

1 ORDINANCE NO. 348.4699

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
4 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

5 The Board of Supervisors of the County of Riverside Ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map Nos. 56. And 57., as
7 amended, are further amended by placing in effect in the Gavilan Hills and Cajalco Districts the zone or
8 zones as shown on the map entitled “Change of Official Zoning Plan Amending Ordinance No.348, Map
9 Nos. 56.011 and 57.011, Change of Zone Case No. 6730 which map is made a part of this ordinance.
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11 Section 2. Article XVIIa of Ordinance No. 348 is to read as follows:

12 SECTION 17.89. SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 308.

13 a. Planning Areas 2A, 2B, 3, 4, 5A, 5B, 6, 7, and 8.

14 (1) The uses permitted in Planning Areas 2A, 2B, 3, 4, 5A, 5B, 6, 7, and 8 of Specific
15 Plan No. 308 shall be the same as those uses permitted in Article VIb, Section 6.50 of Ordinance
16 No. 348, except that the uses permitted pursuant to Section 6.50.a(11), (14), (16), and (17), and
17 b.(1), and c.(1) shall not be permitted.

18 (2) The development standards for Planning Areas 2A, 2B, 3, 4, 5A, 5B, 6, 7, and 8
19 of Specific Plan No. 308 shall be the same as those standards identified in Article VIb, Sections
20 6.51, 6.52, 6.53 and 6.54 of Ordinance No. 348, except that the development standards set forth
21 in Article VIb, Section 6.52 shall be deleted and replaced by the following:

22 A. Lot area shall be not less than one (1) acre, with minimum width of one
23 hundred feet (100’) and a minimum depth of one hundred fifty feet (150’).

24 B. The rear yard shall not be less than ten feet (10’) measured from the rear
25 yard lot line, the side yard shall not be less than five feet (5’) measured from an interior
26 side yard lot line and shall not be less than ten feet (10’) measured from any side yard lot
27 line abutting a street.
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1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VIb of Ordinance No. 348.

3 b. Planning Areas 1, 9A, and 9B.

4 (1) The uses permitted in Planning Areas 1, 9A, and 9B of Specific Plan No. 308
5 shall be the same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348,
6 except that the uses permitted pursuant to Section 6.50.a(11), (14), (16), and (17), and b.(1), and
7 c.(1) shall not be permitted.

8 (2) The development standards for Planning Areas 1, 9A, and 9B of Specific Plan No.
9 308 shall be the same as those standards identified in Article VIb, Sections 6.51, 6.52, 6.53 and
10 6.54 of Ordinance No. 348, except that the development standards set forth in Article VIb,
11 Section 6.52 shall be deleted and replaced by the following:

12 A. Lot area shall be not less than two (2) acres, with minimum width of one
13 hundred feet (100') and a minimum depth of one hundred fifty feet (150').

14 B. The rear yard shall not be less than ten feet (10') measured from the rear
15 yard lot line, the side yard shall not be less than five feet (5') measured from an interior
16 side yard lot line and shall not be less than ten feet (10') measured from any side yard lot
17 line abutting a street.

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

20 c. Planning Area 10.

21 (1) The uses permitted in Planning 10 of Specific Plan No. 308 shall be the
22 same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348, except that the
23 uses permitted pursuant to Section 6.50.a.(9), (11), (14), (16), and (17), b.(1), and c.(1) shall not be
24 permitted. In addition, the permitted uses identified under Section 6.50.a. shall include public
25 schools.

26 (2) The development standards for Planning Area 10 of Specific Plan No. 308 shall be
27 the same as those standards identified in Article VIb, Sections 6.51, 6.52, 6.53 and 6.54 of
28

1 Ordinance No. 348, except that the development standards set forth in Article VIb, Section 6.52
2 shall be deleted and replaced by the following:

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

5 B. The rear yard shall not be less than ten feet (10') measured from the rear
6 yard lot line, the side yard shall not be less than five feet (5') measured from an interior
7 side yard lot line and shall not be less than ten feet (10') measured from any side yard lot
8 line abutting a street.

