

1 ORDINANCE NO. 348.4860

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

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

6 Section 1. Section 17.91 of Article XVIIa of Ordinance No. 348 is deleted.

7 Section 2. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended,
8 are further amended by placing in effect in the Rancho California Area the zone or zones as shown on the
9 map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2412, Change of
10 Zone Case No. 7898," which map is made a part of this ordinance.

11 Section 3. Section 17.120 of Article XVIIa of Ordinance No. 348 is amended in its entirety to
12 read as follows:

13 "Section 17.120 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.
14 312.

15 a. Planning Areas 1 and 40.

16 (1) The uses permitted in Planning Areas 1 and 40 of Specific Plan No. 312 shall be the
17 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the
18 uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); b.(1); and c.(1) shall
19 not be permitted. In addition, the permitted uses identified under Section. 8.100.a. shall also include
20 open space and trails.

21 (2) The development standards for Planning Areas 1 and 40 of Specific Plan No. 312
22 shall 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.

25 b. Planning Areas 2A, 2B, 2C, 2D, 2E and 2F.

26 (1) The uses permitted in Planning Areas 2A, 2B, 2C, 2D, 2E and 2F of Specific Plan
27 No. 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
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1 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8);
2 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
3 8.100.a. shall also include open space.

4 (2) The development standards for Planning Areas 2A, 2B, 2C, 2D, 2E and 2F Specific
5 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
6 Ordinance No. 348.

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

9 c. Planning Areas 3A, 3B, 3C, 3D and 3E.

10 (1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No.
11 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
12 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8);
13 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
14 8.100.a. shall also include open space detention facilities.

15 (2) The development standards for Planning Areas 3A, 3B, 3C, 3D and 3E of Specific
16 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
17 Ordinance No. 348.

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

20 d. Planning Area 5, 6, 9, 11, 13, 14, 17A, and 20/21.

21 (1) The uses permitted in Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of Specific
22 Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
23 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall
24 not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also include
25 community recreation centers, athletic fields and playgrounds.

26 (2) The development standards for Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of
27 Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of
28

1 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
2 and e.(4) shall be deleted and replaced by the following:

3 A. Lot area shall not be less than six thousand (6,000) square feet. The minimum
4 lot area shall be determined by excluding that portion of a lot that is used solely for access
5 to the portion of a lot used as a building site.

6 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
7 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
8 side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

9 In addition, the following development standards shall also apply:

10 AA. Interior side yards may be reduced to accommodate zero lot line
11 situations, except that, in no case shall the reduction in the side yard areas reduce the
12 separation between structures to less than ten feet (10').

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

15 e. Planning Areas 10, 12, 17B, 18B, and 25.

16 (1) The uses permitted in Planning Areas 10, 12, 17B, 18B, and 25 of Specific Plan No.
17 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
18 that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be
19 permitted.

20 (2) The development standards for Planning Areas 10, 12, 17B, 18B, and 25 of Specific
21 Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
22 No. 348, except that the development standard set forth in Article VI, Section 6.2.e.(4) shall be
23 deleted and replaced by the following:

24 A. Chimneys and fireplaces shall be allowed to encroach into side yards a
25 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
26 side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

27 In addition, the following development standards shall also apply:
28

1 AA. The interior side yards may be reduced to accommodate zero lot line
2 or common wall situations, except that, in no case shall the reduction in the side yard
3 areas reduce the separation between structures to less than ten feet (10').

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

6 f. Planning Area 7.

7 (1) The uses permitted in Planning Area 7 of Specific Plan No. 312 shall be the same as
8 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
9 pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be permitted.

10 (2) The development standards for Planning Area 7 of Specific Plan No. 312 shall be the
11 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
12 development standards set forth in Article VI, Section 6.2.b. and e.(4) shall be deleted and replaced
13 by the following:

14 A. Lot area shall be not less than eight thousand (8,000) square feet. The
15 minimum lot area shall be determined by excluding that portion of a lot that is used solely
16 for access to the portion of a lot used as a building site.

17 B. Chimneys and fireplaces shall be allowed, to encroach into side yards a
18 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
19 side, or rear yard except as provided for in Section 18.19 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 VI of Ordinance No. 348.

22 g. Planning Area 15.

23 (1) The uses permitted in Planning Area 15 of Specific Plan No. 312. shall be the same
24 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
25 permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), and (9); b.(1); and c.(1) shall not
26 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
27 trails and water quality/detention basins.

1 (2) The development standards for Planning Area 15 of Specific Plan No. 312 shall be
2 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 those
4 requirements identified in Article VIIIe of Ordinance No. 348.

5 h. Planning Areas 8, 16, 18A, 28, and 41.

6 (1) The uses permitted in Planning Areas 8, 16, 18A, 28, and 41 of Specific Plan No.
7 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
8 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall
9 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
10 public parks, private parks, dog parks, and trails.

11 (2) The development standards for Planning Areas 8, 16, 18A, 28, and 41 of Specific
12 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
13 Ordinance No. 348.

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

16 i. Planning Area 19.

17 (1) The uses permitted in Planning Area 19 of Specific Plan No. 312 shall be the same
18 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses
19 permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and
20 e.(1) shall not be permitted.

21 (2) The development standards for Planning Area 19 of Specific Plan No. 312 shall be
22 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
23 the development standards set forth in Section 6.2.b., c., d., e.(1), (2), (3) and e.(4) shall be deleted
24 and replaced by the following.

25 A. Lot area shall not be less than five thousand (5,000) square feet. The
26 minimum lot area shall be determined by excluding that portion of a lot that is used solely
27 for access to the portion of a lot used as a building site.

1 B. The minimum average lot width of a standard lot shall be forty five feet (45').
2 The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty five feet (35').
3 The minimum average lot depth shall be one hundred feet (100').

4 C. The minimum front yard setback to a habitable portion of the main structure
5 shall be ten feet (10'). The minimum front yard setback to covered porches, courtyards, and
6 balconies shall be ten feet (10'). The minimum front yard setback to the garage shall be
7 twenty feet (20'). No other structural encroachments shall be permitted in the front yard
8 except as provided for in Section 18.19 of Ordinance No. 348.

9 D. The minimum side yard setback shall be five feet (5') for interior lots. The
10 minimum side yard setback for corner lots facing a street shall be ten feet (10'). Chimneys,
11 fireplaces, media centers, and air conditioning units may encroach into the required side yard
12 setback a maximum of two feet (2'). No other structural encroachments shall be permitted in
13 the side rear yard except as provided for in Section 18.19 of Ordinance No. 348.

14 E. The minimum rear yard setback shall be fifteen feet (15'), except that
15 dwelling units with a minimum front yard setback to a habitable portion of the main structure
16 of ten feet (10') shall provide a minimum rear yard setback of twenty feet (20'). Covered
17 patios, balconies and decks may encroach into the required rear yard setback a maximum of
18 five feet (5'). No other structural encroachments shall be permitted in the rear yard except
19 as provided for in Section 18.19 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 VI of Ordinance No. 348.

22 j. Planning Areas 22, 26, 31, 33, and 39.

23 (1) The uses permitted in Planning Areas 22, 26, 31, 33, and 39 of Specific Plan No. 312
24 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except
25 that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4),
26 and (5); c.(1); and e.(1) shall not be permitted.

1 (2) The development standards for Planning Areas 22, 26, 31, 33, and 39 of Specific
2 Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
3 No. 348, except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g.
4 shall be deleted and replaced by the following.

5 A. Lot area shall not be less than five thousand and five hundred (5,500) square
6 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
7 used solely for access to the portion of a lot used as a building site.

8 B. The minimum average lot width of a standard lot shall be fifty feet (50'). The
9 minimum average lot depth shall be one hundred feet (100').

10 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')
12 measured along the right-of-way line. Lot frontage along curvilinear streets may be
13 measured at the building setback in accordance with zone development standards.

14 D. The minimum front yard setback to a habitable portion of the main structure
15 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be
16 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet
17 (10').

18 E. The minimum front and rear yard setback to covered porches, courtyards, and
19 balconies shall be ten feet (10').

20 F. Chimneys, fireplaces, media centers, and air conditioning units shall be
21 allowed to encroach into side yards at a maximum of two feet (2'). No other structural
22 encroachments shall be permitted in the front, side, or rear yard except as provided for in
23 Section 18.19 of Ordinance No. 348.

24 G. No lot shall have more than seventy (70%) percent of its net area covered
25 with buildings or structures.

26 H. A minimum of ten percent (10%) of the lots in each Planning Area shall
27 include a single-story architectural element including, but not limited to, architectural
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1 projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage
2 element.

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

5 k. Planning Areas 23, 27, 30, and 38.

6 (1) The uses permitted in Planning Areas 23, 27, 30, and 38 of Specific Plan No. 312
7 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except
8 that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4),
9 and (5); c.(1); and e.(1) shall not be permitted.

10 (2) The development standards for Planning Areas 23, 27, 30, and 38 of Specific Plan
11 No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
12 348, except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g. shall
13 be deleted and replaced by the following.

14 A. Lot area shall not be less than six thousand (6,000) square feet. The minimum
15 lot area shall be determined by excluding that portion of a lot that is used solely for access
16 to the portion of a lot used as a building site.

17 B. The minimum average lot width of a standard lot shall be fifty feet (55'). The
18 minimum average lot depth shall be one hundred feet (100').

19 C. The minimum frontage of a lot shall be fifty-five feet (55'), except that lots
20 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')
21 measured along the right-of-way line. Lot frontage along curvilinear streets may be
22 measured at the building setback in accordance with zone development standards.

23 D. The minimum front yard setback to a habitable portion of the main structure
24 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be
25 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet
26 (10').

27 E. The minimum front and rear yard setback to covered porches, courtyards, and
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1 balconies shall be ten feet (10').

2 F. Chimneys, fireplaces, media centers, and air condition units shall be allowed
3 to encroach into side yards at a maximum of two feet (2'). No other structural encroachments
4 shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of
5 Ordinance No. 348.

6 G. No lot shall have more than seventy (70%) percent of its net area covered
7 with buildings or structures.

8 H. A minimum of ten percent (10%) of the lots in each Planning Areas shall
9 include a single-story architectural element such as, but not limited to, architectural
10 projections, bay windows, porches, balconies, one-story living spaces, and/or a one-story
11 garage element, and other similar architectural elements.

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

14 l. Planning Areas 24 and 34.

