegetable gardening, vineyards, turf crops, tree crops, and greenhouses used only for purposes
14 of propagation and culture, including the sale thereof from the premises and one unlighted sign that
15 does not exceed two (2) square feet in size pertaining to the sale of products as interim uses; par... ,
16 libraries; community halls; and police and fire stations.

17 (2) The development standards for Planning Area 5 of Specific Plan No. 310 shall be
18 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

21 e. Planning Area 6.

22 (1) The uses permitted in Planning Area 6 of Specific Plan No. 310 shall be the same as
23 those uses permitted in Article VIIIe., Section 8.100 of Ordinance No. 348 except that the uses
24 permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall not be permitted. In
25 addition, the permitted uses identified under Section 8.100 shall also include field crops, flower and
26 vegetable gardening, vineyards, turf crops, tree crops, and greenhouses used only for purposes of
27 propagation and culture, including the sale thereof from the premises and one unlighted sign that
28 does not exceed two (2) square feet in size pertaining to the sale of products as

1 interim uses; parks; and ball fields.

2 (2) The development standards for Planning Area 6 of Specific Plan No. 310 shall be
3 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 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 f. Planning Areas 7 and 34.

7 (1) The uses permitted in Planning Areas 7 and 34 of Specific Plan No. 310 shall be the
8 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the
9 permitted uses identified under Section 6.1.a. shall also include vineyards and turf crops used only
10 for purposes of propagation and culture, including the sale thereof from the premises and one
11 unlighted sign that does not exceed two (2) square feet in size pertaining to the sale of products;
12 schools; parking; and ball fields.

13 (2) The development standards for Planning Areas 7 and 34 of Specific Plan No. 310
14 shall be the same as those standards set forth in Article VI, Section 6.2 of Ordinance No. 348
15 except that the development standards set forth in Article VI, Section 6.2.a.; c.; d.; and e.(1), (2),
16 (3) and (4) shall be deleted and replaced by the following:

17 A. Building height shall not exceed two stories, with a maximum height of
18 thirty-five feet (35').

19 B. The minimum average width of that portion of a lot to be used as a building
20 site shall be sixty feet (60') with a minimum average depth of one hundred feet (100'). That
21 portion of a lot used for access on flag lots shall have a minimum width of thirty-five feet
22 (35').

23 C. The minimum frontage of a lot shall be sixty feet (60'), except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
25 Lot frontage along curvilinear streets may be measured at the building setback in
26 accordance with zone development standards.

27 D. The front yard shall be not less than fifteen feet (15'), measured from the
28 existing street line or from any future street line as shown on any specific plan of

1 highways, whichever is nearer the proposed structure.

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

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

7 G. Porches, bays and balconies may encroach ten feet (10') into the required
8 front and rear setbacks. No other structural encroachments shall be permitted in the front,
9 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348. (3) Except
10 as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article VI of Ordinance No. 348.

12 g. Planning Areas 8, 15, 17, 21, 22, and 23.

13 (1) The uses permitted in Planning Areas 8, 15, 17, 21, 22, and 23 of Specific Plan No. 310
14 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except
15 that the uses permitted pursuant to Section 13.1.a. (11), (14) and (15); b. (1), (2), (3), (4), (5), (6),
16 (8), (9) and (10); c.(1), (2), (3), (4), (6), (7), (9) and (11); and d. shall not be permitted. In addition
17 the permitted uses identified under Section 13.1.a. shall include vineyards, turf crops and all uses
18 set forth in Article VIII, Section 8.91.b., c., d., and e. of Ordinance No. 348; the permitted uses
19 identified under Section 13.1.b. shall include all uses set forth in Article VIII, Section 8.91.g. of
20 Ordinance No. 348; and the permitted uses identified under Section 13.1.c. shall include all uses set
21 forth in Article VIII, Section 8.91.f. of Ordinance No. 348.

22 No use, other than an agricultural use and any use incidental thereto permitted in Article
23 XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted
24 within Planning Areas 8, 15, 17, 21, 22 and 23 of Specific Plan No. 310 until such time as Map No.
25 60 of Winchester Agricultural Preserve No. 2 has been diminished or disestablished in these
26 planning areas and any corresponding Williamson Act contract is no longer in effect for these
27 planning areas. Prior to issuance of a grading permit for uses other than the aforementioned
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1 agricultural uses within Planning Areas 8, 15, 17, 21, 22 and 23 of Specific Plan No. 310. all
2 agricultural uses including uses incidental thereto within these planning areas shall cease and shall no
3 longer be a permitted use.

4 (2) The development standards for agricultural uses and incidental uses thereto within
5 Planning Areas 8, 15, 17, 21, 22 and 23 of Specific Plan No. 310 shall be the same as those
6 standards set forth in Article XIII, Section 13.2 of Ordinance No. 348.

