

COPY

ORDINANCE NO. 348.4991

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. 2.2484, as amended are further amended by placing in effect in the Temescal Area, the zone or zones as shown on the map titled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2484, Change of Zone Case No. 2100013", which map is made part of the ordinance.

Section 2. Section 17.107 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

"SECTION 17.107 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 327.

a. Planning Areas 1, 9, 11A, 11B, and 14B.

(1) The uses permitted in Planning Areas 1, 9, 11A, 11B, and 14B of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses identified under Section 8.1.a. (2), (3), (4), (11), (12), (13), (16), (18), (19), (20), (21), (23), (24), (25), (27), and (28); and 8.1.b.(1), (2) and (3) shall not be permitted.

(2) The development standards for Planning Areas 1, 9, 11A, 11B, and 14B of Specific Plan No. 327 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in Articles VIII, Sections 8.2.a.; b.; c.; d.; and e. shall be deleted and replaced by the following:

- A. Lot area shall be not less than three thousand six hundred (3,600) square feet.
- Lots shall have a minimum average lot width of forty-seven (47') feet and a minimum average lot depth of seventy-seven (77') feet.

- 1 B. The minimum front yard setback shall be twelve (12') feet to living space
2 and/or the street-side wall of side-in garages. The minimum setback to the
3 garage door shall be eighteen (18') feet for front-in garages.
- 4 C. Side yards on corner and reversed corner lots shall be not less than ten (10')
5 feet. Side yards on interior and through lots shall be not less than five (5')
6 feet in width.
- 7 D. The rear yard shall be not less than ten (10') feet.
- 8 E. In no case shall more than sixty-five (65%) percent of any lot be covered by
9 buildings.
- 10 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
11 maximum of two (2') feet. Porches, balconies and courtyards shall be allowed
12 to encroach into front yards a maximum of six (6') feet, except for corner and
13 reverse corner lots. Porches, balconies and courtyards shall be allowed to
14 encroach into side and rear yards a maximum of two (2') feet. On lots over
15 five thousand (5,000) square feet, courtyards shall be allowed to encroach
16 into front yards a maximum of eight (8') feet. No other structural
17 encroachment shall be permitted in the front, side or rear yard except as
18 provided for in Section 18.19 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 VIII of Ordinance No. 348.

21 b. Planning Areas 2, 3, and 7.

- 22 (1) The uses permitted in Planning Areas 2, 3, and 7 of Specific Plan No. 327 shall be
23 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
24 except that the use identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b.
25 (1), (3), and (5); and 6.1 c. (1) shall not be permitted.
- 26 (2) The development standards for Planning Areas 2, 3, and 7 of Specific Plan No. 327
27 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
28

1 No. 348 except that the development standards set forth in Articles VI, Sections
2 6.2b.; c.; d.; and e. (1), (2), and (4); shall be deleted and replaced by the following:

3 A. Lot area shall be not less than five thousand four hundred (5,400) square feet.

4 B. The minimum average width of that portion of a lot to be used as a building
5 site shall be sixty (60') feet, with a minimum average depth of ninety (90')
6 feet.

7 C. The minimum frontage of a lot shall be sixty (60') feet, except that lots
8 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
9 two (32') feet measured along the right-of-way line. Lot frontage along
10 curvilinear streets may be measured at the building setback in accordance
11 with zone development standards.

12 D. The front yard shall be not less than twelve (12') feet to living space and/or
13 the street-side wall of side-in garages. The minimum setback to the garage
14 door shall be eighteen (18') feet for front-in garages.

15 E. Side yards on interior and through lots shall be not less than five (5') feet in
16 width. Side yards on corner and reversed corner lots shall be not less than ten
17 (10') feet, except that where the lot is less than fifty (50') feet wide the yard
18 need not exceed twenty (20%) percent of the width of the lot.

19 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
20 maximum of two (2') feet. Porches and balconies shall be allowed to
21 encroach into front yards a maximum of six (6') feet. Courtyards shall be
22 allowed to encroach into front yards a maximum of eight (8') feet. No other
23 structural encroachment shall be permitted in the front, side or rear yard
24 except as provided for in Section 18.19 of Ordinance No. 348.