15 (1) The uses permitted in Planning Areas 24 and 34 of Specific Plan No. 312 shall be
16 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the
17 uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1);
18 and e.(1) shall not be permitted.

19 (2) The development standards for Planning Areas 24 and 34 of Specific Plan No. 312
20 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
21 except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g. shall be
22 deleted and replaced by the following.

23 A. Lot area shall not be less than five thousand (5,000) square feet. The
24 minimum lot area shall be determined by excluding that portion of a lot that is used solely
25 for access to the portion of a lot used as a building site.

26 B. The minimum average lot width of a standard lot shall be forty-five feet (45').
27 The minimum average lot depth shall be one hundred feet (100').
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1 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')
3 measured along the right-of-way line. Lot frontage along curvilinear streets may be
4 measured at the building setback in accordance with zone development standards.

5 D. The minimum front yard setback to a habitable portion of the main structure
6 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be
7 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet
8 (10').

9 E. The minimum front and rear yard setback to covered porches, courtyards, and
10 balconies shall be ten feet (10').

11 F. Chimneys, fireplaces, media centers, and air conditioning units shall be
12 allowed to encroach into side yards at a maximum of two feet (2'). No other structural
13 encroachments shall be permitted in the front, side, or rear yard except as provided for in
14 Section 18.19 of Ordinance No. 348.

15 G. No lot shall have more than seventy (70%) percent of its net area covered
16 with buildings or structures.

17 H. A minimum of ten percent (10%) of the lots in each Planning Area shall
18 feature a single-story architectural element such as, but not limited to, architectural
19 projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage
20 element.

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

23 m. Planning Area 29.

24 (1) The uses permitted in Planning Area 29 of Specific Plan No. 312. shall be the same
25 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
26 permitted pursuant to Section 8.100.a.(1), (3), (6) and (8); b.(1); and c.(1) shall not be permitted. In
27 addition, the permitted uses identified under Section 8.100.a. shall also include private recreation
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1 facilities, athletic fields and playgrounds.

2 (2) The development standards for Planning Area 29 of Specific Plan No. 312 shall be
3 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348, except
4 that the development standards set forth in Article VIIIe, Section 8.101.b shall be deleted and
5 replaced by the following:

6 A. The minimum front, side, and rear yard setbacks for buildings in Planning
7 Area 29 is twenty feet (20').

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

10 i. Planning Areas 32, 35, and 36.

11 (1) The uses permitted in Planning Areas 32, 35, and 36 of Specific Plan No. 312 shall
12 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the
13 uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1);
14 and e.(1) shall not be permitted.

15 (2) The development standards for Planning Areas 32, 35, and 36 of Specific Plan No.
16 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
17 except that the development standards set forth in Section 6.2.b., e.(1), and e.(4) shall be deleted and
18 replaced by the following.

19 A. Lot area shall not be less than seven thousand (7,000) square feet. The
20 minimum lot area shall be determined by excluding that portion of a lot that is used solely
21 for access to the portion of a lot used as a building site.

22 B. The minimum front yard setback to front-entry garages shall be twenty feet
23 (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').

24 C. Chimneys, fireplaces, media centers, and air conditioning units shall be
25 allowed to encroach into side yards at a maximum of two feet (2'). No other structural
26 encroachments shall be permitted in the front, side, or rear yard except as provided for in
27 Section 18.19 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 VI of Ordinance No. 348.

3 n. Planning Area 37.

4 (1) The uses permitted in Planning Area 37 of Specific Plan No. 312 shall be the same
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1);
7 and e.(1) shall not be permitted.

8 (2) The development standards for Planning Area 37 of Specific Plan No. 312 shall be
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
10 the development standards set forth in Article VI, Section 6.2.b., e.(1), and e.(4) shall be deleted and
11 replaced by the following:

12 A. Lot area shall be not less than eight thousand (8,000) square feet. The
13 minimum lot area shall be determined by excluding that portion of a lot that is used solely
14 for access to the portion of a lot used as a building site.

15 B. The minimum front yard setback to front-entry garages shall be twenty feet
16 (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').

17 C. Chimneys, fireplaces, media centers, and air conditioning units shall be
18 allowed to encroach into side yards at a maximum of two feet (2'). No other structural
19 encroachments shall be permitted in the front, side, or rear yard except as provided for in
20 Section 18.19 of Ordinance No. 348.

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

23 o. Planning Area 42.

24 (1) The uses permitted in Planning Area 42 of Specific Plan No. 312 shall be the same
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
26 permitted pursuant to Section 6.1.a.(3) and (4); and b.(1) and (3) shall not be permitted. In addition,
27 the permitted uses identified under Section 6.1.b. shall include public schools.
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1 (2) The development standards for Planning Area 42 of Specific Plan No. 312 shall be
2 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
3 the development standards set forth in Section 6.2.e.(4) shall be deleted and replaced by the
4 following:

5 A. Chimneys and fireplaces shall be allowed to encroach into side yards a
6 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
7 side or rear yard except as provided for in Section 18.19 or Ordinance No. 348.

8 In addition, the following development standard shall apply:

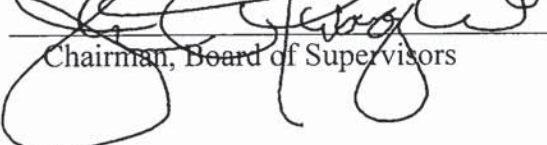
9 AA. Interior side yards may be reduced to accommodate zero lot line or
10 common wall situations, except that in no case shall the reduction in the side yard
11 areas reduce the separation between structures to less than ten feet (10').

12 (3) Except as provided above, all other zoning requirements shall be the same as those
13 requirements identified in Article VI of Ordinance No. 348.”
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Section 4. 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

ATTEST:
CLERK OF THE BOARD
KECIA HARPER-IHEM

By: 
Deputy

(SEAL)

APPROVED AS TO FORM:
June 26, 2017

By: 
MICHELLE CLACK
Supervising Deputy County Counsel

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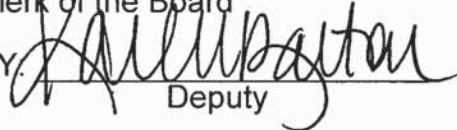
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on July 11, 2017, the foregoing ordinance consisting of 4 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington, Perez and Ashley
NAYS: None
ABSENT: None

DATE: July 11, 2017

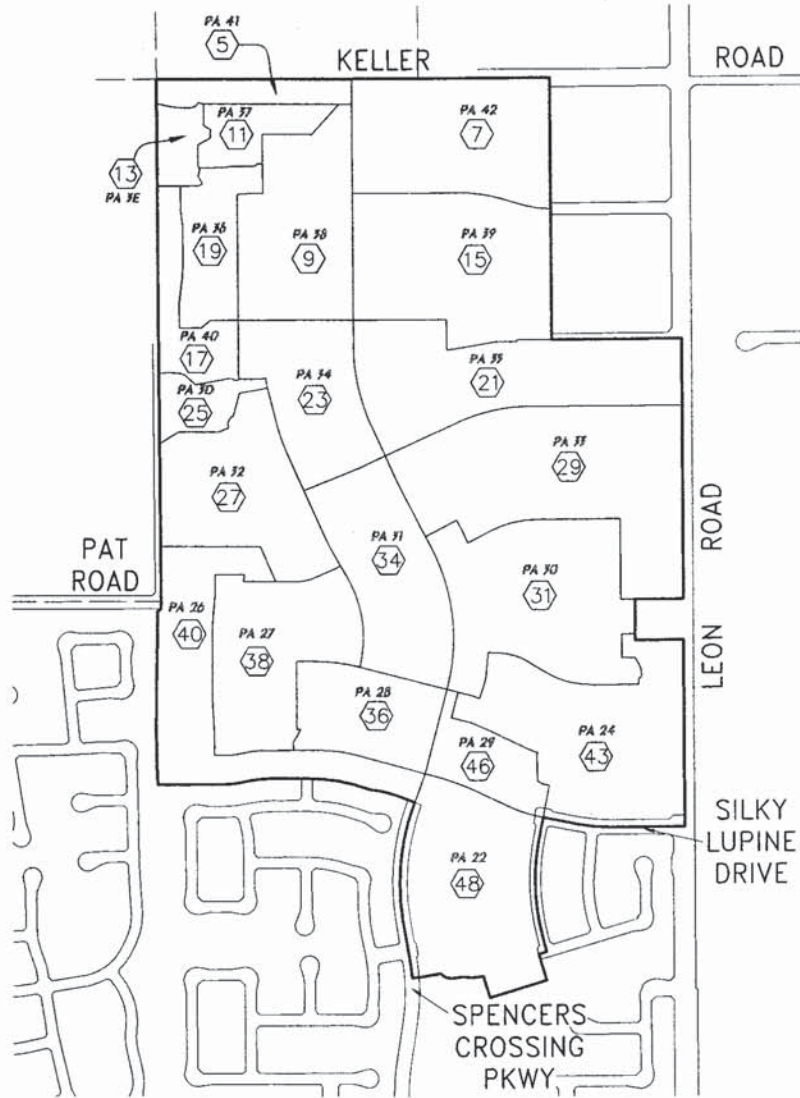
KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

Item 17.2

FRENCH VALLEY AREA
SEC. 30, T.6S., R.2W., S.B.M.



