ORDINANCE NO. 348.4760

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Map No. 2.2351, as amended, are further amended by placing in effect in the Glen Ivy, Temescal and Alberhill Areas, the zone or zones as shown on the map entitled, “Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2351, Change of Zone No. 7786,” which map is made a part of this ordinance.

Section 2. Section 17.72 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.72 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 256.

a. Planning Areas 1 and 12.

(1) The uses permitted in Planning Areas 1 and 12 of Specific Plan No. 256 shall be the same as those uses permitted in Article VIIId, 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 1 and 12 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIId, Section 8.93 of Ordinance No. 348 except that the development standards set forth in Article VIIId, Section 8.93.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 four thousand (4,000) square feet. The minimum width of each lot shall be forty feet (40') and the minimum depth shall be ninety feet (90') for standard lots. Wide and shallow lots shall have a minimum lot width of fifty feet (50') and a minimum depth of seventy feet (70').
established in Zone R3, 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
in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
No. 348.

Additionally, the following development standards shall also apply:

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

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

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

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

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

(1) The uses permitted in Planning Areas 2, 3, 4, 6, 8, 15A and 15B 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
(2) The development standards for Planning Areas 2, 3, 4, 6, 8, 15A and 15B 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 five thousand (5,000) square feet. The minimum width of each lot area shall be forty-five feet (45') and the minimum depth shall be eighty feet (80').

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

Additionally, the following standards shall also apply:

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

BB. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
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
in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
No. 348.

Additionally, the following standards shall also apply:

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

BB. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets 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 not be 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.

d. Planning Area 7.

(1) The uses permitted in Planning Area 7 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 Area 7 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 individual lots used as a residential building site shall be three thousand six hundred (3,600) square feet. The minimum width of each lot shall be forty five feet (45') and the minimum depth shall be seventy five feet (75').
B. The minimum front yard setback (to a habitable portion of the main structure or an above-grade porch) shall be twelve feet (12'). The minimum front yard setback for at-grade courtyards shall be six feet (6'). The minimum front yard setback to the garage shall be twenty feet (18') for standard garages and twelve feet (12') for side-in garages. The minimum interior side yard setback shall be five feet (5') and the minimum street side yard setback shall be ten feet (10'). The minimum rear yard setback shall be ten feet (10').

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

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

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

(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 10 and 14.

(1) The uses permitted in Planning Areas 10 and 14 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 10 and 14 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 seven thousand two hundred (7,200) square feet. The minimum width of each lot shall be fifty feet and the minimum depth shall be eight feet (80').

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

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

In addition, the following standards shall also apply:

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

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

f. Planning Area 9.
(1) The uses permitted in Planning Area 9 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), and (4) and b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public schools.

(2) The development standards for Planning Area 9 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.

g. **Planning Area 13.**

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

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

   A. Lot area shall not be less than ten thousand (10,000) square feet. 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. The rear yard shall be not less than twenty feet (20').

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

h. **Planning Area 16.**

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

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

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

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

   i. Planning Areas 17A and 17B.

      (1) The uses permitted in Planning Areas 17A and 17B 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 17A and 17B 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., c., and d. shall be deleted and replaced by the following.

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

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

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

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

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

j. Planning Areas 17C and 17D.

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

(2) The development standards for Planning Areas 17C and 17D 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., c., and d. shall be deleted and replaced by the following.

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

B. The minimum front yard setback (to a habitable portion of the
main structure or a porch) shall be twelve feet (12'). The minimum front yard
setback to the garage shall be twenty feet (20') for standard garages and twelve
feet (12') for side-in garages. The minimum interior side yard setback shall be
five feet (5') and the minimum street side yard setback shall be ten feet (10').
The minimum rear yard setback shall be twenty feet (20').
C. Chimneys and fireplaces may encroach into the required side yard setback a maximum of two feet (2'). Patios may encroach five feet (5') into the required rear yard setback. No other structural encroachments shall be permitted in the front, rear, or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

k. Planning Areas 18 and 19.

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

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

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


(1) The uses permitted in Planning Areas 11, 20A, 24A, 25 and 28 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) and (9)
shall not be permitted. In addition, the permitted uses identified under Section 8.100.a shall also include playgrounds, tot lots, athletic fields, passive parks, undeveloped open space, trails and landscape buffers.

(2) The development standards for Planning Areas 11, 20A, 24A, 25 and 28 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.

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

(1) The uses permitted in Planning Areas 23A, 23B, 23C, and 23D 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), (6), (8) 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 green belts and open space.

(2) The development standards for Planning Areas 23A, 23B, 23C, and 23D 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.


(1) The uses permitted in Planning Areas 20B and 21 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), (6), (8), 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 interpretive center.

(2) The development standards for Planning Areas 21 and 20B 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.

o. Planning Area 22.

(1) The uses permitted in Planning Area 22 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), (6), (7), (8), 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.

(2) The development standards for Planning Area 22 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.

n. Planning Areas 24B and 24C.

(1) The uses permitted in Planning Areas 24B and 24C 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), (6), (8), 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, trails and landscape buffers.

(2) The development standards for Planning Areas 24B and 24C 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.
n. **Planning Area 24D.**

(1) The uses permitted in Planning Area 24D 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), (6), (8) 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 open space and water tanks/pumping stations.

(2) The development standards for Planning Area 24D 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.

o. **Planning Area 26**

(1) The uses permitted in Planning Area 26 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) and (9) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a.shall also include playgrounds, tot lots, athletic fields, active recreation parks, passive parks, undeveloped open space, trails, and landscape buffers.

(2) The development standards for Planning Area 26 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 27.**

(1) The uses permitted in Planning Area 27 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), (6), (8),
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.


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

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

By: ________________________________
   Chairman, Board of Supervisors

ATTEST:
KECIA HARPER-IHEM
CLERK OF THE BOARD

By: ________________________________
   Deputy

(SEAL)

APPROVED AS TO FORM:
July 29, 2013

By: ________________________________
   Michelle Clack
   Deputy County Counsel

MPC:md
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G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 256A2 CZ 7786.DOCX
ALBERHILL/GLEN IVY/TEMESCAL
SEC 12, T.SS., R.SW S.B.M.

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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. 345,4760
AUGUST 20, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS
ALBERHILL/GLEN IVY/TEMESCAL
SEC 12, T.55S., R.6W S.B.M.

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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
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
DATE: July 30, 2013

TO: Matt Straite
Contract Planner Supervisor

FROM: Shellie Clack
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