7 (3) The development standards for uses other than agricultural uses within Planning
8 Areas 8, 15, 17, 21, 22 and 23 of Specific Plan No. 310 shall be the same as those standards set
9 forth in Article VIIIId, Sections 8.93, 8.94, 8.95 and 8.96 of Ordinance No. 348.

10 (4) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and Article
12 VIIIId of Ordinance No. 348 for all other uses.

13 h. Planning Areas 9, 10, 11 and 33.

14 (1) The uses permitted in Planning Areas 9, 10, 11 and 33 of Specific Plan No. 310 shall
15 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition,
16 the permitted uses identified under Section 6.1.a.(2) shall also include vineyards and turf crops as
17 interim uses.

18 (2) The development standards for Planning Areas 9, 10, 11 and 33 of Specific Plan No.
19 310 shall be the same as those standards set forth in Article VI, Section 6.2 of Ordinance No. 348
20 except that the development standards set forth in Article VI, Section 6.2.a.; c.; d.; and e.(1), (2), (3)
21 and (4) shall be deleted and replaced by the following:

22 A. Building height shall not exceed two stories, with a maximum height of
23 thirty-five feet (35').

24 B. The minimum average width of that portion of a lot to be used as a building
25 site shall be sixty feet (60') with a minimum average depth of one hundred feet (100'). That
26 portion of a lot used for access on flag lots shall have a minimum width of thirty feet (30').

27 C. The minimum frontage of a lot shall be sixty feet (60'), except that lots
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1 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')
2 Lot frontage along curvilinear streets may be measured at the building setback in
3 accordance with zone development standards.

4 D. The front yard shall be not less than fifteen feet (15') measured from the
5 existing street line or from any future street line as shown on any specific plan of highways
6 whichever is nearer the proposed structure.

7 E. Side yards on interior and through lots shall be not less than five feet (5') in
8 width. Side yards on corner and reversed corner lots shall be not less than fifteen feet
9 (15') from the existing street line or from any future street line as shown on any Specific
10 Plan of Highways, whichever is nearer the proposed structure, upon which the main
11 building sides.

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

13 G. Porches, bays and balconies may encroach ten feet (10') into the required
14 front setback. No other structural encroachments shall be permitted in the front, rear or side
15 yard except as provided for in Section 18.19 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 VI of Ordinance No. 348.

18 Planning Areas 12, 14, 29 and 37

19 (1) The uses permitted in Planning Areas 12, 14, 29 and 37 of Specific Plan
20 No. 310 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No.
21 348 except that the uses permitted pursuant to Section 13.1.a. (11), (14) and (15); b. (1), (2), (3)
22 (4), (5), (7), (8), (9) and (10); c.(1), (2), (3), (4), (6), (7), (9) and (11); and d. shall not be
23 permitted. In addition, the permitted uses identified under Section 13.1.a. shall include vineyards
24 turf crops and all uses set forth in Article VIII d. Section 8.91.b., c., d., and e. of Ordinance No.
25 348; the permitted uses identified under Section 13.1.b. shall include all uses set forth in Article
26 VIII d, Section 8.91.g. of Ordinance No. 348; and the permitted uses identified under Section
27 13.1.c. shall include all uses set forth in Article VIII d, Section 8.91.f. of Ordinance No. 348.

28 No use, other than an agricultural use and any use incidental thereto permitted in Article

1 XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted
2 within Planning Areas 12, 14, 29 and 37 of Specific Plan No. 310 until such time as Map No. 60 of
3 Winchester Agricultural Preserve No. 2 has been diminished or disestablished in these planning
4 areas and any corresponding Williamson Act contract is no longer in effect for these planning areas.
5 Prior to issuance of a grading permit for uses other than the aforementioned agricultural uses within
6 Planning Areas 12, 14, 29 and 37 of Specific Plan No. 310, all agricultural uses including
7 uses incidental thereto within these planning areas shall cease and shall no longer be a permitted
8 use.

9 (2) The development standards for agricultural uses and incidental uses thereto within
10 Planning Areas 12, 14, 29 and 37 of Specific Plan No. 310 shall be the same as those standards set
11 forth in Article XIII, Section 13.2 of Ordinance No. 348.

12 (3) The development standards for uses other than agricultural uses within Plannin^e
13 Areas 12, 14, 29 and 37 of Specific Plan No. 310 shall be the same as those standards set forth in
14 Article VIIIId, Sections 8.93, 8.94, 8.95 and 8.96 of Ordinance No. 348.

15 (4) Except as provided above, all other zoning requirements shall be the same as those
16 requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and Article VIIIId
17 of Ordinance No. 348 for all other uses.

18 j. Planning Area 13.