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

11 d. Planning Areas 11A, 11B, 12, 13, and 14.

12 (1) The uses permitted in Planning Areas 11A, 11B, 12, 13, and 14 of Specific Plan
13 No. 308 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
14 No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8),
15 b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
16 8.100.a. shall also include open space and trails.

17 (2) The development standards for Planning Areas 11A, 11B, 12, 13, and 14 of
18 Specific Plan No. 308 shall be the same as those standards identified in Article VIIIe, Section
19 8.101 of Ordinance No. 348.

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

22 e. Planning Area 11C.

23 (1) The uses permitted in Planning Area 11C of Specific Plan No. 308 shall be the
24 same as those uses permitted in Article VIIIe , Section 8.100 of Ordinance No. 348, except that
25 uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), b.(1) and c.(1) shall
26 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
27 include open space.
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1 (2) The development standards for Planning Area 11C Specific Plan No. 308 shall
2 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

5 f. Planning Area 15.

6 (1) The uses permitted in Planning Area 15 of Specific Plan No. 308 shall be the
7 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
8 uses permitted pursuant to Section 8.100.a.(1), (8), b.(1) and c.(1) shall not be permitted. In
9 addition, the permitted uses identified under Section 8.100.a. shall also include public and private
10 recreational facilities, package wastewater treatment plant facilities, and trails.

11 (2) The development standards for Planning Area 15 of Specific Plan No. 308 shall
12 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

15 g. Planning Area 16.

16 (1) The uses permitted in Planning Area 16 of Specific Plan No. 308 shall be the same
17 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses
18 permitted pursuant to section 8.100.a.(1), (8), b.(1) and c.(1) shall not be permitted. In
19 addition, the permitted uses identified under Section 8.100.a. shall also include passive community
20 recreation uses, parks and trails.

21 (2) The development standards for Planning Area 16 of Specific Plan No. 308 shall
22 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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

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

By Marion Ashley
Chairman, Board of Supervisors
Marion Ashley

ATTEST:
Kecia Harper-Ihem
CLERK OF THE BOARD

BY Kecia Harper-Ihem
(Deputy)

(SEAL)

APPROVED AS TO FORM:
March 2, 2010

BY Michelle Clack
MICHELLE CLACK
Deputy County Counsel


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STATE OF CALIFORNIA)
) ss
COUNTY OF RIVERSIDE)

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on May 25, 2010, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