INDEX SHEET

INDICATES SHEET NUMBER
BOUNDARY INFO SHEETS 2-3

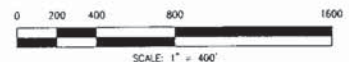
SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

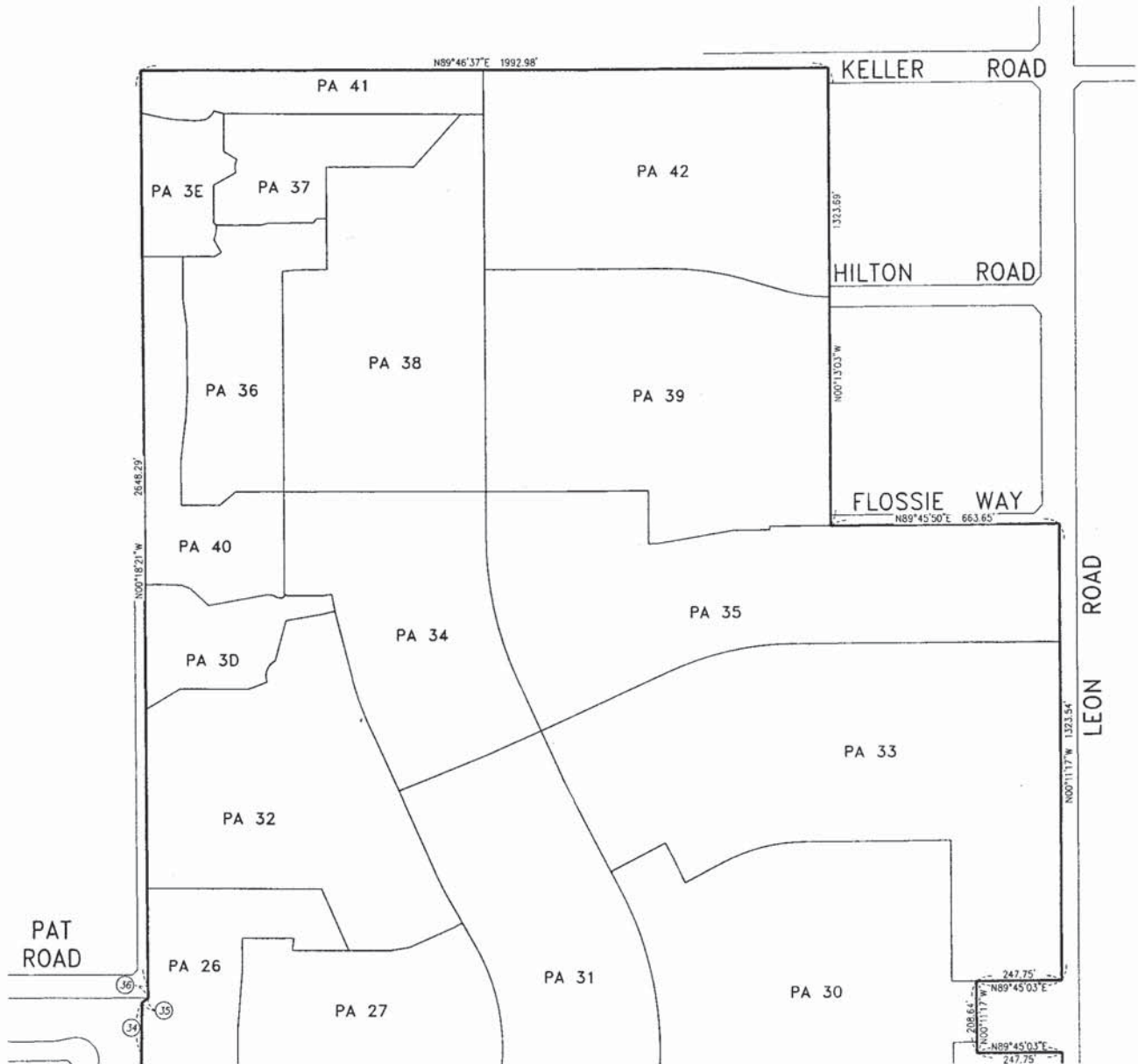
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
ADOPTED BY ORDINANCE NO. 348.4860
JULY 11, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS



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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,
480-660-016 & 480-670-031.



(SEE SHEET 3 OF 4 FOR CONTINUATION)

NOTE:
SEE SHEET 4 FOR LINE - CURVE
DATA TABLE.

SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

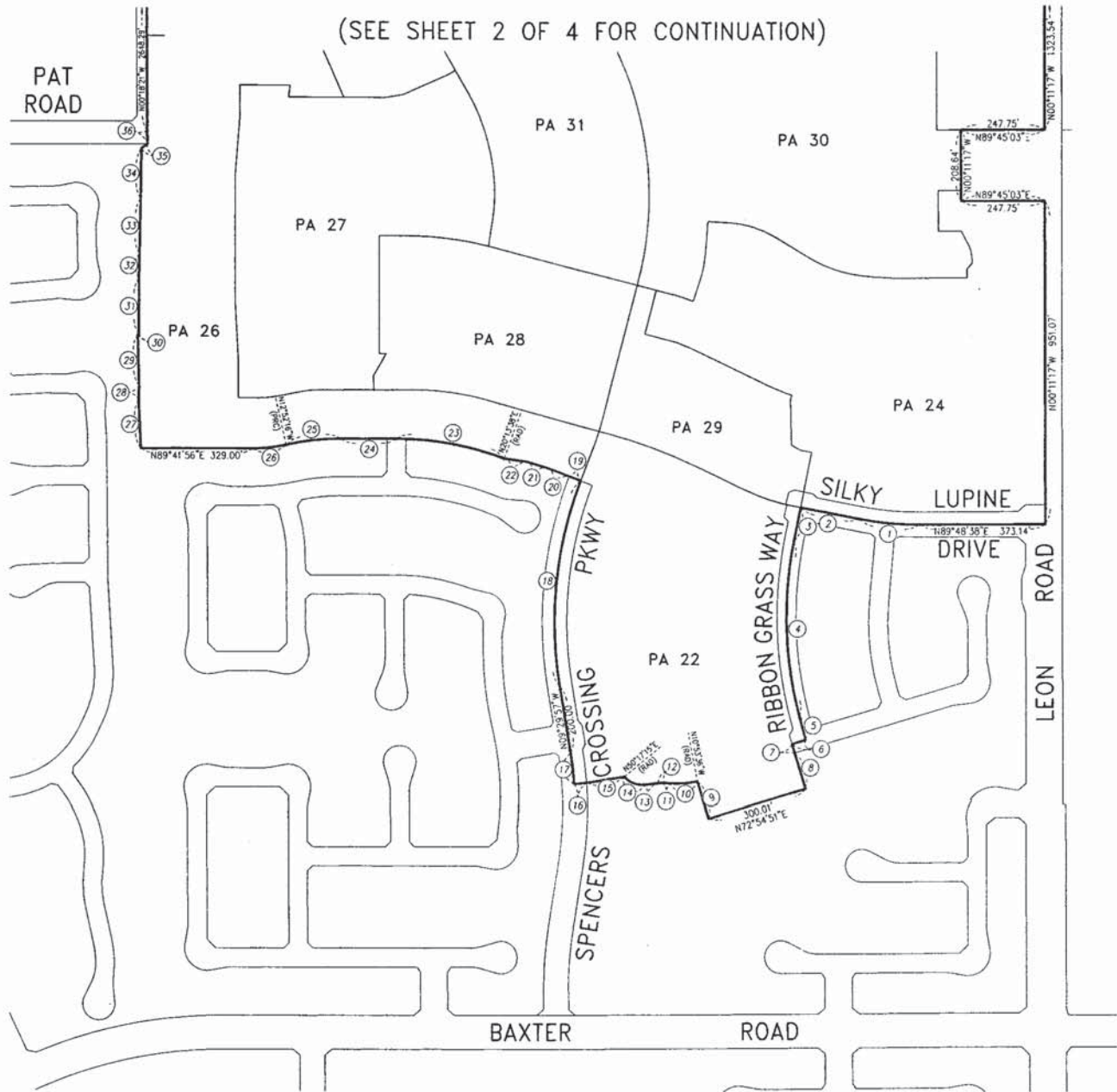
CHANGE OF ZONE CASE NO. 07898
ADOPTED BY ORDINANCE NO. 348.4860
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(SEE SHEET 2 OF 4 FOR CONTINUATION)



NOTE:
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DATA TABLE.

SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

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FRENCH VALLEY AREA
 SEC. 30, T.6S., R.2W., S.B.M.

LINE - CURVE DATA TABLE

○	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	11°17'42"	900.00'	177.42'	89.00'
2	N 78°53'40" W	-	176.27'	-
3	N 11°06'20" E	-	101.50'	-
4	25°54'19"	1150.00'	519.95'	264.50'
5	N 14°47'59" W	-	71.03'	-
6	N 73°24'15" E	-	41.62'	-
7	N 16°41'54" W	-	28.00'	-
8	N 16°35'45" W	-	110.62'	-
9	N 18°35'45" W	-	114.80'	-
10	1427°08"	328.00'	82.74'	41.59'
11	N 86°26'27" W	-	16.45'	-
12	10°17'48"	100.00'	17.97'	9.01'
13	N 83°15'45" E	-	40.99'	-
14	57°01'30"	66.00'	65.69'	35.85'
15	N 80°30'03" E	-	112.02'	-
16	N 85°44'25" E	-	37.00'	-
17	05°14'22"	1000.00'	91.44'	45.75'
18	30°39'25"	1150.00'	615.32'	315.22'
19	N 68°50'32" W	-	37.00'	-
20	N 69°45'34" W	-	70.25'	-

LINE - CURVE DATA TABLE

○	BEARING/Delta	RADIUS	LENGTH	TANGENT
21	N 73°43'11" W	-	65.16'	-
22	N 82°19'51" W	-	66.62'	-
23	20°31'42"	910.00'	326.04'	164.79'
24	N 89°41'56" E	-	163.81'	-
25	12°34'12"	740.00'	162.35'	81.50'
26	12°34'11"	460.00'	100.92'	50.66'
27	N 02°22'52" W	-	142.45'	-
28	N 01°09'55" E	-	40.02'	-
29	N 01°26'46" W	-	150.95'	-
30	N 89°42'07" E	-	3.60'	-
31	N 00°03'45" E	-	166.28'	-
32	N 01°19'41" E	-	72.07'	-
33	N 01°11'20" E	-	162.31'	-
34	N 00°40'04" E	-	147.91'	-
35	N 54°36'00" E	-	21.67'	-
36	N 00°17'53" W	-	37.00'	-

SP ZONE SPECIFIC PLAN (SP00312 A2)