19 (1) The uses permitted in Planning Area 13 of Specific Plan No. 310 shall be the same as
20 those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the uses
21 permitted pursuant to Section 13.1.a. (11), (14) and (15); b. (1), (2), (3), (4), (5), (7), (8), (9) and
22 (10); c.(1), (2), (3), (4), (6), (7), (9) and (11); and d. shall not be permitted. In addition, the
23 permitted uses identified under Section 13.1.a. shall include vineyards, turf crops, schools, parks,
24 picnic facilities, ball fields and parking and all uses set forth in Article VIIIId, Section 8.91.b., c., d.,
25 and e. of Ordinance No. 348: the permitted uses identified under Section 13.1.b. shall include all
26 uses set forth in Article VIIIId, Section 8.91.g. of Ordinance No. 348; and the permitted uses
27 identified under Section 13.1.c. shall include all uses set forth in Article VIIIId, Section 8.91.f. of
28 Ordinance No. 348.

1 No use, other than an agricultural use and any use incidental thereto permitted in Article
2 XIII. Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted
3 within Planning Area 13 of Specific Plan No. 310 until such time as Map No. 60 of Winchester
4 Agricultural Preserve No. 2 has been diminished or disestablished in this planning area and any
5 corresponding Williamson Act contract is no longer in effect for this planning area. Prior to
6 issuance of a grading permit for uses other than the aforementioned agricultural uses within
7 Planning Area 13 of Specific Plan No. 310, all agricultural uses including uses incidental thereto
8 within this planning area shall cease and shall no longer be a permitted use.

9 (2) The development standards for agricultural uses and incidental uses thereto within
10 Planning Areas 13 of Specific Plan No. 310 shall be the same as those standards set forth in
11 Article XIII, Section 13.2 of Ordinance No. 348.

12 (3) The development standards for uses other than agricultural uses within Planning
13 Area 13 of Specific Plan No. 310 shall be the same as those standards set forth in Article VIIIId,
14 Sections 8.93, 8.94, 8.95 and 8.96 of Ordinance No. 348.

15 (4) Except as provided above, all other zoning requirements shall be the same as those
16 requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and Article
17 VIIIId of Ordinance No. 348 for all other uses.

18 k. Planning Areas 16, 18, and 19.

19 (1) The uses permitted in Planning Areas 16, 18 and 19 of Specific Plan No. 310
20 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except
21 that the uses set forth in Section 13.1.a.(1), (11), (12), (14), and (15); b.(1), (2), (3), (4), (5), (7), (8),
22 (9) and (10); c.(1), (2), (3), (4), (6), (7), (9) and (11); and d. shall not be permitted. In addition, the
23 permitted uses identified under Section 13.1.a. shall also include vineyards, turf crops, undeveloped
24 open space, hiking and equestrian trails and facilities, arboretums, well sites, and apiaries.

25 No use, other than an agricultural use and any use incidental thereto permitted in Article
26 XIII, Section 13.1 of Ordinance No. 348 including vineyards, turf crops, arboretums and apiaries
27 shall be permitted within Planning Areas 16, 18 and 19 of Specific Plan No. 310 until such time as
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1 Map No. 60 of Winchester Agricultural Preserve No. 2 has been diminished or disestablished in
2 these planning areas and any corresponding Williamson Act contract is no longer in effect for these
3 planning areas. Prior to issuance of a grading permit for uses other than the aforementioned
4 agricultural uses within Planning Areas 16, 18 and 19 of Specific Plan No. 310, all agricultural uses
5 including uses incidental thereto within these planning areas shall cease and shall no longer be
6 permitted use.

7 (2) The development standards for agricultural uses and incidental uses thereto within
8 Planning Areas 16, 18 and 19 of Specific Plan No. 310 shall be the same as those standards
9 identified in Article XIII, Section 13.2 of Ordinance No. 348.

10 (3) The development standards for uses other than agricultural uses within Planning
11 Areas 16, 18 and 19 of Specific Plan No. 310 shall be the same as those standards identified in
12 Article VIIIe, Section 8.101 of Ordinance No. 348.

13 (4) Except as provided above, all other zoning requirements shall be the same as those
14 requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental
15 uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.

16 1. Planning Area 20.

17 (1) The uses permitted in Planning Area 20 of Specific Plan No. 310 shall be the
18 same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the uses
19 set forth in Section 13.1.a.(1), (11), (12), (14), and (15); b.(1), (2), (3), (4), (5), (7), (8), (9) and
20 (10); c.(1), (2), (3), (4), (6), (7), (9) and (11); and d. shall not be permitted. In addition, the
21 permitted uses identified under Section 13.1.a. shall also include vineyards, turf crops, golf courses
22 and appurtenant facilities, including clubhouses with customary retail shop and restaurant facilities
23 golf maintenance facilities, undeveloped open space, hiking and equestrian trails and facilities
24 arboretums, well sites, and apiaries.