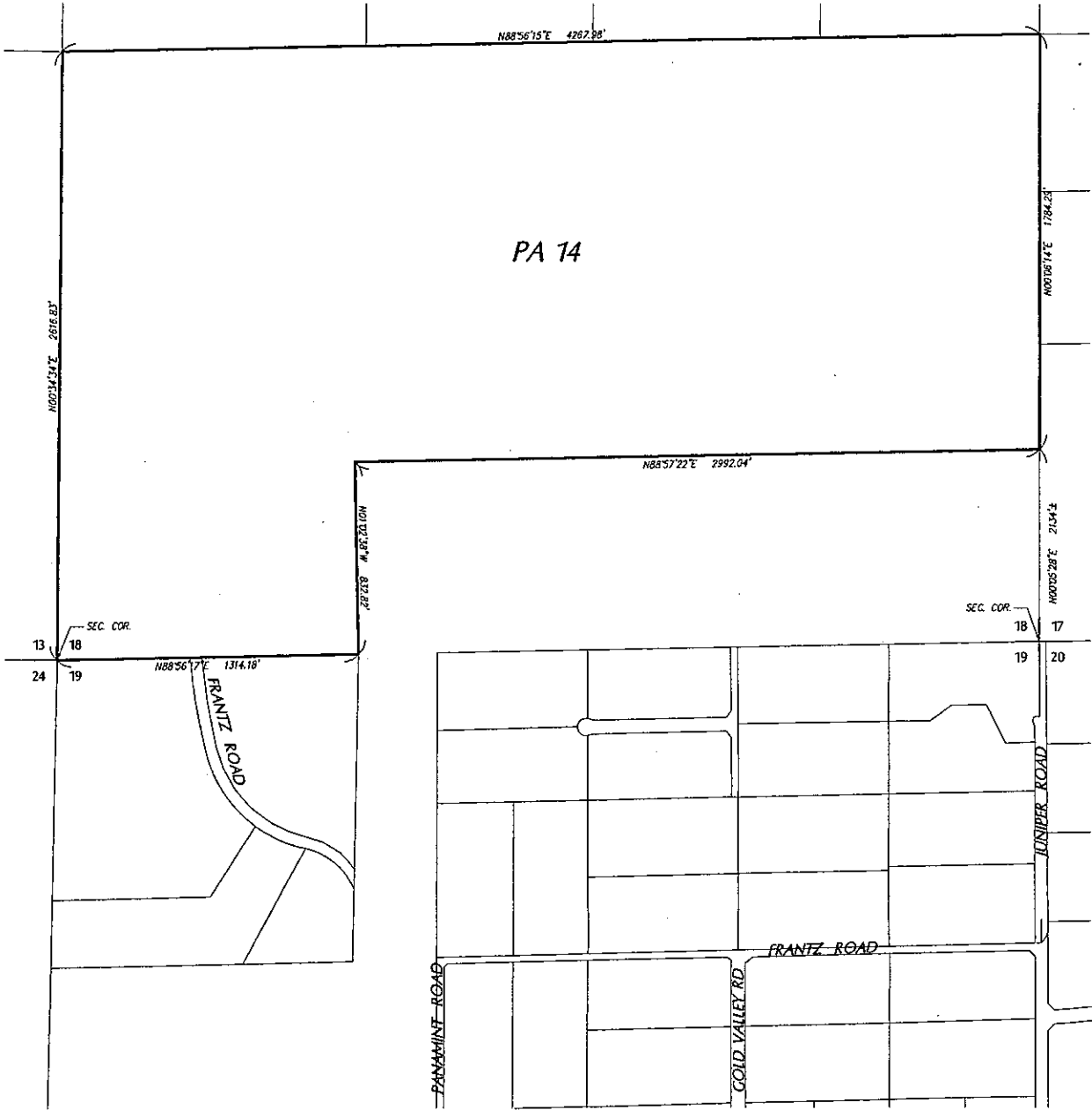
AYES: Buster, Tavaglione, Stone, Benoit, and Ashley
NAYS: None
ABSENT: None

DATE: May 25, 2010

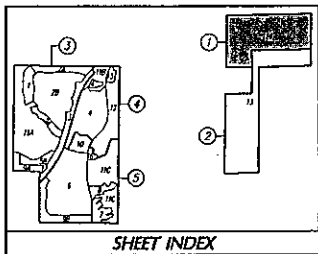
KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



PA 14



SP ZONE SPECIFIC PLAN (SP 308 A1)