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

27 c. Planning Areas 4, 6, 10, 12 13, and 14A.

- 1 (1) The uses permitted in Planning Areas 4, 6, 10, 12, 13, and 14A of Specific Plan No.
2 327 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
3 No. 348, except that the use identified under Sections 6.1 a. (2), (3), (5), (7), and (8);
4 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall not be permitted.
- 5 (2) The development standards for Planning Areas 4, 6, 10, 12, 13, and 14A of Specific
6 Plan No. 327 shall be the same as those standards identified in Article VI, Section
7 6.2 of Ordinance No. 348, except that the development standards set forth in Articles
8 VI, Sections 6.2b.; c.; d.; and e. (1), (2), and (4); shall be deleted and replaced by the
9 following:
- 10 A. Lot area shall be not less than four thousand five hundred (4,500) square feet.
11 B. The minimum average width of that portion of a lot to be used as a building
12 site shall be fifty (50') feet, with a minimum average depth of ninety (90')
13 feet.
14 C. The minimum frontage of a lot shall be fifty (50') feet, except that lots
15 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
16 (30') feet measured along the right-of-way line. Lot frontage along
17 curvilinear streets may be measured at the building setback in accordance
18 with zone development standards.
19 D. The front yard shall be not less than twelve (12') feet to living space and/or
20 the street-side wall of side-in garages. The minimum setback to the garage
21 door shall be eighteen (18') feet for front-in garages.
22 E. Side yards on interior and through lots shall be not less than five (5') feet in
23 width. Side yards on corner and reversed corner lots shall be not less than ten
24 (10') feet, except that where the lot is less than fifty (50') feet wide the yard
25 need not exceed twenty (20%) percent of the width of the lot.
26 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
27 maximum of two (2') feet. Porches, balconies and courtyards shall be
28

1 allowed to encroach into front yards a maximum of six (6') feet, except for
2 corner and reverse corner lots. Porches, balconies and courtyards shall be
3 allowed to encroach into side and rear yards a maximum of two (2') feet. On
4 lots over five thousand (5,000) square feet, courtyards shall be allowed to
5 encroach into front yards a maximum of eight (8') feet. No other structural
6 encroachment shall be permitted in the front, side or rear yard except as
7 provided for in Section 18.19 of Ordinance No. 348.

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

10 d. Planning Area 5.

11 (1) The uses permitted in Planning Area 5 of Specific Plan No. 327 shall be the same as
12 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
13 use identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5);
14 and 6.1 c. (1) shall not be permitted.

15 (2) The development standards for Planning Area 5 of Specific Plan No. 327 shall be the
16 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
17 except that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.;
18 and e. (1), (2), and (4); and g. shall be deleted and replaced by the following:

19 A. Lot area shall be not less than five thousand (5,000) square feet.

20 B. The minimum average width of that portion of a lot to be used as a building
21 site shall be fifty-five (55') feet, with a minimum average depth of ninety
22 (90') feet.

23 C. The minimum frontage of a lot shall be fifty-five (55') feet, except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
25 five (35') feet measured along the right-of-way line. Lot frontage along
26 curvilinear streets may be measured at the building setback in accordance
27 with zone development standards.
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1 D. The front yard shall be not less than twelve (12') feet to living space and/or
2 the street-side wall of side-in garages. The minimum setback to the garage
3 door shall be eighteen (18') feet for front-in garages.

4 E. Side yards on interior and through lots shall be not less than five (5') feet in
5 width. Side yards on corner and reversed corner lots shall be not less than ten
6 (10') feet, except that where the lot is less than fifty (50') feet wide the yard
7 need not exceed twenty (20%) percent of the width of the lot.

8 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
9 maximum of two (2') feet. Porches, balconies and courtyards shall be
10 allowed to encroach into front yards a maximum of six (6') feet, except for
11 corner and reverse corner lots. Porches, balconies and courtyards shall be
12 allowed to encroach into side and rear yards a maximum of two (2') feet. On
13 lots over five thousand (5,000) square feet, courtyards shall be allowed to
14 encroach into front yards a maximum of eight (8') feet. No other structural
15 encroachment shall be permitted in the front, side or rear yard except as
16 provided for in Section 18.19 of Ordinance No. 348.