25 No use, other than an agricultural use and any use incidental thereto permitted in Article
26 XIII, Section 13.1 of Ordinance No. 348 including vineyards, turf crops, arboretums and apiaries
27 shall be permitted within Planning Area 20 of Specific Plan No. 310 until such time as Map No. 60 of
28 Winchester Agricultural Preserve No. 2 has been diminished or disestablished in this planning

1 area and any corresponding Williamson Act contract is no longer in effect for this planning area.
2 Prior to issuance of a grading permit for uses other than the aforementioned agricultural uses within
3 Planning Area 20 of Specific Plan No. 310, all agricultural uses including uses incidental thereto
4 within these planning areas shall cease and shall no longer be a permitted use.

5 (2) The development standards for agricultural uses and incidental uses thereto within
6 Planning Area 20 of Specific Plan No. 310 shall be the same as those standards identified in Article
7 XIII, Section 13.2 of Ordinance No. 348.

8 (3) The development standards for uses other than agricultural uses within Planning
9 Area 20 of Specific Plan No. 310 shall be the same as those standards identified in Article VIIIe.
10 Section 8.101 of Ordinance No. 348.

11 (4) Except as provided above, all other zoning requirements shall be the same as those
12 requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental
13 uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.

14 m. Planning Areas 24 and 27.

15 (1) The uses permitted in Planning Areas 24 and 27 of Specific Plan No. 310
16 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except
17 that the uses permitted pursuant to Section 13.1.a.(1), (12), (14) and (15); b.(3), (5), (7), (8) and (9);
18 c.(1), (2), (3), (4), (6), (7) and (11); and d. shall not be permitted. In addition, the permitted uses
19 identified under Section 13.1.a. shall include vineyards and turf crops; the permitted uses identified
20 under Section 13.1.b. shall include all uses set forth in Article IXb, Section 9.50.a. of Ordinance
21 No. 348; and the permitted uses identified under Section 13.1.c. shall include all uses set forth in
22 Article IXb, Section 9.50.b. of Ordinance No. 348.

23 No use, other than an agricultural use and any use incidental thereto permitted in Article
24 XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted
25 within Planning Areas 24 and 27 of Specific Plan No. 310 until such time as Map No. 60 of
26 Winchester Agricultural Preserve No. 2 has been diminished or disestablished in these planning
27 areas and any corresponding Williamson Act contract is no longer in effect for these planning areas.
28 Prior to issuance of a grading permit for uses other than the aforementioned agricultural

1 uses within Planning Areas 24 and 27 of Specific Plan No. 310, all agricultural uses includin^g uses
2 incidental thereto within these planning areas shall cease and shall no longer be a permitted use.

3 (2) The development standards for agricultural uses and incidental uses thereto within
4 Planning Areas 24 and 27 of Specific Plan No. 310 shall be the same as those standards identified in
5 Article XIII. Section 13.2 of Ordinance No. 348.

6 (3) The development standards for uses other than agricultural uses within Planning
7 Areas 24 and 27 of Specific Plan No. 310 shall be the same as those standards identified in Article
8 IXb, Section 9.53 of Ordinance No. 348.

9 (4) Except as provided above, all other zoning requirements shall be the same as those
10 requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and Article IXb of
11 Ordinance No. 348 for all other uses.

12 n. Planning Area 26.

13 (1) The uses permitted in Planning Area 26 of Specific Plan No. 310 shall be the same
14 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348. In addition, the
15 permitted uses identified under Section 9.50 shall also include field crops, flower and vegetable
16 gardening, vineyards, turf crops, tree crops, and greenhouses used only for purposes of propagation
17 and culture, including the sale thereof from the premises and one unlighted sign that does not
18 exceed two (2) square feet in size pertaining to the sale of products as interim uses.

19 (2) The development standards for Planning Area 26 of Specific Plan No. 310 shall be
20 the same as those standards identified in Article IXb, Section 9.51 and 9.53 of Ordinance
21 No. 348.

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

24 o. Planning Areas 30 and 31.

25 (1) The uses permitted in Planning Areas 30 and 31 of Specific Plan No. 310 shall be the
26 same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the uses
27 permitted pursuant to Section 13.1.a. (11), (14) and (15); b. (1), (2), (3), (4), (5), (7), (8), (9) and (10)
28 c.(1), (2), (3), (4), (6), (7), (9) and (11); and d. shall not be permitted. In addition, the

1 permitted uses identified under Section 13.1.a shall include vineyards, turf crops and all uses set
2 forth in Article VI, Section 6.1.a. of Ordinance No. 348: the permitted uses identified under Section
3 13.1.b. shall include all uses set forth in Article VI, Section 6.1.b. of Ordinance No. 348: and the
4 permitted uses identified under Section 13.1.c. shall include all uses set forth in Article VI, Section
5 6.1.c. of Ordinance No. 348.