MAP NO. 56.011

MAP NO. 57.011

CHANGE OF OFFICIAL ZONING PLAN

GAVILAN HILLS DISTRICT

CAJALCO DISTRICT

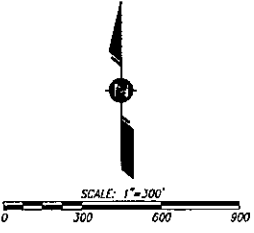
CHANGE OF ZONE CASE NO. 6730

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4699

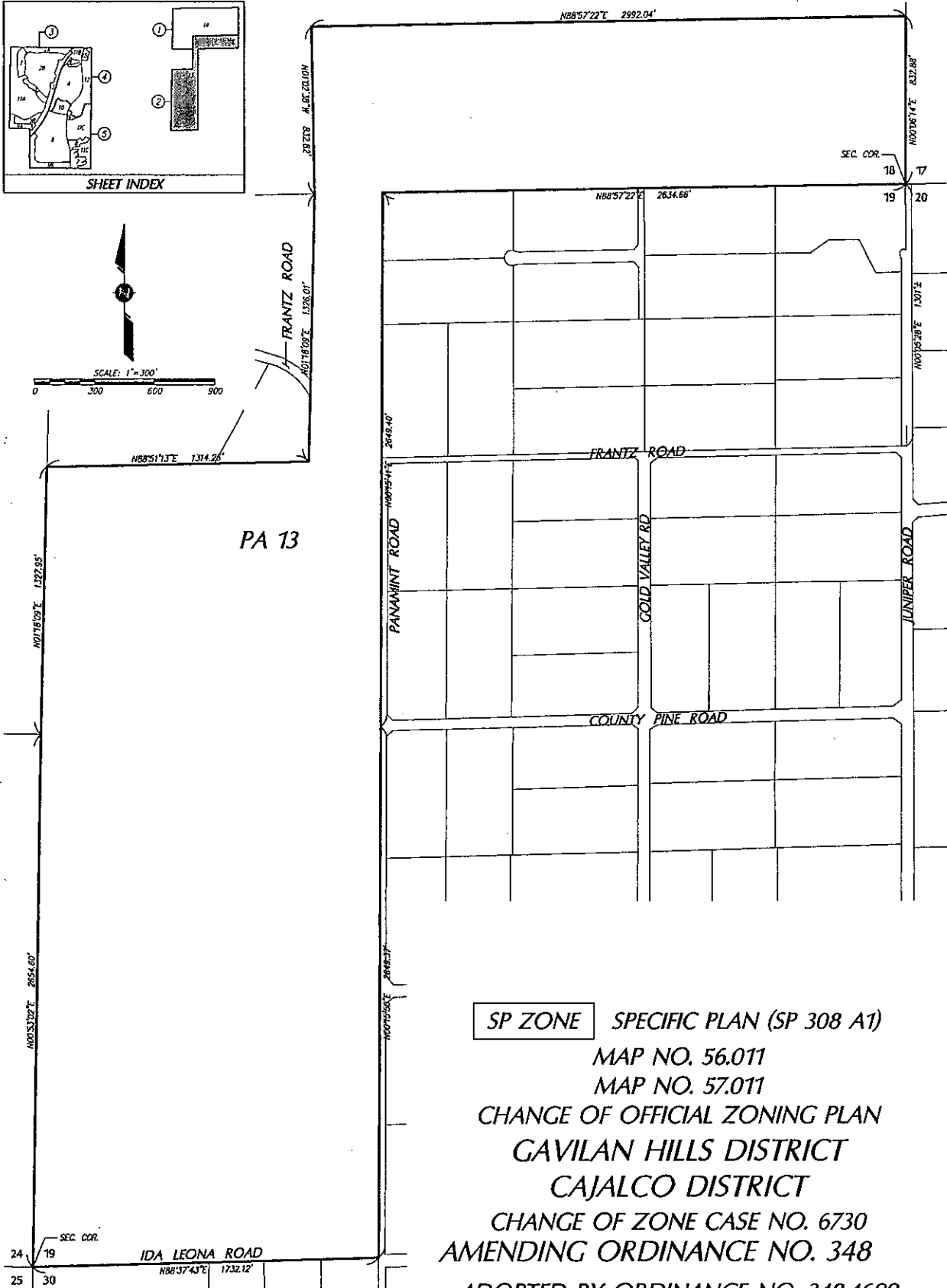
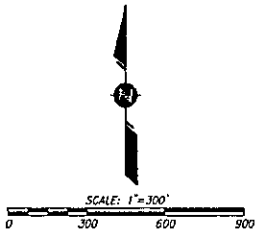
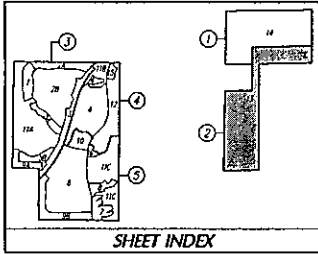
MAY 25, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS



A.P.N. 321-150-025
 A.P.N. 321-150-026
 A.P.N. 321-150-027

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



SP ZONE SPECIFIC PLAN (SP 308 A1)