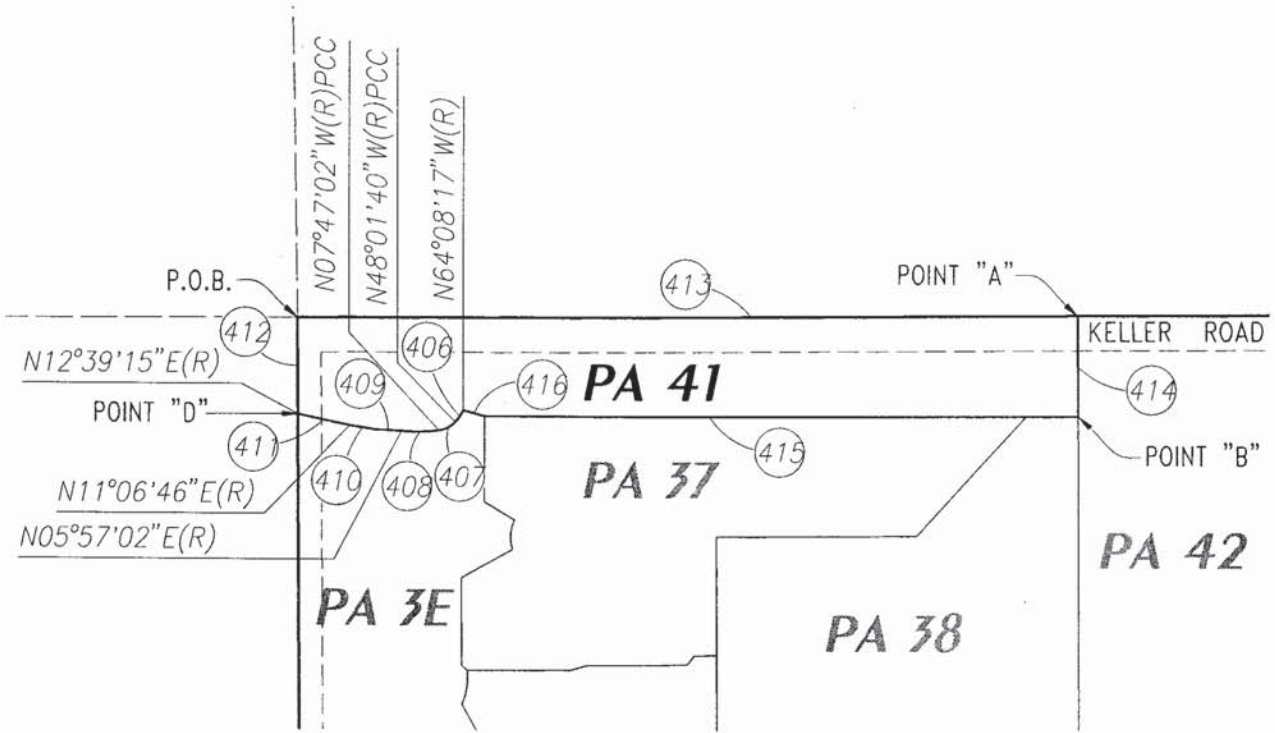
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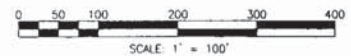
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480-660-016 & 480-670-031.

PA 41 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
④06	16°06'37"	64.21'	18.05'	9.09'
④07	40°14'38"	33.81'	23.75'	12.39'
④08	13°44'04"	199.83'	47.90'	24.07'
④09	N 87°02'50" W	--	33.38'	--
④10	N 80°42'33" W	--	32.72'	--
④11	01°32'29"	2509.46'	67.51'	33.76'
④12	N 00°18'21" W	--	122.39'	--
④13	N 89°46'37" E	--	988.69'	--
④14	N 00°13'30" W	--	127.84'	--
④15	EAST	--	751.27'	--
④16	N 75°00'48" W	--	28.16'	--

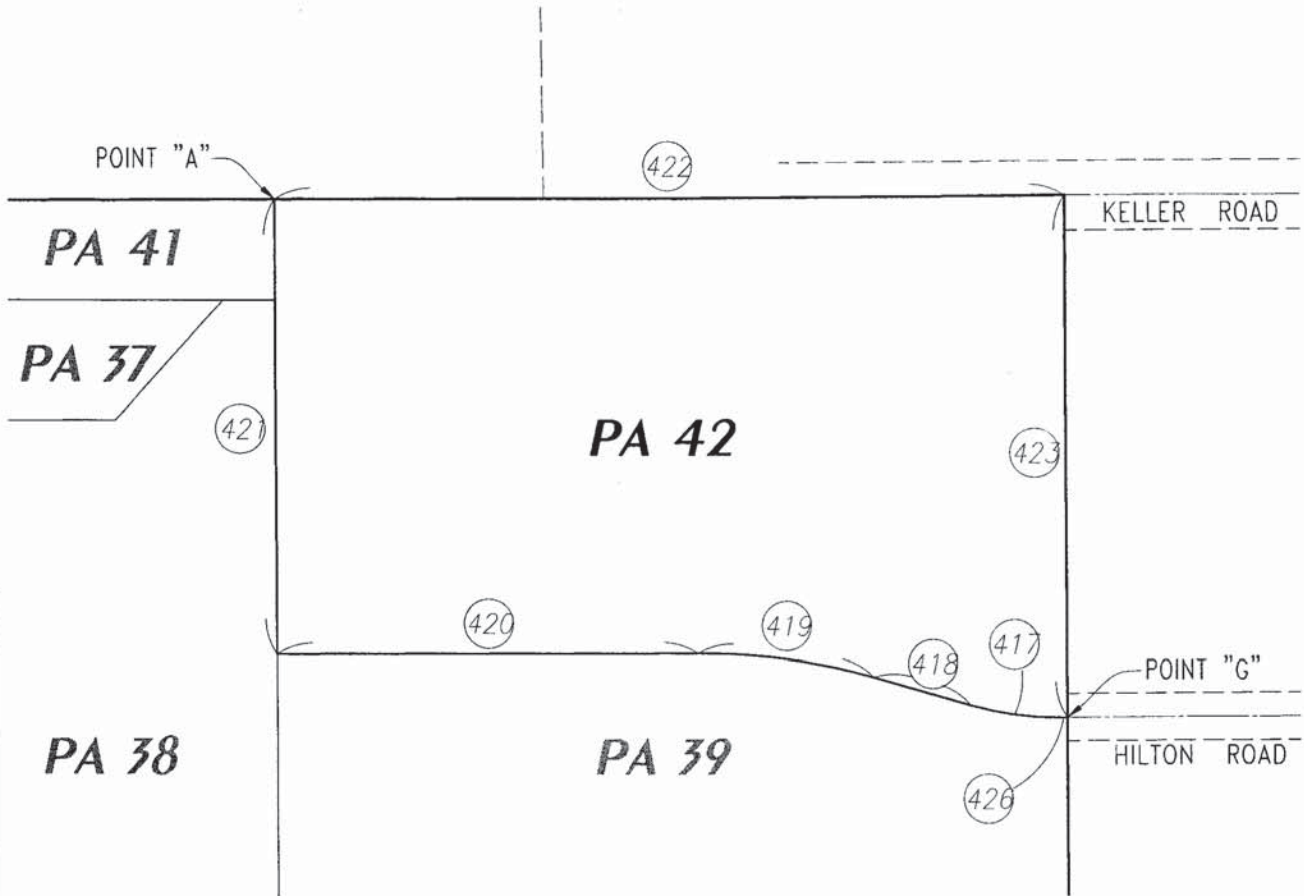
SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

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480-660-016 & 480-670-031.

PA 42 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
④17	16°19'38"	400.00'	113.99'	57.38'
④18	N 73°54'08" W	-	128.44'	-
④19	16°19'22"	800.00'	227.91'	114.73'
④20	N 89°46'30" E	-	534.02'	-
④21	N 00°13'30" W	-	577.42'	-
④22	N 89°46'37" E	-	1004.29'	-
④23	N 00°13'03" W	-	661.84'	-
④26	N 89°46'14" E	-	9.63'	-

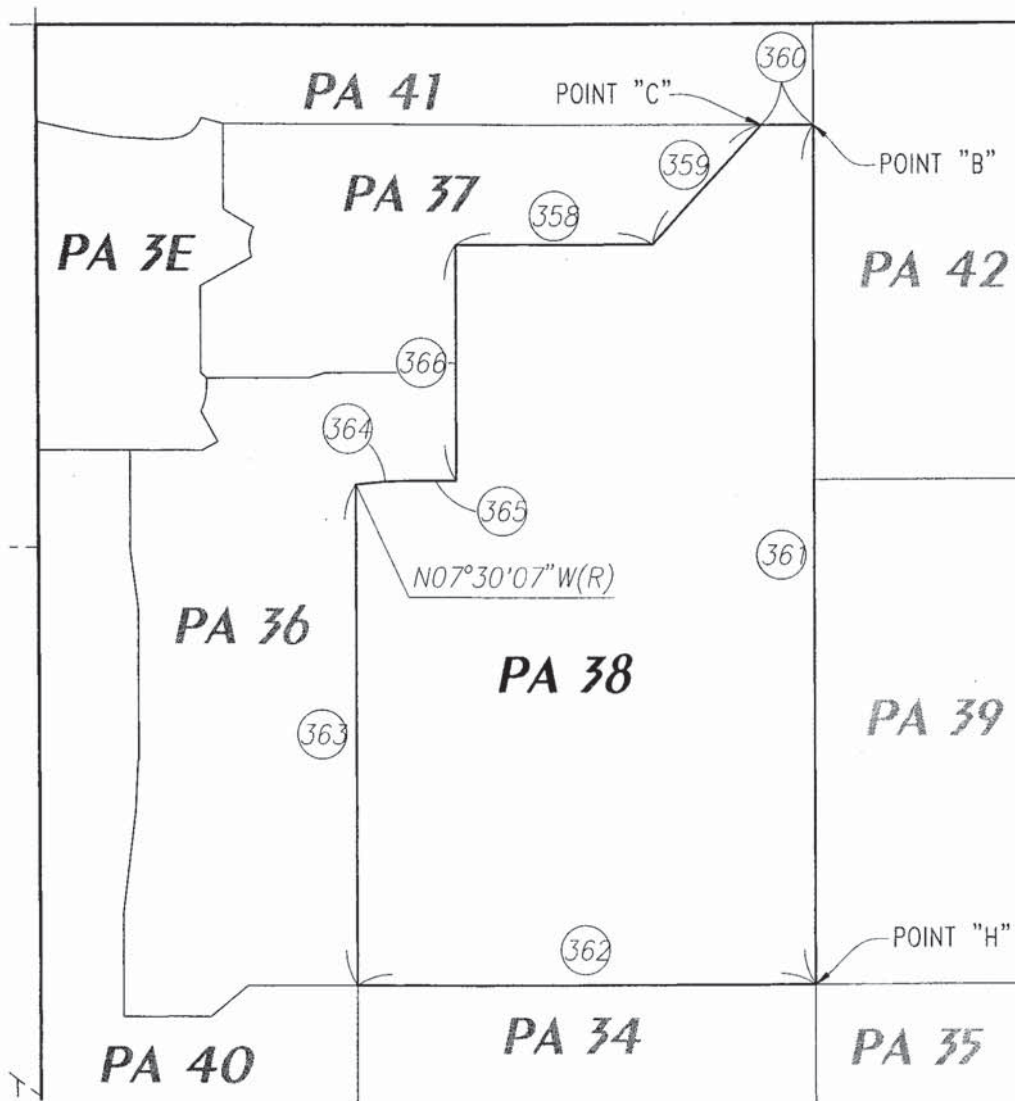
SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
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SP ZONE SPECIFIC PLAN (SP00312 A2)

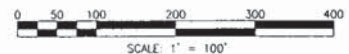
MAP NO. 2.2412

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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,
480-660-016 & 480-670-031.