17 G. In no case shall more than sixty-five (65%) percent of any lot be covered by
18 buildings.

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

21 e. Planning Area 8.

22 (1) The uses permitted in Planning Area 8 of Specific Plan No. 327 shall be the same as
23 those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348 except that
24 the uses identified under Section 8.1 a.(2), (3), (4), (7), (10), (11), (13), (16), (18),
25 (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2) and (3) shall not be
26 permitted.

1 (2) The development standards for Planning Area 8 of Specific Plan No. 327 shall be the
2 same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348,
3 except that the development standards set forth in Articles VIII, Sections 8.2.a.; b.;
4 c.; d.; and e.; shall be deleted and replaced by the following:

5 A. Lot area shall be not less than two thousand (2,000) square feet. Lots shall
6 have a minimum average lot width of forty (40') feet and a minimum average
7 lot depth of fifty (50') feet.

8 B. The minimum front entry garage setback shall vary between three (3') feet
9 and six (6') feet.

10 C. The minimum front yard setback shall be five (5') feet.

11 D. The minimum rear yard setback shall be five (5') feet for seventy-five (75%)
12 percent maximum and ten (10') feet for twenty-five (25%) percent.

13 E. Side yards on corner and reversed corner lots shall be not less than five (5')
14 feet. Side yards on interior and through lots shall be not less than four (4')
15 feet in width.

16 F. The minimum front to front building separation distance shall not be less than
17 forty-four (44') feet.

18 G. The minimum side to side building separation distance shall not be less than
19 ten (10') feet.

20 H. The minimum rear to rear building separation distance shall not be less than
21 ten (10') feet for first story, twenty (20') feet for second story, and twenty-
22 eight (28') between garage doors.

23 I. In no case shall more than seventy-five (75%) percent of any lot be covered
24 by buildings.

25 J. The maximum ratio of floor area to lot area shall not exceed seventy-five
26 (75%) percent for any lot, excluding basement and garage floor area.

27 K. The minimum building setback from interior streets shall be five (5') feet.
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1 L. Chimneys and fireplaces shall be allowed to encroach into side yards a
2 maximum of two (2') feet. No other structural encroachment shall be
3 permitted in the front, side or rear yard except as provided for in Section
4 18.19 of Ordinance No. 348.

5 M. The minimum private exterior open space per unit shall not be less than one
6 hundred and fifty (150 s.f.) square feet.

7 N. The minimum private drive alley width shall not be less than twenty-four
8 (24') feet.

9 O. The minimum street width shall not be less than thirty (30') feet.

10 P. Parallel parking dimensions shall be eight (8') feet by twenty-two (22') feet.

11 Q. In addition to the parking requirements provided in Ordinance No. 348, at
12 least 2.5 on-site parking spaces per residential unit shall be provided, with
13 2.0 spaces provided within an enclosed garage.

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

16 f. Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23.

17 (1) The uses permitted in Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23 of Specific
18 Plan No. 327 shall be the same as those uses permitted in Article VIIIe, Section 8.100
19 of Ordinance No. 348, except that the permitted uses pursuant to Section 8.100a.(1)
20 and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
21 identified under Section 8.100a shall include parks, paseos, trails, and temporary real
22 estate sales offices to be used only for and during the original sale of dwelling units
23 within Specific Plan No. 327.

24 (2) The development standards for Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23
25 of Specific Plan No. 327 shall be the same as those standards identified in Article
26 VIIIe, Section 8.101 of Ordinance No. 348.

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

3 g. Planning Area 24.

4 (1) The uses permitted in Planning Area 24 of Specific Plan No. 327 shall be the same
5 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
6 that the permitted uses pursuant to Section 8.100a.(1), (2), (3), (4), (5), (8) and (9);
7 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under
8 Section 8.100a shall include public facilities.

9 (2) The development standards for Planning Area 24 of Specific Plan No. 327 shall be
10 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
11 No. 348.

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

14 h. Planning Areas 25A and 25B.

15 (1) The uses permitted in Planning Areas 25A and 25B of Specific Plan No. 327 shall
16 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
17 348, except that the permitted uses pursuant to Section 8.100a.(1), (2), (8) and (9);
18 b.(1); and c.(1) shall not be permitted.