MAP NO. 56.011

MAP NO. 57.011

CHANGE OF OFFICIAL ZONING PLAN

GAVILAN HILLS DISTRICT

CAJALCO DISTRICT

CHANGE OF ZONE CASE NO. 6730

AMENDING ORDINANCE NO. 348

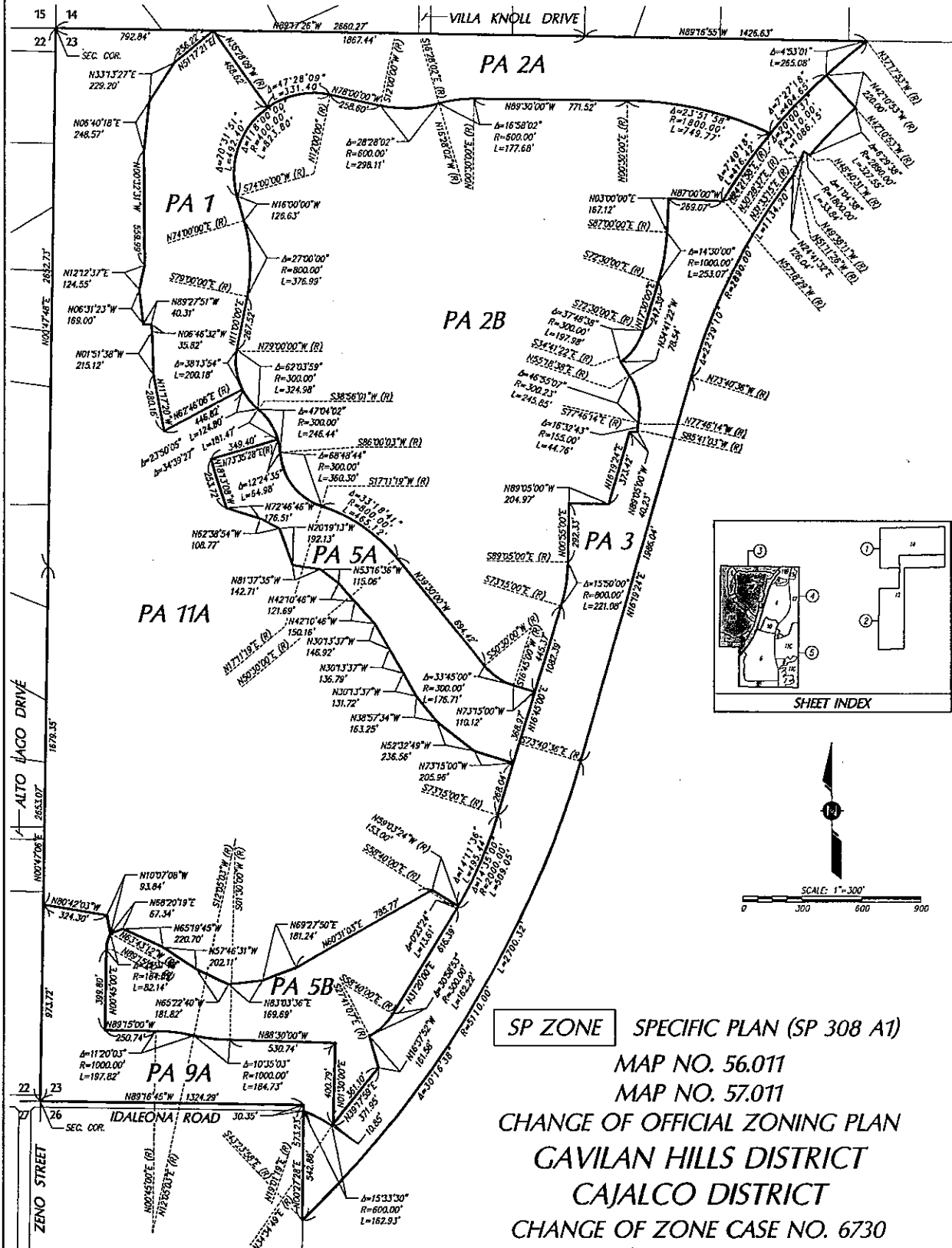
ADOPTED BY ORDINANCE NO. 348.4699

MAY 25, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

- | | |
|--------------------|--------------------|
| A.P.N. 321-150-025 | A.P.N. 321-160-050 |
| A.P.N. 321-150-026 | A.P.N. 321-160-051 |
| A.P.N. 321-150-027 | A.P.N. 321-160-052 |