PA 38 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
358	N 89°46'30" E	-	252.59'	-
359	N 42°03'16" E	-	204.72'	-
360	EAST	-	65.79'	-
361	N 00°13'30" W	-	1090.70'	-
362	N 89°46'30" E	-	584.35'	-
363	N 00°13'55" W	-	636.29'	-
364	07°16'37"	600.00'	76.20'	38.15'
365	N 89°46'30" E	-	52.33'	-
366	N 00°13'30" W	-	298.37'	-

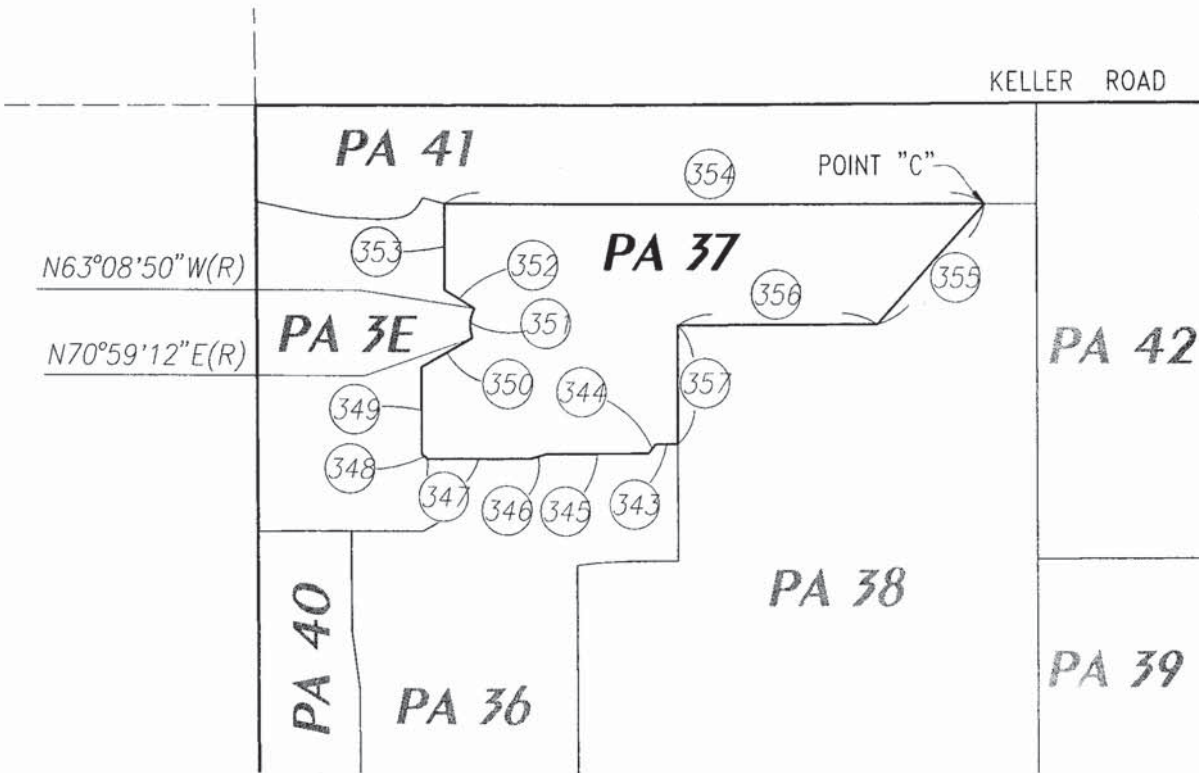
SP ZONE SPECIFIC PLAN (SP00312 A2)

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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,
480-660-016 & 480-670-031.



PA 37 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
343	N 89°46'30" E	-	28.09'	-
344	N 38°31'04" E	-	15.03'	-
345	N 89°31'43" E	-	129.45'	-
346	N 73°12'54" E	-	21.36'	-
347	N 89°31'43" E	-	130.27'	-
348	N 48°35'33" W	-	9.90'	-
349	N 00°13'55" W	-	110.00'	-
350	N 60°27'40" E	-	74.64'	-
351	45°51'58"	48.00'	38.42'	20.31'
352	N 58°53'17" W	-	44.80'	-
353	NORTH	-	109.01'	-
354	EAST	-	685.48'	-
355	N 42°03'16" E	-	204.72'	-
356	N 89°46'30" E	-	252.59'	-
357	N 00°13'30" W	-	149.65'	-

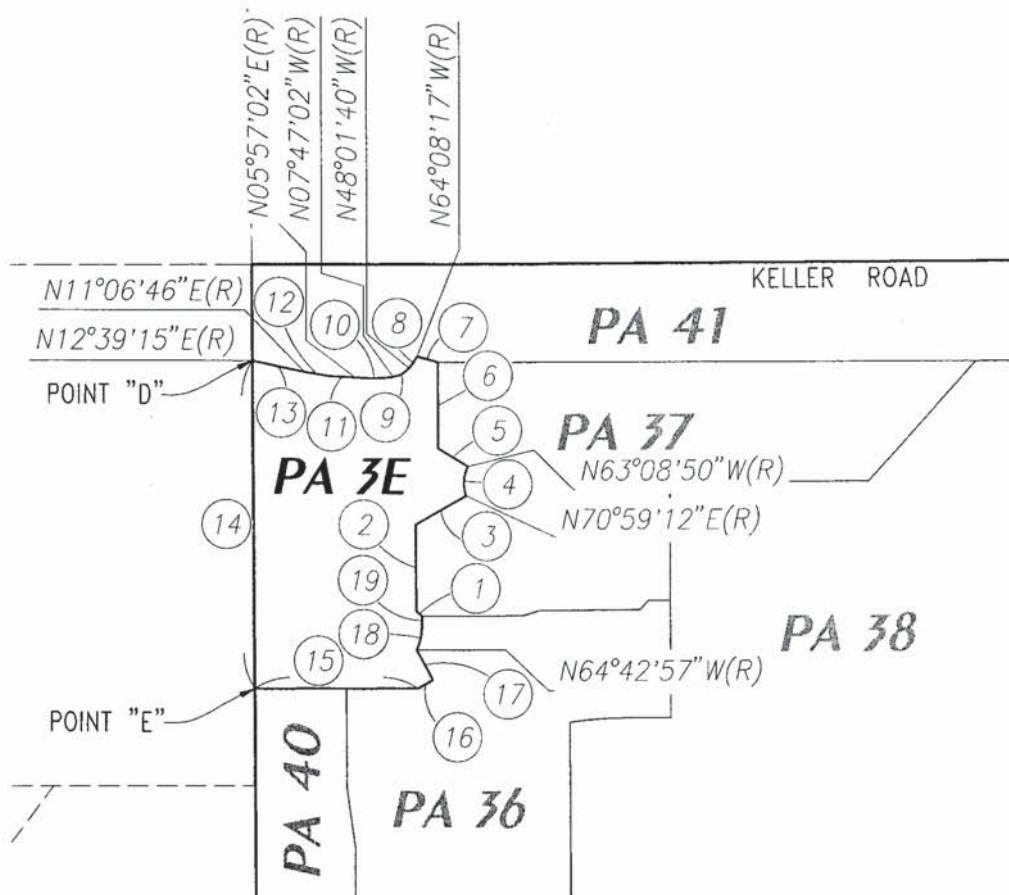
SP ZONE SPECIFIC PLAN (SP00312 A2)

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480-660-016 & 480-670-031.



PA - 3E - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N 48°35'33" W	-	9.90'	-
②	N 00°13'55" W	-	110.00'	-
③	N 60°27'40" E	-	74.64'	-
④	45°51'58"	48.00'	38.42'	20.31'
⑤	N 58°53'17" W	-	44.80'	-
⑥	NORTH	-	109.01'	-
⑦	N 75°00'48" W	-	28.16'	-
⑧	16°06'37"	64.21'	18.05'	9.09'
⑨	40°14'38"	33.81'	23.75'	12.39'
⑩	13°44'04"	199.83'	47.90'	24.07'
⑪	N 87°02'50" W	-	33.38'	-
⑫	N 80°42'33" W	-	32.72'	-
⑬	01°32'29"	2509.46'	67.51'	33.76'
⑭	N 00°18'21" W	-	416.65'	-
⑮	N 89°45'42" E	-	208.23'	-
⑯	N 60°45'30" E	-	22.51'	-
⑰	N 29°14'30" W	-	43.19'	-
⑱	25°30'58"	73.60'	32.78'	16.66'
⑲	N 00°13'55" W	-	10.93'	-

SP ZONE SPECIFIC PLAN (SP00312 A2)