19 (2) The development standards for Planning Areas 25A and 25B of Specific Plan No.
20 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
21 Ordinance No. 348.

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

24 i. Planning Areas 26A through 26H.

25 (1) The uses permitted in Planning Areas 26A through 26H of Specific Plan No. 327
26 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
27 No. 348, except that the permitted uses pursuant to Section 8.100a.(1), (2), (3), (4),
28

1 (5), (6), (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the
2 permitted uses identified under Section 8.100a shall include trails.

3 (2) The development standards for Planning Areas 26A through 26H of Specific Plan
4 No. 327 shall be the same as those standards identified in Article VIIIe, Section 8.101
5 of Ordinance No. 348.

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

8 j. Planning Area 27A through 27H.

9 (1) The uses permitted in Planning Area 27A through 27H of Specific Plan No. 327 shall
10 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
11 348, except that the permitted uses pursuant to Section 8.100a (1), (2), (3), (4), (5),
12 (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
13 identified under Section 8.100a shall include paseos, trails, manufactured slopes and
14 access roads, drainage culverts, community monuments, water conveyance features
15 and uses related to fire fuel modification.

16 (2) The development standards for Planning Area 27 through 27H of Specific Plan No.
17 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
18 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 k. Planning Area 27I.

22 (1) The uses permitted in Planning Area 27I of Specific Plan No. 327 shall be the same
23 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
24 that the permitted uses pursuant to Section 8.100a (1), (2), (3), (4), (5), (7), (8) and
25 (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified
26 under Section 8.100a shall include paseos, trails, sewer lift stations, manufactured
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slops and access roads, drainage culverts, community monuments, water conveyance features and uses related to fire fuel modification.

(2) The development standards for Planning Area 27I of Specific Plan No. 327 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 its adoption.