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO

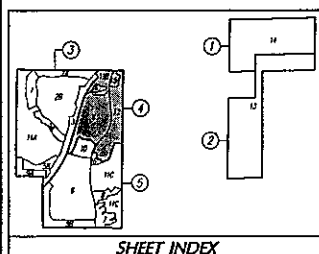
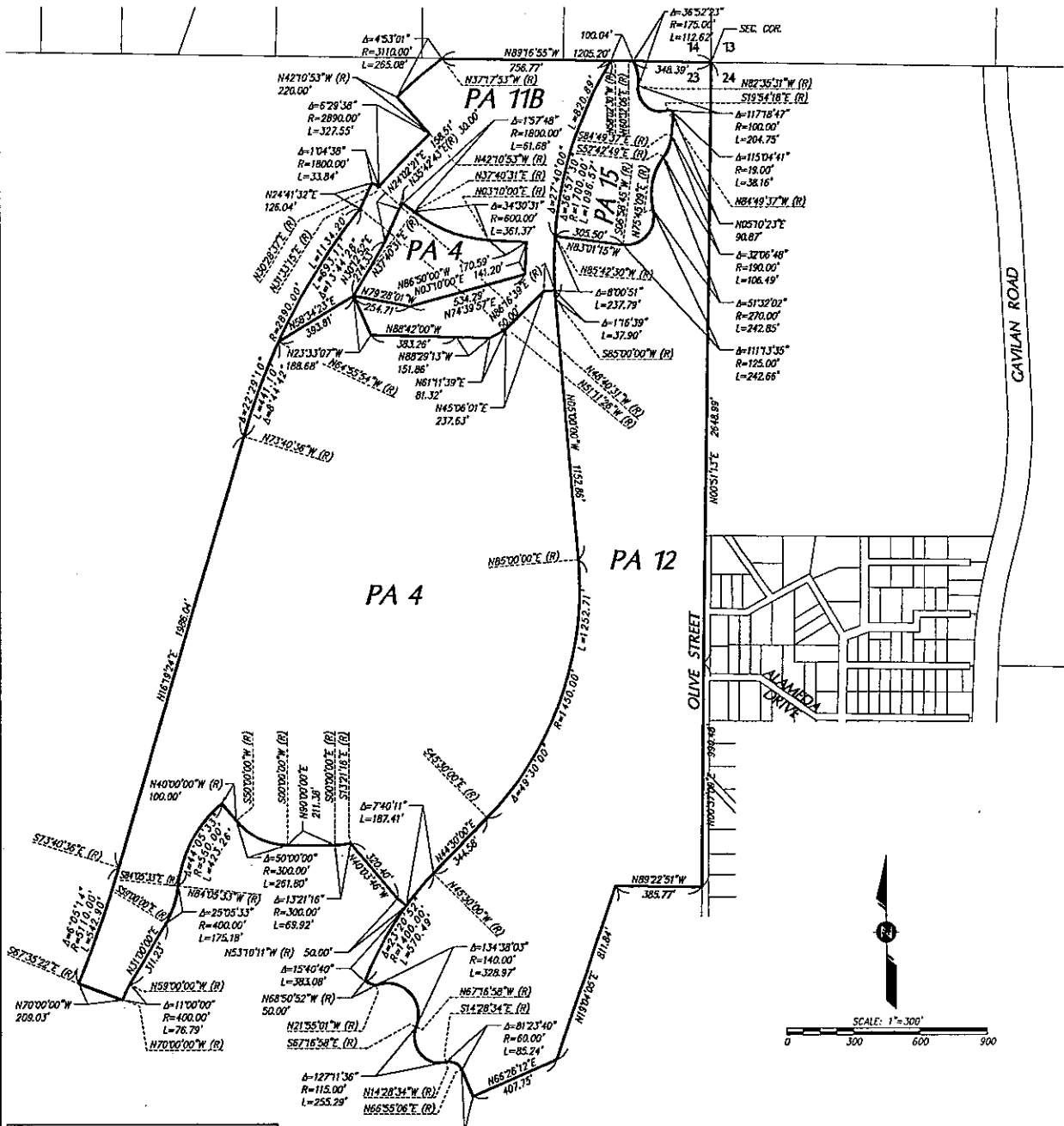