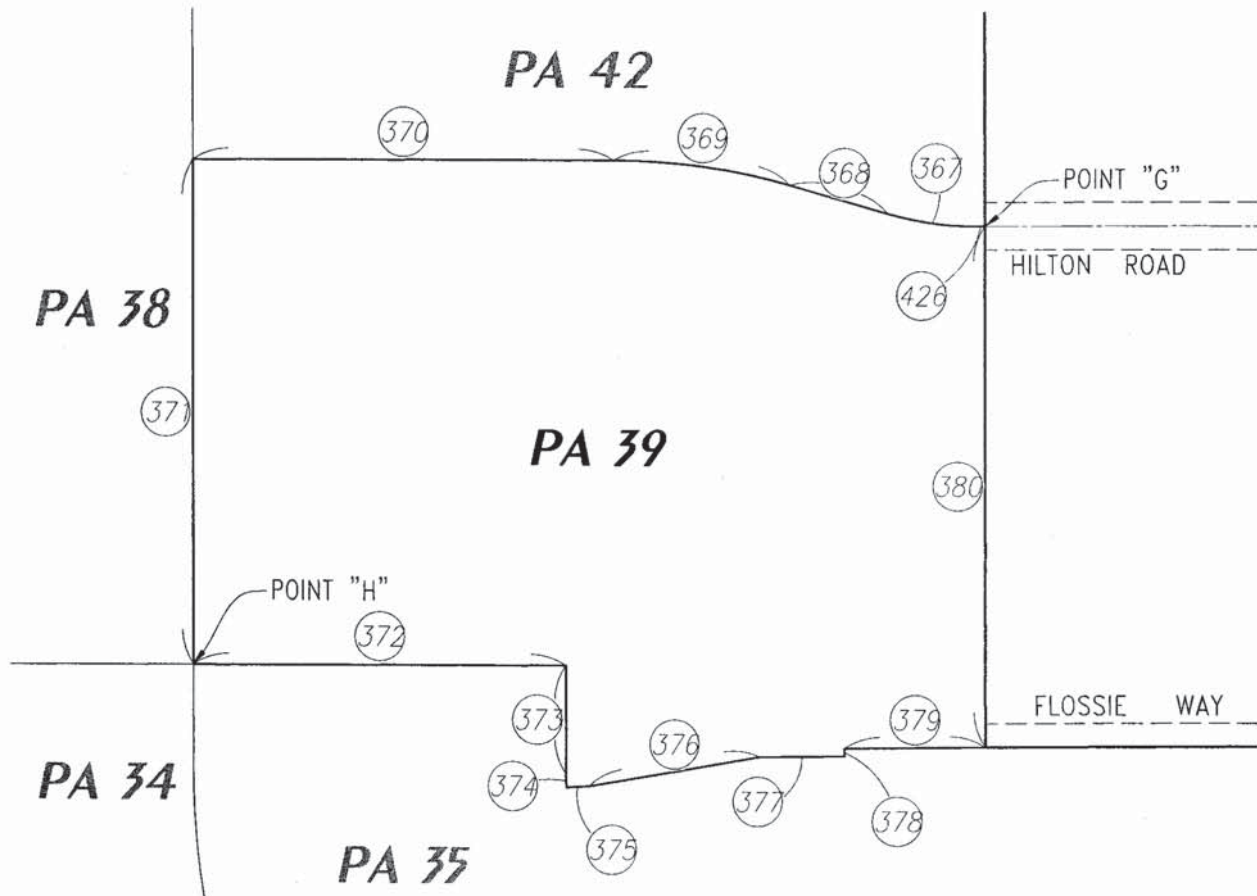
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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,
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PA 39 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
367	16°19'38"	400.00'	113.99'	57.38'
368	N 73°54'08" W	-	128.44'	-
369	16°19'22"	800.00'	227.91'	114.73'
370	N 89°46'30" E	-	534.02'	-
371	N 00°13'30" W	-	641.12'	-
372	N 89°45'58" E	-	473.05'	-
373	N 00°13'55" W	-	137.76'	-
374	03°12'49"	300.00'	16.83'	8.42'
375	N 86°33'16" E	-	28.00'	-
376	N 80°14'51" E	-	221.27'	-
377	N 89°34'38" E	-	107.07'	-
378	N 00°16'55" E	-	10.15'	-
379	N 89°34'42" E	-	177.24'	-
380	N 00°13'03" W	-	661.84'	-
426	N 89°46'14" E	-	9.63'	-

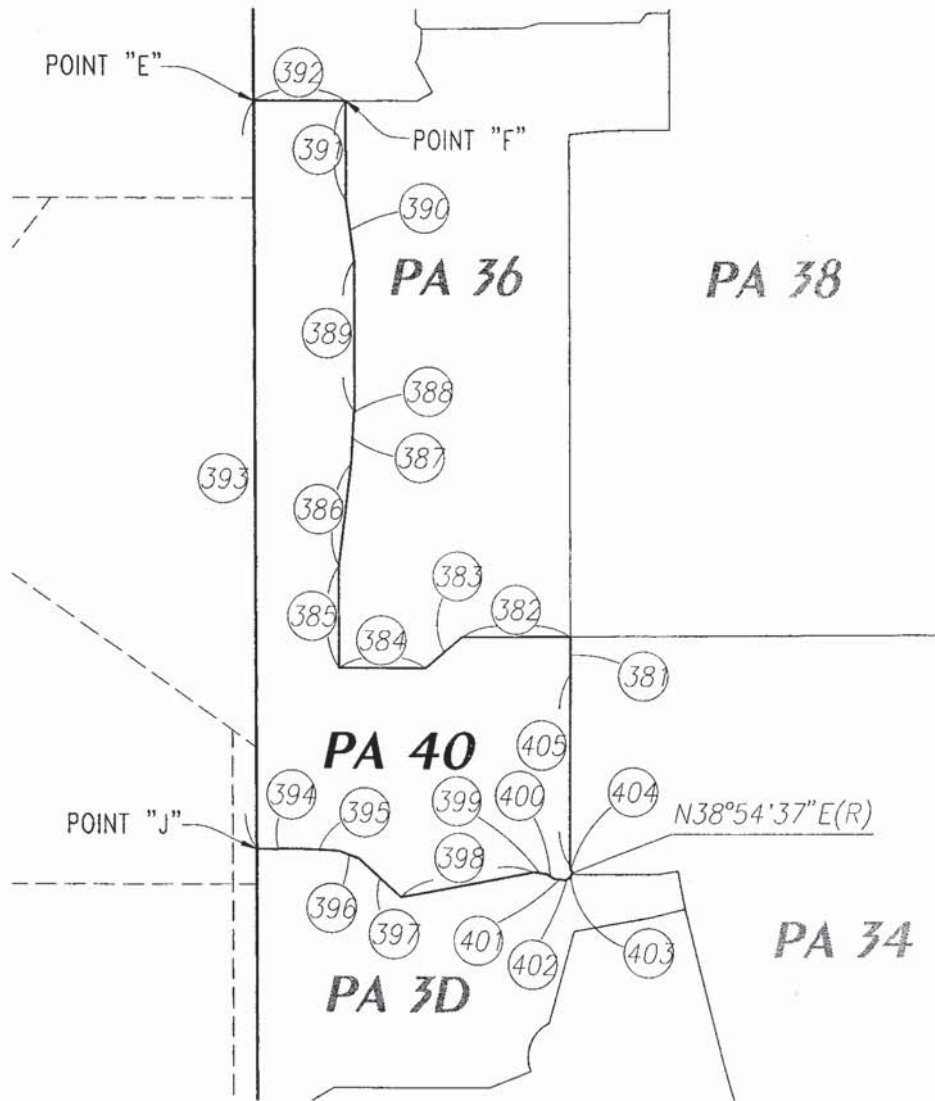
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PA 40 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
381	N 00°18'03" W	-	47.31'	-
382	N 89°46'30" E	-	139.45'	-
383	N 49°49'16" E	-	61.04'	-
384	N 89°46'05" E	-	110.00'	-
385	N 00°13'55" W	-	130.00'	-
386	N 06°51'31" E	-	130.99'	-
387	N 02°36'34" E	-	65.08'	-
388	N 89°45'42" E	-	0.85'	-
389	N 00°13'56" W	-	191.87'	-
390	N 07°48'13" W	-	76.38'	-
391	N 00°14'18" W	-	126.20'	-
392	N 89°45'42" E	-	117.42'	-
393	N 00°18'21" W	-	948.84'	-
394	N 89°41'53" E	-	55.11'	-
395	N 87°41'45" W	-	50.06'	-
396	N 69°22'36" W	-	27.62'	-
397	N 47°21'17" W	-	71.72'	-
398	N 79°30'34" E	-	173.37'	-
399	N 83°19'42" W	-	17.15'	-
400	N 56°55'40" W	-	11.15'	-
401	N 82°31'14" W	-	14.50'	-
402	N 65°35'48" E	-	4.46'	-
403	N 38°54'37" E	-	9.77'	-
404	51°05'23"	10.00'	8.92'	4.78'
405	NORTH	-	244.77'	-

SP ZONE SPECIFIC PLAN (SP00312 A2)

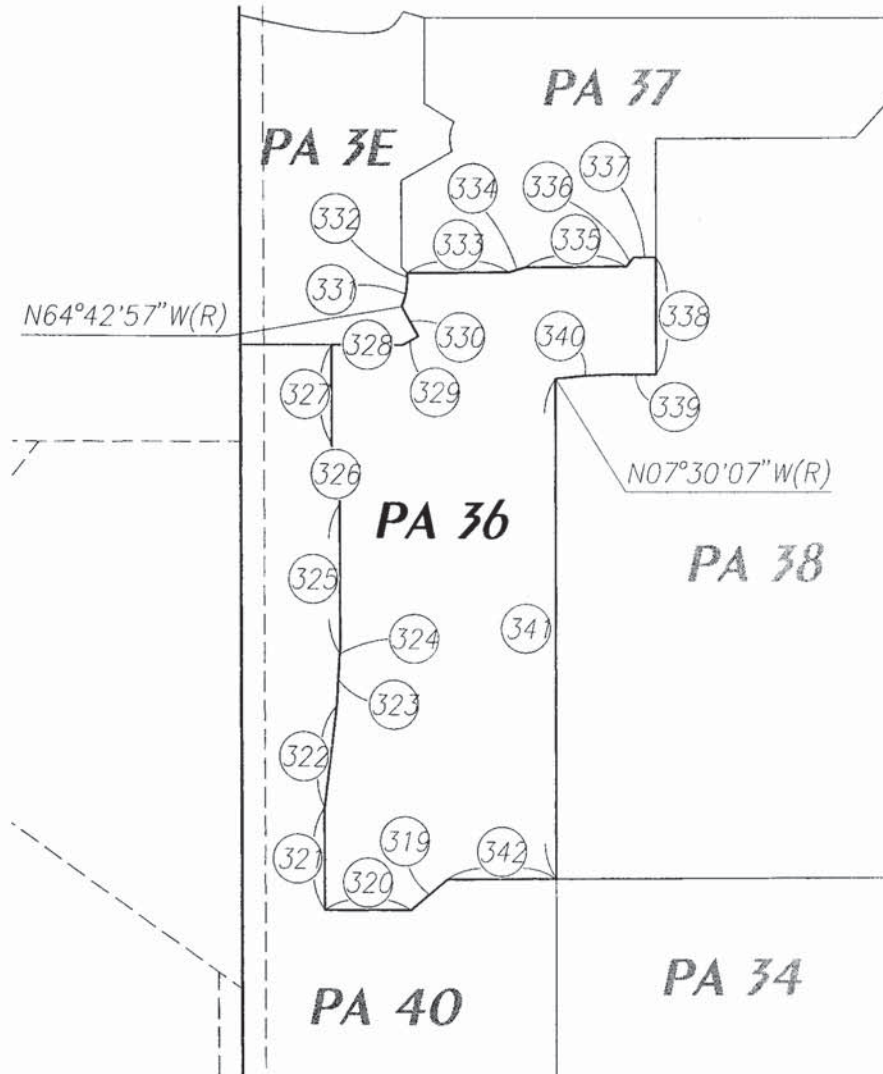
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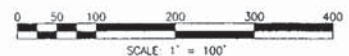
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ASSESSORS'S PARCEL NUMBER (APN): 480-010-017, 480-010-018, 480-010-019,
480-010-022, 480-010-023, 480-010-024, 480-010-025, 480-010-026, 480-020-009,
480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,
480-660-016 & 480-670-031.