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

By: 
Chairman, Board of Supervisors
JEFF HEWITT

ATTEST:
KECIA HARPER-IHEM
CLERK OF THE BOARD

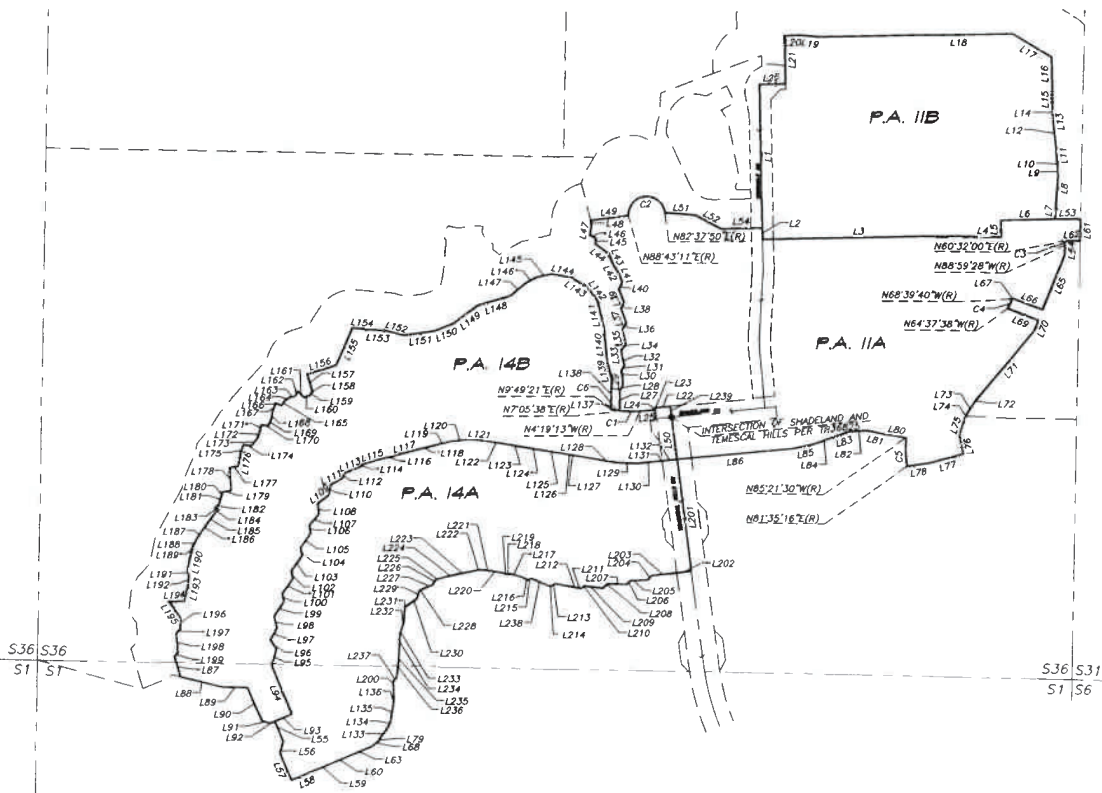
By: 
Deputy

(SEAL)

APPROVED AS TO FORM:
September 6, 2022

By: 
SARAH K. MOORE
Deputy County Counsel

TEMESCAL AREA
SECTION 1 T5S, R6W S.B.M. & SECTION 36 T4S, R6W S.B.M



SP ZONE SPECIFIC PLAN (SP327 A2)

MAP NO. 2.2484

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

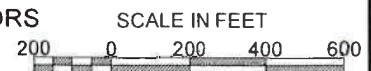
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. CZ2100013

ADOPTED BY ORDINANCE NO. 348.4991

(DATE: _____)

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE: 1" = 200'

TEMESCAL AREA

SECTION 1 T5S, R6W S.B.M. & SECTION 36 T4S, R6W S.B.M

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	368.13'	S1°06'58"W	L21	123.02'	N11°14'03"W	L41	26.80'	N22°00'53"W	L61	56.03'	S0°54'29"W	L81	45.26'	N78°03'25"W	L101	47.78'	N34°59'40"E
L2	28.64'	N1°06'58"W	L22	38.02'	S84°31'37"W	L42	21.95'	N32°25'36"W	L62	41.92'	S88°53'02"W	L82	43.52'	S86°40'56"W	L102	20.08'	N13°05'11"W
L3	487.19'	N88°46'22"E	L23	2.38'	S722°30"E	L43	32.73'	N23°18'52"W	L63	64.56'	N67°11'50"E	L83	44.77'	S71°37'02"W	L103	47.94'	N34°47'33"E
L4	114.92'	N88°41'50"W	L24	3.78'	S40°36'35"W	L44	42.97'	N54°24'56"W	L64	25.07'	S1°00'32"W	L84	51.22'	S69°01'52"W	L104	18.89'	N13°19'21"W
L5	43.64'	N1°06'58"W	L25	31.51'	S84°31'37"W	L45	13.86'	N8°46'45"E	L65	151.14'	S21°20'20"W	L85	56.25'	S76°54'42"W	L105	47.96'	N34°52'47"E
L6	137.89'	N88°53'02"E	L26	65.93'	S88°45'57"W	L46	17.67'	N42°32'11"W	L66	83.00'	N69°02'49"W	L86	297.17'	S84°31'37"W	L106	19.88'	N13°15'48"W
L7	55.98'	N2°02'31"E	L27	53.01'	N0°10'19"E	L47	21.62'	N10°42'21"E	L67	2.42'	S21°20'20"W	L87	54.39'	N17°10'07"W	L107	37.51'	N40°48'14"E