SP ZONE SPECIFIC PLAN (SP 308 A1)
 MAP NO. 56.011
 MAP NO. 57.011
 CHANGE OF OFFICIAL ZONING PLAN
 GAVILAN HILLS DISTRICT
 CAJALCO DISTRICT
 CHANGE OF ZONE CASE NO. 6730
 AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4699
 MAY 25, 2010
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

- AP.N. 289-210-007
- AP.N. 287-210-034
- AP.N. 287-210-035
- AP.N. 287-210-036
- AP.N. 287-210-037
- AP.N. 287-210-038
- AP.N. 287-210-039
- AP.N. 287-210-040
- AP.N. 287-220-001

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO

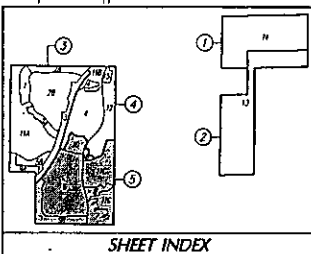
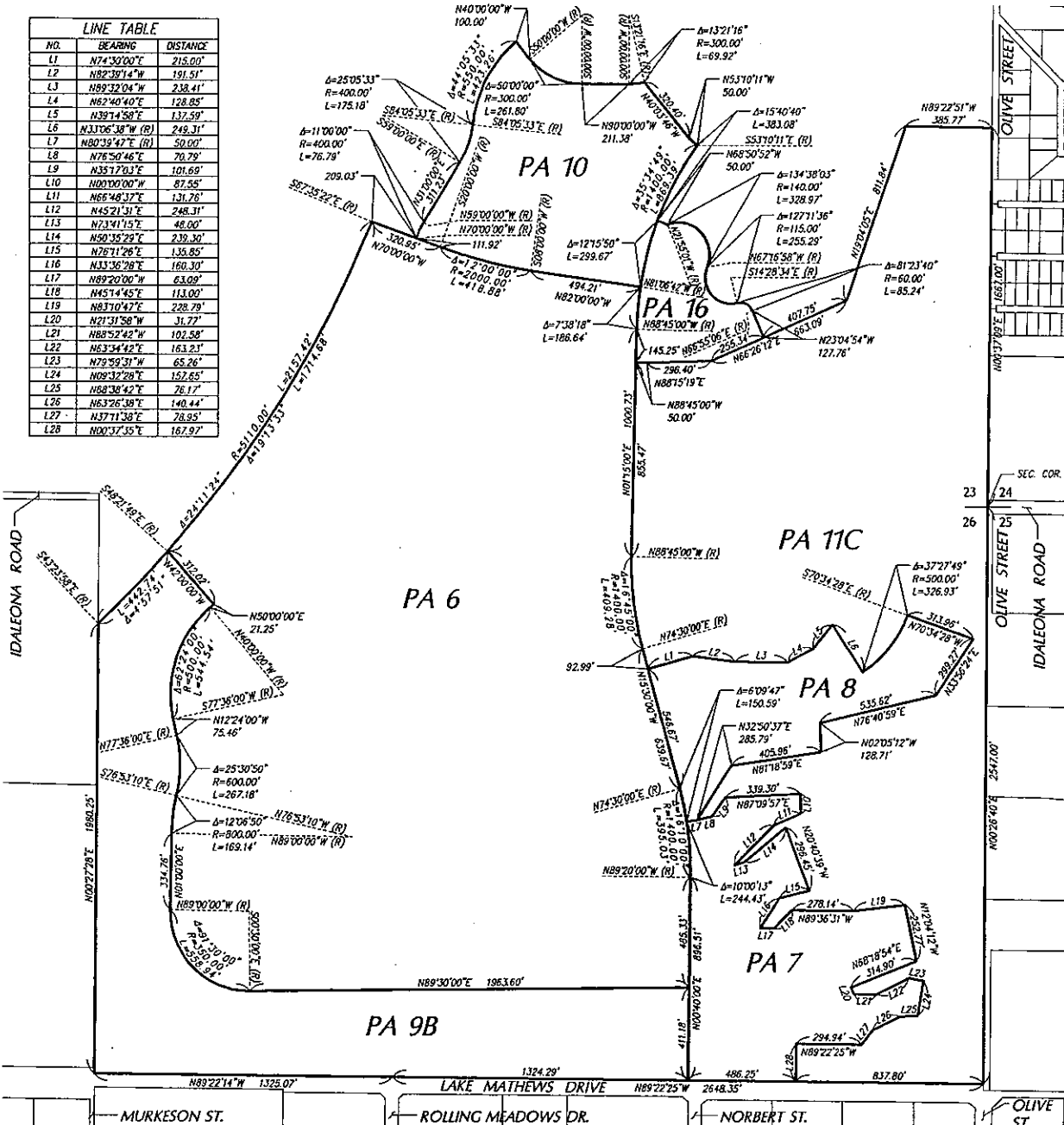