6 No use, other than an agricultural use and any use incidental thereto permitted in Article
7 XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted
8 within Planning Areas 30 and 31 of Specific Plan No. 310 until such time as Map No. 60 of
9 Winchester Agricultural Preserve No. 2 has been diminished or disestablished in these planning
10 areas and any corresponding Williamson Act contract is no longer in effect for these planning
11 areas. Prior to issuance of a grading permit for uses other than the aforementioned agricultural uses
12 within Planning Areas 30 and 31 of Specific Plan No. 310, all agricultural uses including uses
13 incidental thereto within these planning areas shall cease and shall no longer be a permitted use.

14 (2) The development standards for agricultural uses and incidental uses thereto with
15 Planning Areas 30 and 31 of Specific Plan No. 310 shall be the same as those standards set forth in
16 Article XIII. Section 13.2 of Ordinance No. 348.

17 (3) The development standards for uses other than agricultural uses within Planning Areas
18 30 and 31 of Specific Plan No. 310 shall be the same as those standards set forth in Article VI,
19 Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI,
20 Section 6.2.b.; c.; d.; and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

21 A. Lot area shall be not less than ten thousand (10,000) square feet. The
22 minimum lot area shall be determined by excluding that portion of a lot that is used solely
23 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 feet (70') with a minimum average depth of one hundred feet (100').
26 That portion of a lot used for access on flag lots shall have a minimum width of thirty feet
27 (30').

28 C. The minimum frontage of a lot shall be seventy feet (70'), 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 streets may be measured at the building setback in accordance
3 with zone development standards.

4 D. The front yard shall be not less than twenty feet (20'), measured from the
5 existing street line or from any future street line as shown on any specific plan of highways
6 whichever is nearer the proposed structure.

7 E. Side yards on interior and through lots shall be not less than ten feet (10') in
8 width. Side yards on corner and reversed corner lots shall be not less than twenty-five feet
9 (25') from the existing street line or from any future street line as shown on any Specific Plan
10 of Highways, whichever is nearer the proposed structure, upon which the main building sides

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

12 G. Porches, bays and balconies may encroach ten feet (10') into the required front
13 setback. No other structural encroachments shall be permitted in the front, rear or side yard
14 except as provided for in Section 18.19 of Ordinance No. 348.

15 (4) Except as provided above, all other zoning requirements shall be the same as those
16 requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and Article VI of
17 Ordinance No. 348 for all other uses.

18 p. Planning Area 32.

19 (1) The uses permitted in Planning Area 32 of Specific Plan No. 310 shall be the same as
20 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses
21 identified under Section 6.1.a.(2) shall also include vineyards and turf crops.

22 2) The development standards for Planning Area 32 of Specific Plan No. 310 shall be the
23 same as those standards set forth in Article VI, Section 6.2 of Ordinance No 48 except that the
24 development standards set forth in Article VI, Section 6.2.b.; c.; d.; and e.(1). (2), (3) and (4) shall
25 be deleted and replaced by the following:

26 A. Lot area shall be not less than ten thousand (10,000) square feet. The
27 minimum lot area shall be determined by excluding that portion of a lot that is used solely
28

1 for access to the portion of a lot used as a building site.

2 B. The minimum average width of that portion of a lot to be used as a building
3 site shall be seventy feet (70') with a minimum average depth of one hundred feet (100').
4 That portion of a lot used for access on flag lots shall have a minimum width of thirty feet
5 (30').

6 C. The minimum frontage of a lot shall be seventy feet (70'), except that lots
7 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
8 Lot frontage along curvilinear streets may be measured at the building setback in
9 accordance with zone development standards.

10 D. The front yard shall be not less than twenty feet (20'), measured from the
11 existing street line or from any future street line as shown on any specific plan of highways,
12 whichever is nearer the proposed structure.

13 E. Side yards on interior and through lots shall be not less than ten feet (10') in
14 width. Side yards on corner and reversed corner lots shall be not less than twenty-five feet
15 (25') from the existing street line or from any future street line as shown on any Specific
16 Plan of Highways, whichever is nearer the proposed structure, upon which the main building
17 sides.

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

19 G. Porches, bays and balconies may encroach ten feet (10') into the required
20 front setback. No other structural encroachments shall be permitted in the front, rear or side
21 yard except as provided for in Section 18.19 of Ordinance No. 348.

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

24 q. Planning Areas 35 and 36.

25 (1) The uses permitted in Planning Areas 35 and 36 of Specific Plan No. 310 shall be the
26 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses
27 permitted pursuant to Section 9.50.a.(11), (13), (23), (28), (30), (43), (52), and (64); b.(5) and (19)
28 shall not be permitted. In addition, the permitted uses identified under Section 9.50.a.

1 shall also include single family dwellings, multiple family dwellings, parking, hospitals, medical
2 clinics, libraries and schools. Furthermore, the permitted uses identified under Section 9.50 shall
3 also include field crops, flower and vegetable gardening, vineyards, turf crops, tree crops, and
4 greenhouses used only for purposes of propagation and culture, including the sale thereof from the
5 premises and one unlighted sign that does not exceed two (2) square feet in size pertaining to the
6 sale of products as interim uses.