L8	52.81'	N4°20'30"E	L28	10.96'	N39°50'11"E	L48	16.37'	N4°25'53"W	L68	22.92'	N51°32'53"E	L88	112.30'	N76°16'28"W	L108	27.52'	N4°58'59"W
L9	26.18'	N2°20'24"W	L29	23.50'	N0°10'19"E	L49	97.18'	N82°37'50"E	L69	83.74'	S69°02'49"E	L89	61.28'	N88°49'59"W	L109	34.56'	N52°15'29"E
L10	11.39'	N4°59'39"W	L30	17.25'	N14°48'32"W	L50	110.06'	N722°30"W	L70	28.83'	S20°57'11"W	L90	91.86'	N22°47'35"W	L110	26.57'	N11°03'58"E
L11	52.72'	N5°05'17"W	L31	16.96'	N33°09'27"E	L51	78.72'	S85°22'19"E	L71	230.96'	S39°29'32"W	L91	21.21'	N67°47'35"W	L111	33.99'	N61°05'56"E
L12	41.60'	N6°34'58"W	L32	23.87'	N14°48'32"W	L52	74.51'	S61°49'06"E	L72	5.36'	S32°30'04"W	L92	14.00'	N67°12'25"E	L112	13.94'	N20°53'07"E
L13	21.05'	N6°34'58"W	L33	16.63'	N8°26'19"W	L53	64.07'	N68°53'02"E	L73	41.71'	S32°30'04"W	L93	48.00'	N67°12'25"E	L113	44.27'	N68°14'07"E
L14	23.95'	N1°06'07"W	L34	18.64'	N38°00'39"E	L54	105.00'	N88°53'02"E	L74	2.94'	S37°59'26"W	L94	135.25'	N22°35'44"W	L114	6.56'	N32°09'35"E
L15	49.10'	N1°10'58"W	L35	40.70'	N12°32'34"W	L55	56.00'	S22°47'35"E	L75	52.54'	S17°00'41"W	L95	44.49'	N16°02'48"E	L115	47.00'	N16°02'48"E
L16	81.61'	N1°03'12"W	L36	17.59'	N34°52'25"E	L56	31.40'	S14°26'31"W	L76	47.22'	S13°19'29"E	L96	28.37'	N33°41'24"W	L116	47.00'	N75°05'41"E
L17	115.34'	N59°18'31"W	L37	40.20'	N19°36'13"W	L57	75.00'	N22°47'35"W	L77	90.55'	S73°32'52"W	L97	35.14'	N29°45'14"E	L117	47.00'	N75°05'47"E
L18	483.77'	S88°45'55"W	L38	16.45'	N24°08'26"E	L58	58.84'	S67°12'37"W	L78	56.00'	S67°12'37"W	L98	30.31'	N15°42'42"W	L118	47.00'	N75°05'44"E
L19	47.26'	N85°11'04"W	L39	36.05'	N19°45'37"W	L59	50.00'	N67°12'27"E	L79	5.16'	N18°03'02"E	L99	47.68'	N33°28'58"E	L119	46.31'	N76°13'36"E
L20	42.61'	S88°45'57"W	L40	20.44'	N24°09'54"E	L60	50.00'	N67°12'27"E	L80	53.67'	N80°21'28"W	L100	19.58'	N14°05'54"W	L120	45.21'	N83°47'41"E