SP ZONE SPECIFIC PLAN (SP 308 A1)
 MAP NO. 56.011
 MAP NO. 57.011
 CHANGE OF OFFICIAL ZONING PLAN
 GAVILAN HILLS DISTRICT
 CAJALCO DISTRICT
 CHANGE OF ZONE CASE NO. 6730
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4699
 MAY 25, 2010
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

- A.P.N. 287-210-034
- A.P.N. 287-210-035
- A.P.N. 287-210-038
- A.P.N. 287-210-040
- A.P.N. 287-220-001

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO

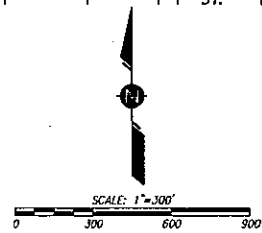
LINE TABLE		
NO.	BEARING	DISTANCE
L1	N74°32'00"E	215.00'
L2	N82°38'14"W	191.51'
L3	N89°32'04"W	238.41'
L4	N87°40'40"E	128.85'
L5	N39°14'58"E	132.59'
L6	N33°06'38"W (R)	248.31'
L7	N80°39'47"E (R)	50.00'
L8	N78°50'46"E	70.79'
L9	N35°17'21"E	101.69'
L10	N00°00'00"W	87.55'
L11	N65°48'37"E	131.78'
L12	N45°21'31"E	248.31'
L13	N73°41'15"E	48.00'
L14	N50°35'29"E	239.30'
L15	N78°11'26"E	135.85'
L16	N33°36'28"E	160.30'
L17	N89°20'00"W	63.09'
L18	N45°14'45"E	113.09'
L19	N83°10'47"E	228.79'
L20	N21°31'58"W	31.77'
L21	N88°52'42"W	102.58'
L22	N63°34'42"E	163.23'
L23	N79°59'31"W	65.26'
L24	N08°32'28"E	152.65'
L25	N88°38'42"E	76.17'
L26	N63°26'38"E	140.44'
L27	N37°11'38"E	78.95'
L28	N00°37'35"E	167.97'



SP ZONE SPECIFIC PLAN (SP 308 A1)
 MAP NO. 56.011
 MAP NO. 57.011

CHANGE OF OFFICIAL ZONING PLAN
 GAVILAN HILLS DISTRICT
 CAJALCO DISTRICT

CHANGE OF ZONE CASE NO. 6730
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4699
 MAY 25, 2010
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



- A.P.N. 289-210-006
- A.P.N. 289-210-007
- A.P.N. 289-210-008
- A.P.N. 289-210-009
- A.P.N. 289-210-010
- A.P.N. 287-210-038
- A.P.N. 287-220-001