7 (2) Any land division application submitted within Planning Areas 35 and 36 shall be heard
8 concurrently with a comprehensive plot plan application for the entire affected Planning Area by
9 the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The
10 application for a comprehensive plot plan shall be submitted in accordance with the provisions of
11 Section 18.30 of Ordinance No. 348 and shall also at a minimum, include the following:

12 A. A statement indicating how the land division and comprehensive plot plan
13 applications implement Specific Plan No. 310 and comply with the conditions of approval
14 for said specific plan.

15 B. A comprehensive plot plan for the entire planning area, a conceptual grading
16 plan and a tentative subdivision map, based upon a contour interval no greater than four
17 feet (4'), which in addition to the requirements of Ordinance No. 460 and Section 18.30 of
18 Ordinance No. 348 include:

- 19 i. the proposed lots including lot lines and proposed easements, if any;
- 20 ii. building footprints;
- 21 iii. floor plan assignments;
- 22 iv. pad elevations, street grades and all cut and fill slopes in excess of
23 one (1) foot in vertical height; v. the proposed uses, their location and
24 architectural designs;

- 25
- 26 vi. the proposed internal circulation system; and
- 27 vii. buffers, if any.

28 C. A design manual which includes:

- i. description of residential floor plans and their mix:
- ii. lot and building calculations for each lot and building as follows:
 - (a) lot area and lot pad area.
 - (b) building footprint area.
 - (c) percentage of lot coverage.
 - (d) front setback.
 - (e) useable rear yard area and depth.
 - (f) building square-footage for commercial and residential uses.
- iii. a fencing plan including details of proposed materials to be used:
- iv. dimensioned conceptual floor plans and elevation, including details of proposed materials for elevations, and square-footages and heights of individual units; and
- v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) The development standards for commercial uses within Planning Areas 35 and 36 of Specific Plan No. 310 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance, a commercial use shall be defined as a development which includes any permitted use other than and agricultural use, single family dwellings, multiple family dwellings or apartments.

(4) The development standards for residential uses and combined residential and commercial uses within Planning Areas 35 and 36 of Specific Plan No. 310 shall be as follows:

A. Lot area shall be not less than four thousand (4,000) square feet for detached single family dwellings and five (5) acres for all other permitted uses. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. Lots shall have a minimum width of forty feet (40') measured along the twenty-two (22) foot average building setback line; provided, however, that lots situated along street knuckles and cul-de-sac bulbs shall have not less than thirty-five feet (35' f

1 frontage measured along the face of the curb.

2 C. Lots situated along collector roadways shall have a minimum width of fifty
3 feet (50') measured along the twenty-two (22) foot average building setback line.

4 D. New property lines shall be located at the tops of slopes except along street
5 rights-of-way where the standards of Ordinance No. 461 shall apply and in zero lot line
6 situations.

7 E. Front yards shall have a minimum average depth of twenty-two feet (22').
8 Dwellings may be located no closer than eighteen feet (18') to the front property line in
9 order to achieve variety in front yard setbacks provided the minimum average setback is
10 maintained, roll-up type garage doors are provided, and adequate off-street parking is
11 insured.

12 F. Side yards shall be not less than five feet (5') except that street side yards on
13 corner lots shall be a minimum of ten feet (10') for single-story dwellings and fifteen feet
14 (15') for multi-story dwellings. Side yards for combined residential and commercial uses
15 shall be a minimum of twenty feet (20'). Side yards shall be a minimum of forty feet (40') for
16 lots which have side yards adjacent to streets with a planned width of one hundred ten feet
17 (110') or greater, state highways, or freeways.

18 G. Building separation between dwelling units shall be not less than ten feet
19 (10') for dwellings up to twenty-eight feet (28') in overall height. Building separation shall
20 be increased by one (1) foot for each foot by which any adjoining building exceeds twenty-
21 eight feet (28') in overall height. Attached garages may encroach a maximum of five feet
22 (5') into the required building separation provided no living portions of adjoining dwellings
23 encroach into the required building separation and provided building separation between
24 structures is not reduced below ten feet (10'). Building separation shall mean the distance
25 between the structural portions of adjoining dwellings as measured from that point where
26 the dwellings are nearest; provided, however, that a yard encroachment permitted under
27 Section 18.19 shall not be considered a structural portion for the determination of building
28 separation.

1 H. Rear yards shall be a minimum of twenty feet (20'). Rear yards shall be
2 minimum of forty feet (40') for lots which have rear yards adjacent to streets with a
3 planned width of one hundred ten feet (110') or greater, state highways, or freeways.

4 I. Interior side yards may be reduced to accommodate zero lot line or common
5 wall situations, except that, in no case shall the reduction in side yard areas reduce the
6 required separation between detached structures.