PA 36 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
319	N 49°49'16" E	-	61.04'	-
320	N 89°46'05" E	-	110.00'	-
321	N 00°13'55" W	-	130.00'	-
322	N 06°51'31" E	-	130.99'	-
323	N 02°36'34" E	-	65.08'	-
324	N 89°45'42" E	-	0.85'	-
325	N 00°13'56" W	-	191.87'	-
326	N 07°48'13" W	-	76.38'	-
327	N 00°14'18" W	-	126.20'	-
328	N 89°45'42" E	-	90.81'	-
329	N 60°45'30" E	-	22.51'	-
330	N 29°14'30" W	-	43.19'	-
331	25°30'58"	73.60'	32.78'	16.66'
332	N 00°13'55" W	-	10.93'	-
333	N 89°31'43" E	-	130.27'	-
334	N 73°12'54" E	-	21.36'	-
335	N 89°31'43" E	-	129.45'	-
336	N 38°31'04" E	-	15.03'	-
337	N 89°46'30" E	-	28.09'	-
338	N 00°13'30" W	-	148.72'	-
339	N 89°46'30" E	-	52.33'	-
340	07°16'37"	600.00'	76.20'	38.15'
341	N 00°13'55" W	-	636.29'	-
342	N 89°46'30" E	-	139.45'	-

SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

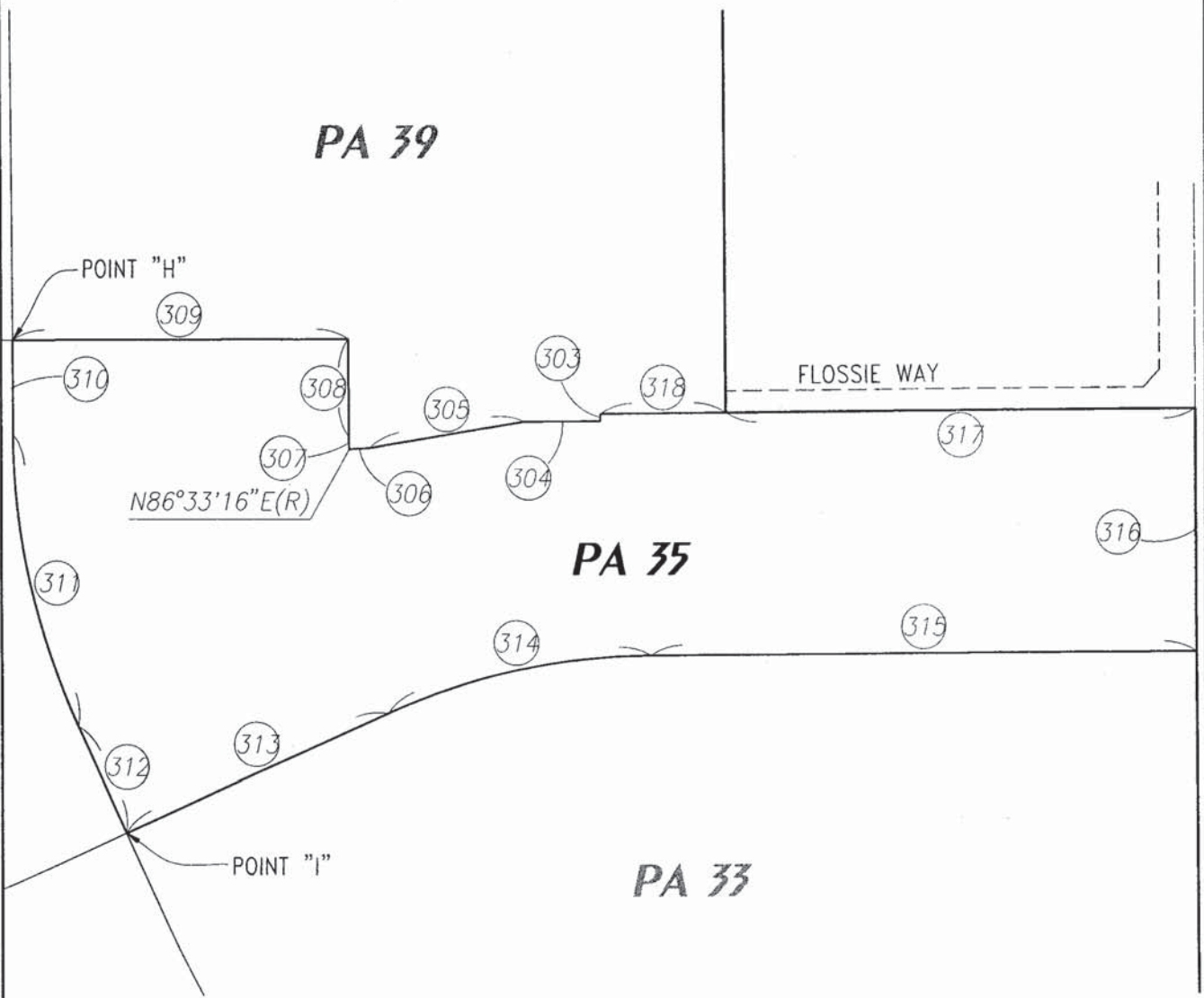
CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
 ADOPTED BY ORDINANCE NO. 348.486Q
 JULY 11, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSORS'S PARCEL NUMBER (APN): 480-010-017, 480-010-018, 480-010-019,
 480-010-022, 480-010-023, 480-010-024, 480-010-025, 480-010-026, 480-020-009,
 480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,
 480-660-016 & 480-670-031.



SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
ADOPTED BY ORDINANCE NO. 348.4860
JULY 11, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS



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480-010-022, 480-010-023, 480-010-024, 480-010-025, 480-010-026, 480-020-009,
480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,
480-660-016 & 480-670-031.



PA 35 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
303	N 00°16'55" E	-	10.15'	-
304	N 89°34'38" E	-	107.07'	-
305	N 80°14'51" E	-	221.27'	-
306	N 86°33'16" E	-	28.00'	-
307	03°12'49"	300.00'	16.83'	8.42'
308	N 00°13'55" W	-	137.76'	-
309	N 89°45'58" E	-	473.05'	-
310	N 00°13'30" W	-	131.90'	-
311	24°19'55"	1000.00'	424.67'	215.58'
312	N 24°33'25" W	-	164.50'	-
313	N 65°26'35" E	-	404.39'	-
314	24°21'59"	900.00'	382.74'	194.31'
315	N 89°48'34" E	-	770.95'	-
316	N 00°09'43" W	-	342.65'	-
317	N 89°45'50" E	-	663.65'	-
318	N 89°34'42" E	-	177.24'	-

SP ZONE SPECIFIC PLAN (SP00312 A2)

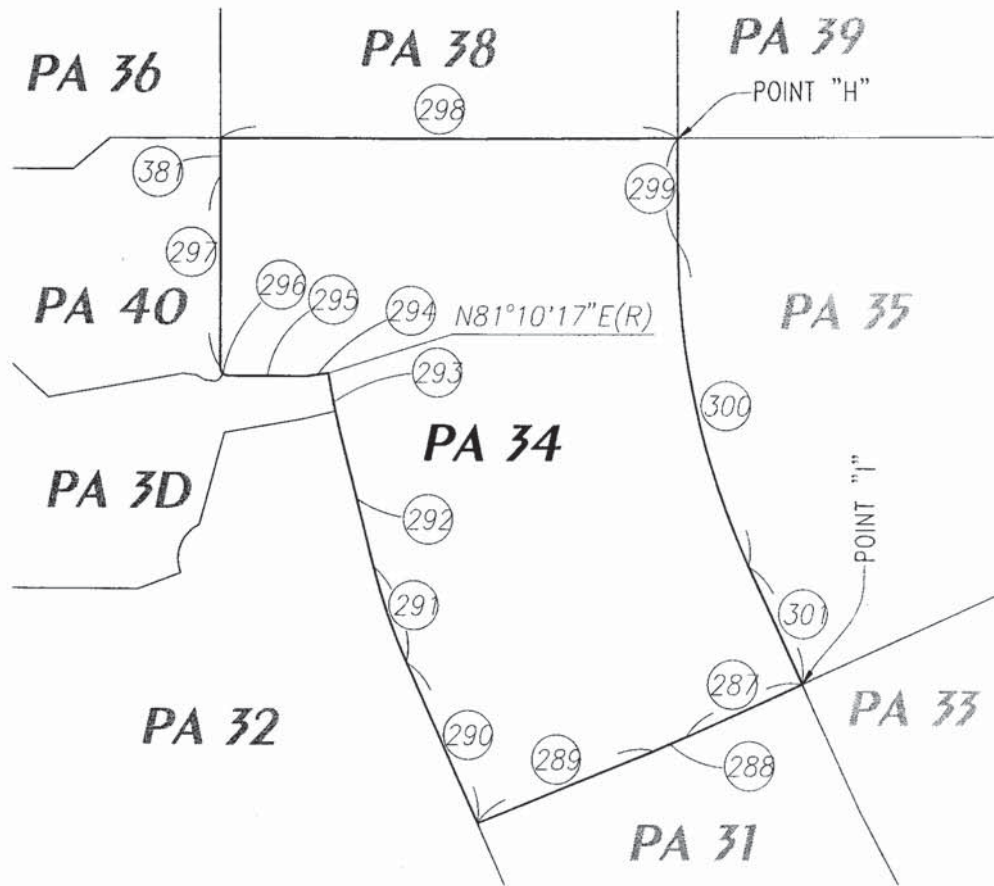
MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
 ADOPTED BY ORDINANCE NO. 348.4860
 JULY 11, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
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CHANGE OF ZONE CASE NO. 07898
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JULY 11, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS



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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,
480-660-016 & 480-670-031.



