ORDINANCE NO. 348.3904

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

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

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

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

(2) The development standards for Planning Areas 1, 5, 6, 12 and 14 of Specific Plan No. 270 shall be 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.; c.; d.; and e.(2) and (3) shall be deleted and replaced by the following:

A. Lot area shall be not less than fifteen thousand (15,000) square feet with a minimum overall average within any subdivision of twenty thousand (20,000) 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 minimum average width of that portion of a lot to be used as a building site shall be seventy-five feet (75’) with a minimum average depth of one hundred ten feet (110’). That portion of a lot used for access on “flag” lots shall have a minimum width of thirty feet (30’).

C. The minimum frontage of a lot shall be eighty-five feet (85’), except that lots
fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35’).
Lot frontage along curvilinear street may be measured at the building setback in accordance
with zone development standards.

D. Side yards on interior and through lots shall be not less than five feet (5’) in
width. Side yards on corner and reversed corner lots shall not be less than fifteen feet (15’)
from the existing street line or from any future street line, as shown on any Specific Plan of
Highways, whichever is nearer the proposed structure, upon which the main building sides.
E. The rear yard shall have a minimum depth of twenty feet (20’) to the rear
property line or toe to top of any manufactured slope whichever is nearer to the rear of the
dwelling.

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

b. Planning Areas 2, 7 and 9.

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

(2) The development standards for Planning Areas 2, 7 and 9 of Specific Plan No. 270
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.; c.; and e.(2) and (3)
shall be deleted and replaced by the following:

A. Lot area shall be not less than eight thousand (8,000) square feet with a
minimum overall average within any subdivision of 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 minimum average width of that portion of a lot to be used as a building
site shall be sixty-five feet (65’) with a minimum, average depth of one hundred ten feet
(110’). That portion of a lot used for access on “flag” lots shall have a minimum width of
thirty feet (30’).
C. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall not be less than ten feet (10') from the existing street line or from any future street line, as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

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

c. Planning Areas 3 and 11.

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

(2) The development standards for Planning Areas 3 and 11 of Specific Plan No. 270 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.e.(2) and (3), shall be deleted and replaced by the following:

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

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.

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

(1) The uses permitted in Planning Areas 4A, 4B and 4C 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 permitted pursuant to Section 8.100.a.1. through 8.; and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include undeveloped open space, trails and drainage courseway.
(2) The development standards for Planning Areas 4A, 4B and 4C of Specific Plan No. 270 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.

e. Planning Area 4D

(1) The uses permitted in Planning Area 4D 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 permitted pursuant to Section 8.100.a.1 through 8.; and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include undeveloped open space, trails and storm drain detention facilities.

(2) The development standards for Planning Area 4D of Specific Plan No. 270 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.

f. Planning Area 4E

(1) The uses permitted in Planning Area 4E 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 permitted pursuant to Section 8.100.a.1. through 8.; and b. 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 4E of Specific Plan No. 270 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 4F

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

(2) The development standards for Planning Area 4F of Specific Plan No. 270 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.

h. Planning Areas 8A and 8B.

(1) The uses permitted in Planning Areas 8A and 8B 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 permitted pursuant to Section 8.100.a.1. through 8.; and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include undeveloped open space, community gardens, water pipelines, and dewatering facilities.

(2) The development standards for Planning Areas 8A and 8B of Specific Plan No. 270 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.

i. Planning Area 10A.

(1) The uses permitted in Planning Area 10A 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 permitted pursuant to Section 8.100.a.1. 2, 3, 4, 6 and 8; and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include private recreation facilities.

(2) The development standards for Planning Area 10A of Specific Plan No. 270 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.

j. Planning Area 10B.

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

(2) The development standards for Planning Areas 10B of Specific Plan No. 270 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.

k. Planning Area 13.

(1) The uses permitted in Planning Area 13 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 permitted pursuant to Section 8.100.a.1. through 8.; and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include schools and day care centers.

(2) The development standards for Planning Area 13 of Specific Plan No. 270 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.

l. Planning Area 10C.

(1) The uses permitted in Planning Area 10C 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 permitted pursuant to Section 8.100.a.1 through 8; and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include passive open space/private recreation, trails and storm drain detention facilities.

(2) The development standards for Planning Area 10C of Specific Plan No. 270 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. This Ordinance shall take effect 30 days after the date of adoption, provided, however:
(Section 2.a. [above]) described below shall not become operations until the agriculture cancellation fees have been paid and the agricultural preserve cancelled for those portions described below:

LEGAL DESCRIPTION

PORTION OF PLANNING AREA 6

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

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

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

THENCE, ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 61.52 FEET THROUGH A CENTRAL ANGLE OF 04°48'55";

THENCE, TANGENT TO SAID CURVE AND ALONG SAID RIGHT OF WAY, SOUTH 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;
THENCE SOUTH 39° 48' 23" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 838.93 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE METROPOLITAN WATER DISTRICT UPPER FEEDER PER DEED RECORDED OCTOBER 31, 1935 IN BOOK 258, PAGE 236 OF DEEDS, RECORDS OF RIVERSIDE COUNTY;

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

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

THENCE NORTH 39° 48' 23" EAST, ALONG SAID METROPOLITAN WATER DISTRICT 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;

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

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

LEGAL DESCRIPTION
PORTION OF PLANNING AREA 11

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

BEGINNING AT THE WEST TERMINUS OF THAT CERTAIN COURSE OF THE BOUNDARY OF SPECIFIC PLAN NO. 270 DESCRIBED AS BEING SOUTH 88° 52' 16" EAST AND HAVING A DISTANCE OF 310.60 FEET, SAID POINT ALSO BEING REFERRED TO AS POINT "A", THENCE SOUTH 88° 52' 16" EAST, ALONG SAID COURSE A DISTANCE OF 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 OF BEGINNING.

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

LEGAL DESCRIPTION

PORTION OF PLANNING AREAS 3, 13, 14, 4E AND 4F

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

PARCEL 2

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

THENCE SOUTH 00°52'18" WEST, A DISTANCE OF 745.24 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN 200 FOOT STRIP OF LAND CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED 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 131.56 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.
PARCEL 3

THE EASTERLY 241 FEET OF THE FOLLOWING DESCRIBED PROPERTY;

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

THENCE SOUTH 00°52'18" WEST, A DISTANCE OF 745.24 FEET TO A POINT ON
THE NORTHWESTERNLY LINE OF THAT CERTAIN 200 FOOT STRIP OF LAND CONVEYED
TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED
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
BEGINNING;

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

Dated: _______________________

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

By: _______________________
Chairman, Board of Supervisors

ATTEST:

Gerald A. Maloney
Clerk of the Board

By: _______________________
Deputy

(SEAL)
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REKWBSP-ZONE.ORD/SP270.ORD 120299
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**The Keith Companies**

15635 Kashi Avenue, Ste 200

Beverly Hills, CA 90215 (800)522-2390