7 J. All buildings and structures shall not exceed seventy-five feet (75') in
8 height.

9 K. In no case shall more than fifty percent (50%) of a lot be covered by
10 buildings or structures.

11 L. Each rear yard shall contain a minimum of one thousand (1,000) square feet
12 of useable area. For purposes of this section, useable area shall be defined as lot pad area
13 exclusive of any manufactured slopes.

14 M. Where the front side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-
15 3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall
16 be twenty-five feet (25') from the property line.

17 N. Setback areas may be used for driveways, parking, and landscaping.

18 O. A minimum of fifteen percent (15%) of the site proposed for development
19 shall be landscaped and irrigated.

20 P. Trash collection areas shall be screened by landscaping or architectural
21 features in such a manner as not to be visible from a public street or from any adjacent
22 residential area.

23 Q. Outside storage areas are prohibited.

24 R. Utilities shall be installed underground except that electrical lines rated at
25 33kv or greater may be installed above ground.

26 S. All lighting fixtures, including spotlights, electrical reflectors and other
27 means of illumination for signs, structures, landscaping, parking, loading, unloading and
28

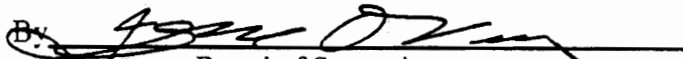
1 similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination
2 on residential uses.

3 (5) Nonsubstantial adjustments to an approved project's design are permitted subject to
4 the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section.
5 "nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevations. All
6 other changes including changes in concept and product type shall be submitted for review in
7 accordance with the provisions of Ordinance No. 460 governing minor changes and revised
8 tentative maps.

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

11 Section 3. This ordinance shall take effect 30 days after its adoption.

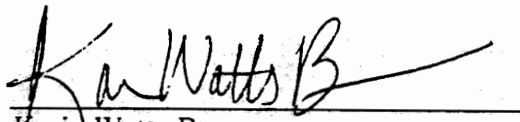
12 BOARD OF SUPERVISORS OF THE COUNTY
13 OF RIVERSIDE, STATE OF CALIFORNIA

14
15 BY: 
16 Chairman, Board of Supervisors
17 James A. Venable

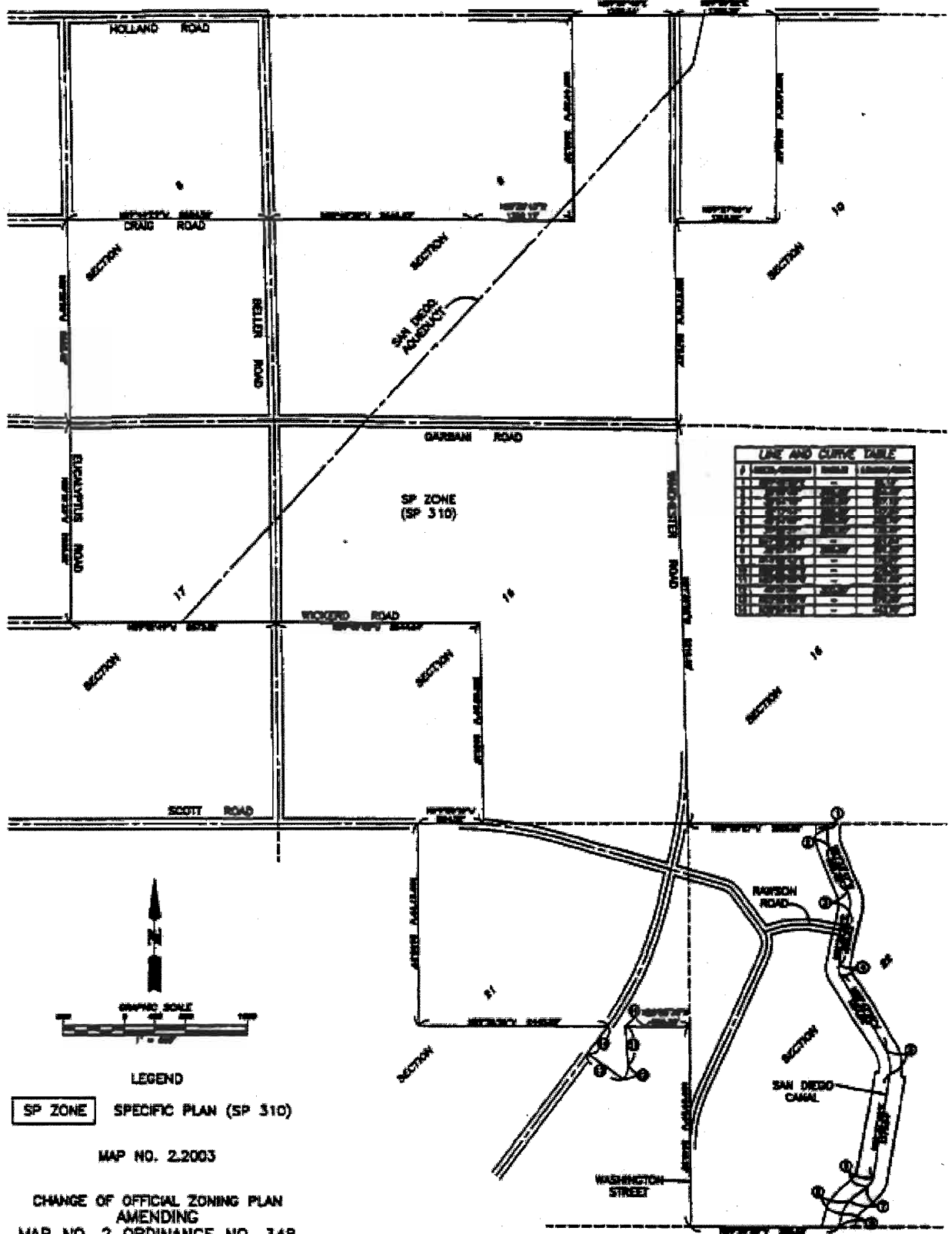
18 ATTEST:

19
20 GERALD A. MALONEY
21 Clerk of the Board

22
23
24
25 APPROVED AS TO FORM AND CONTENT
26 COUNTY COUNSEL
27 December 11, 2001

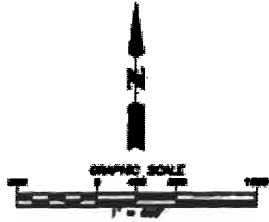
28 BY: 
Karin Watts-Bazan
Deputy County Counsel

WINCHESTER AND FRENCH VALLEY AREAS
 SEC. 8, 9, 10, 16, 17, 21 & 22 T.6S., R.2W. S.B. B&M.



LINE AND CURVE TABLE

LINE NO.	BEARING	LENGTH	CURVE DATA
1	N 89° 15' 00" W	100.00	100.00
2	N 89° 15' 00" W	100.00	100.00
3	N 89° 15' 00" W	100.00	100.00
4	N 89° 15' 00" W	100.00	100.00
5	N 89° 15' 00" W	100.00	100.00
6	N 89° 15' 00" W	100.00	100.00
7	N 89° 15' 00" W	100.00	100.00
8	N 89° 15' 00" W	100.00	100.00
9	N 89° 15' 00" W	100.00	100.00
10	N 89° 15' 00" W	100.00	100.00
11	N 89° 15' 00" W	100.00	100.00
12	N 89° 15' 00" W	100.00	100.00
13	N 89° 15' 00" W	100.00	100.00
14	N 89° 15' 00" W	100.00	100.00
15	N 89° 15' 00" W	100.00	100.00
16	N 89° 15' 00" W	100.00	100.00
17	N 89° 15' 00" W	100.00	100.00
18	N 89° 15' 00" W	100.00	100.00
19	N 89° 15' 00" W	100.00	100.00
20	N 89° 15' 00" W	100.00	100.00
21	N 89° 15' 00" W	100.00	100.00
22	N 89° 15' 00" W	100.00	100.00
23	N 89° 15' 00" W	100.00	100.00
24	N 89° 15' 00" W	100.00	100.00
25	N 89° 15' 00" W	100.00	100.00
26	N 89° 15' 00" W	100.00	100.00
27	N 89° 15' 00" W	100.00	100.00
28	N 89° 15' 00" W	100.00	100.00
29	N 89° 15' 00" W	100.00	100.00
30	N 89° 15' 00" W	100.00	100.00
31	N 89° 15' 00" W	100.00	100.00
32	N 89° 15' 00" W	100.00	100.00
33	N 89° 15' 00" W	100.00	100.00
34	N 89° 15' 00" W	100.00	100.00
35	N 89° 15' 00" W	100.00	100.00
36	N 89° 15' 00" W	100.00	100.00
37	N 89° 15' 00" W	100.00	100.00
38	N 89° 15' 00" W	100.00	100.00
39	N 89° 15' 00" W	100.00	100.00
40	N 89° 15' 00" W	100.00	100.00
41	N 89° 15' 00" W	100.00	100.00
42	N 89° 15' 00" W	100.00	100.00
43	N 89° 15' 00" W	100.00	100.00
44	N 89° 15' 00" W	100.00	100.00
45	N 89° 15' 00" W	100.00	100.00
46	N 89° 15' 00" W	100.00	100.00
47	N 89° 15' 00" W	100.00	100.00
48	N 89° 15' 00" W	100.00	100.00
49	N 89° 15' 00" W	100.00	100.00
50	N 89° 15' 00" W	100.00	100.00



LEGEND
 SP ZONE SPECIFIC PLAN (SP 310)

MAP NO. 2.2003
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 8339
 ADOPTED BY ORDINANCE NO. 348.4041
 DECEMBER 18, 2001
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

SECTION	AREA	PLAN	DATE
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