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L121	46.72'	S85°06'59"E	L141	71.85'	N14°05'30"W	L161	22.51'	N46°13'38"W	L181	21.71'	S16°14'15"W	L201	289.10'	S72°23'30"E	L221	30.38'	N83°47'48"W
L122	46.99'	N80°27'38"W	L142	43.15'	N38°14'13"W	L162	13.58'	S27°00'55"W	L182	14.71'	N43°00'05"E	L202	38.00'	N82°37'30"E	L222	16.86'	N78°56'41"E
L123	47.00'	N80°10'45"W	L143	47.11'	N58°19'15"W	L163	15.68'	S75°07'17"W	L183	9.96'	S68°46'21"E	L203	64.97'	S84°02'52"W	L223	49.88'	S77°47'45"W
L124	47.00'	S88°45'55"W	L144	50.33'	N79°11'14"W	L164	13.40'	S54°54'44"W	L184	13.47'	S44°51'26"W	L204	15.38'	N42°00'53"E	L224	39.93'	S76°05'24"W
L125	47.00'	N80°10'40"W	L145	40.34'	N77°47'49"E	L165	14.97'	N35°22'27"E	L185	38.03'	S37°22'57"W	L205	45.37'	N88°28'45"E	L225	9.69'	S65°11'35"W
L126	47.04'	N80°10'18"W	L146	32.54'	N60°39'05"E	L166	16.57'	N68°26'10"W	L186	14.52'	S34°33'58"W	L206	14.71'	N46°55'36"E	L226	12.69'	N31°32'58"E
L127	47.04'	N80°10'18"W	L147	49.20'	N49°14'33"E	L167	27.19'	S19°04'59"W	L187	31.81'	S34°33'58"W	L207	47.30'	S87°28'42"E	L227	32.49'	N64°58'41"E
L128	50.99'	N80°10'39"W	L148	85.99'	S73°41'32"W	L168	13.35'	N8°41'25"E	L188	20.62'	S23°42'22"W	L208	16.82'	N48°11'01"E	L228	4.84'	N54°28'00"E
L129	53.16'	N87°14'46"W	L149	76.84'	S52°42'43"W	L169	20.72'	N22°10'36"E	L189	11.57'	S12°48'01"W	L209	48.55'	S83°31'57"E	L229	20.34'	N15°40'26"E
L130	62.69'	N84°06'53"E	L150	52.75'	S68°26'29"W	L170	17.51'	N83°21'37"W	L190	45.97'	S12°48'01"W	L210	10.00'	N52°49'15"E	L230	37.65'	N54°25'03"E
L131	4.00'	N82°37'30"E	L151	77.00'	N82°12'44"E	L171	15.44'	S11°42'52"W	L191	19.45'	S9°49'44"E	L211	8.85'	N83°31'57"W	L231	36.91'	N2°32'55"E
L132	38.03'	N84°44'16"E	L152	47.08'	N75°48'20"W	L172	19.63'	S18°35'22"W	L192	18.89'	S3°23'30"W	L212	57.59'	S78°48'05"E	L232	22.87'	N19°09'50"E
L133	41.80'	N33°19'48"E	L153	36.63'	N85°45'55"W	L173	23.43'	S34°23'04"W	L193	46.36'	S12°59'41"W	L213	11.73'	S59°26'05"W	L233	11.09'	N19°09'50"E
L134	8.06'	N18°38'39"E	L154	47.00'	N84°48'45"W	L174	22.80'	N85°26'15"W	L194	40.01'	S89°21'51"W	L214	10.05'	S78°48'05"E	L234	48.26'	N2°39'59"E
L135	43.03'	N9°58'24"E	L155	103.74'	S23°20'39"W	L175	30.22'	S17°23'25"W	L195	51.07'	S35°21'44"E	L215	10.28'	S70°56'43"W	L235	19.15'	N3°28'22"E
L136	19.00'	N7°05'13"E	L156	77.00'	S72°36'51"W	L176	27.10'	S9°33'21"W	L196	29.01'	N0°46'35"E	L216	18.97'	N66°26'15"W	L236	44.30'	N6°27'57"E
L137	9.35'	N80°10'39"W	L157	47.00'	S17°20'11"E	L177	20.70'	N81°37'05"E	L197	15.34'	N45°11'22"E	L217	28.38'	N73°29'54"W	L237	15.59'	S39°57'17"W
L138	78.09'	N1°18'03"E	L158	1.96'	N72°36'51"E	L178	58.97'	S3°16'53"E	L198	49.60'	N5°19'31"W	L218	7.09'	S72°12'34"W	L238	43.82'	N66°26'59"W
L139	51.63'	N13°40'30"W	L159	9.20'	N31°39'17"E	L179	24.76'	N79°01'06"E	L199	14.50'	N39°47'14"E	L219	19.62'	S73°30'29"E	L239	28.02'	N72°23'30"W
L140	81.73'	N5°24'46"W	L160	16.24'	N68°31'18"E	L180	7.99'	S3°33'52"E	L200	42.69'	N3°50'58"W	L220	21.35'	N79°59'16"W			

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TAN
C1	59.66'	272.00'	12°34'01"	29.95'
C2	145.70'	48.00'	173°54'39"	902.45'
C3	11.17'	21.00'	30°28'32"	5.72'
C4	26.61'	378.00'	4°02'02"	13.31'
C5	74.73'	328.00'	13°03'14"	37.53'
C6	12.92'	272.00'	2°43'17"	6.46'

SP ZONE SPECIFIC PLAN (SP327 A2)
 MAP NO. 2.2484
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. CZ2100013
 ADOPTED BY ORDINANCE NO. 348. 4991
 (DATE: _____)
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 13, 2022, the foregoing ordinance consisting of two Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: September 13, 2022

KECIA R. HARPER
Clerk of the Board

BY: 
Deputy

SEAL

Item 21.1