PA 34 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
287	N 65°26'35" E	-	161.96'	-
288	02°30'27"	1000.00'	43.76'	21.89'
289	N 67°57'02" E	-	244.29'	-
290	N 24°02'58" W	-	222.99'	-
291	09°48'50"	750.00'	128.46'	64.39'
292	N 14°14'08" W	-	176.05'	-
293	05°24'25"	800.00'	75.50'	37.78'
294	N 81°10'17" E	-	28.00'	-
295	WEST	-	100.51'	-
296	90°00'00"	10.00'	15.71'	10.00'
297	NORTH	-	244.77'	-
298	N 89°46'30" E	-	584.35'	-
299	N 00°13'30" W	-	131.90'	-
300	24°19'55"	1000.00'	424.67'	215.58'
301	N 24°33'25" W	-	164.50'	-
381	N 00°18'03" W(R)	-	47.31'	-

SP ZONE SPECIFIC PLAN (SP00312 A2)

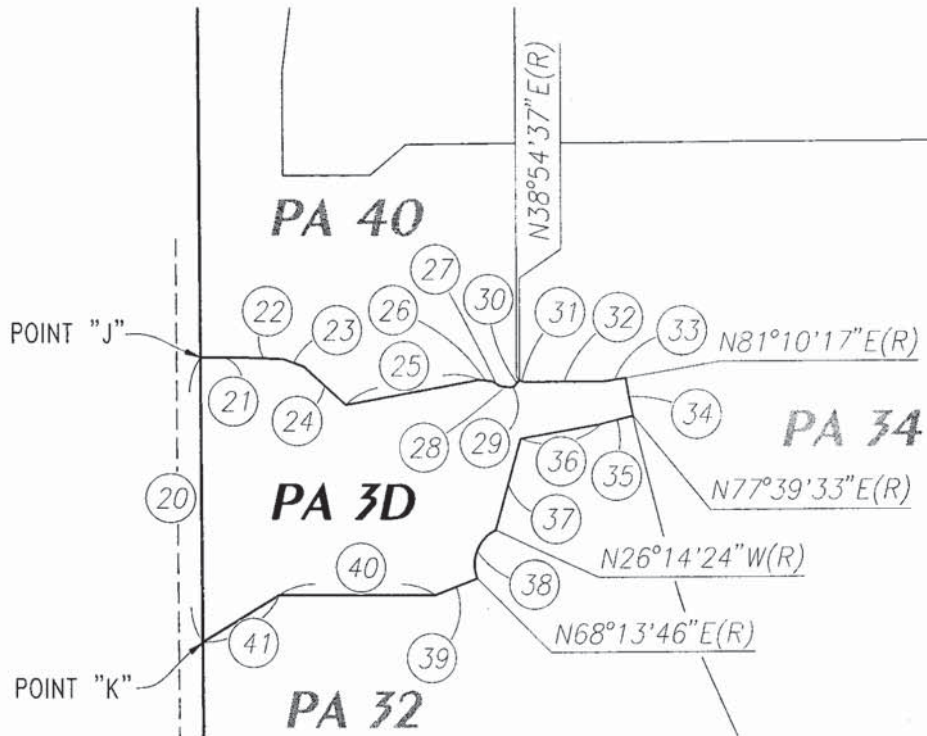
MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
 ADOPTED BY ORDINANCE NO. 348.4860
 JULY 11, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,
480-660-016 & 480-670-031.



PA 3D - DATA TABLE

○	BEARING/Delta	RADIUS	LENGTH	TANGENT
20	N 00°18'21" W	-	361.47'	-
21	N 89°41'53" E	-	55.11'	-
22	N 87°41'45" W	-	50.06'	-
23	N 69°22'36" W	-	27.62'	-
24	N 47°21'17" W	-	71.72'	-
25	N 79°30'34" E	-	173.37'	-
26	N 83°19'42" W	-	17.15'	-
27	N 56°55'40" W	-	11.15'	-
28	N 82°31'14" W	-	14.50'	-
29	N 65°35'48" E	-	4.46'	-
30	N 38°54'37" E	-	9.77'	-
31	38°54'37"	10.00'	6.79'	3.53'
32	EAST	-	100.51'	-
33	N 81°10'17" E	-	28.00'	-
34	03°30'44"	800.00'	49.04'	24.53'
35	N 75°45'52" E	-	40.64'	-
36	N 79°51'45" E	-	104.18'	-
37	N 15°15'05" E	-	120.89'	-
38	85°31'50"	48.00'	71.65'	44.39'
39	N 68°50'12" E	-	57.59'	-
40	WEST	-	198.36'	-
41	N 58°30'11" E	-	114.37'	-

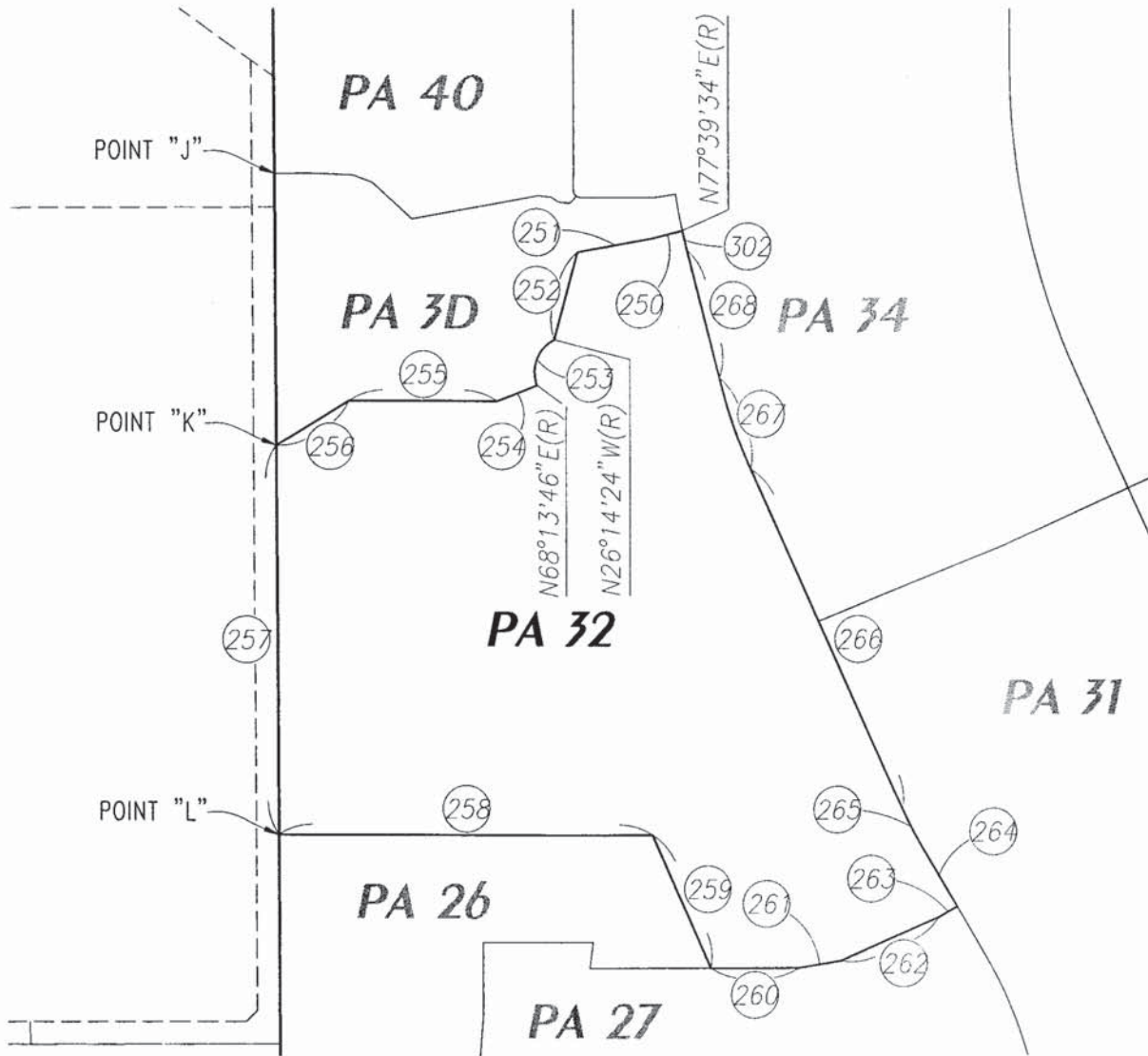
SP ZONE SPECIFIC PLAN (SP00312 A2)

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CHANGE OF OFFICIAL ZONING PLAN
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SP ZONE SPECIFIC PLAN (SP00312 A2)

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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,
480-660-016 & 480-670-031.



PA 32 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
250	N 75°45'52" E	--	40.64'	--
251	N 79°51'45" E	--	104.18'	--
252	N 15°15'05" E	--	120.89'	--
253	85°31'50"	48.00'	71.65'	44.39'
254	N 68°50'12" E	--	57.59'	--
255	WEST	--	198.36'	--
256	N 58°30'11" E	--	114.37'	--
257	N 00°18'21" W	--	519.29'	--
258	EAST	--	502.89'	--
259	N 23°45'34" W	--	193.76'	--
260	WEST	--	118.22'	--
261	N 80°47'51" E	--	56.45'	--
262	N 66°14'26" E	--	143.11'	--
263	N 60°02'45" E	--	28.00'	--
264	N 29°57'15" W	--	97.12'	--
265	05°54'17"	500.00'	51.53'	25.79'
266	N 24°02'58" W	--	497.89'	--
267	09°48'50"	750.00'	128.46'	64.39'
268	N 14°14'08" W	--	176.05'	--
302	01°53'42"	800.00'	26.46'	13.23'

SP ZONE SPECIFIC PLAN (SP00312 A2)

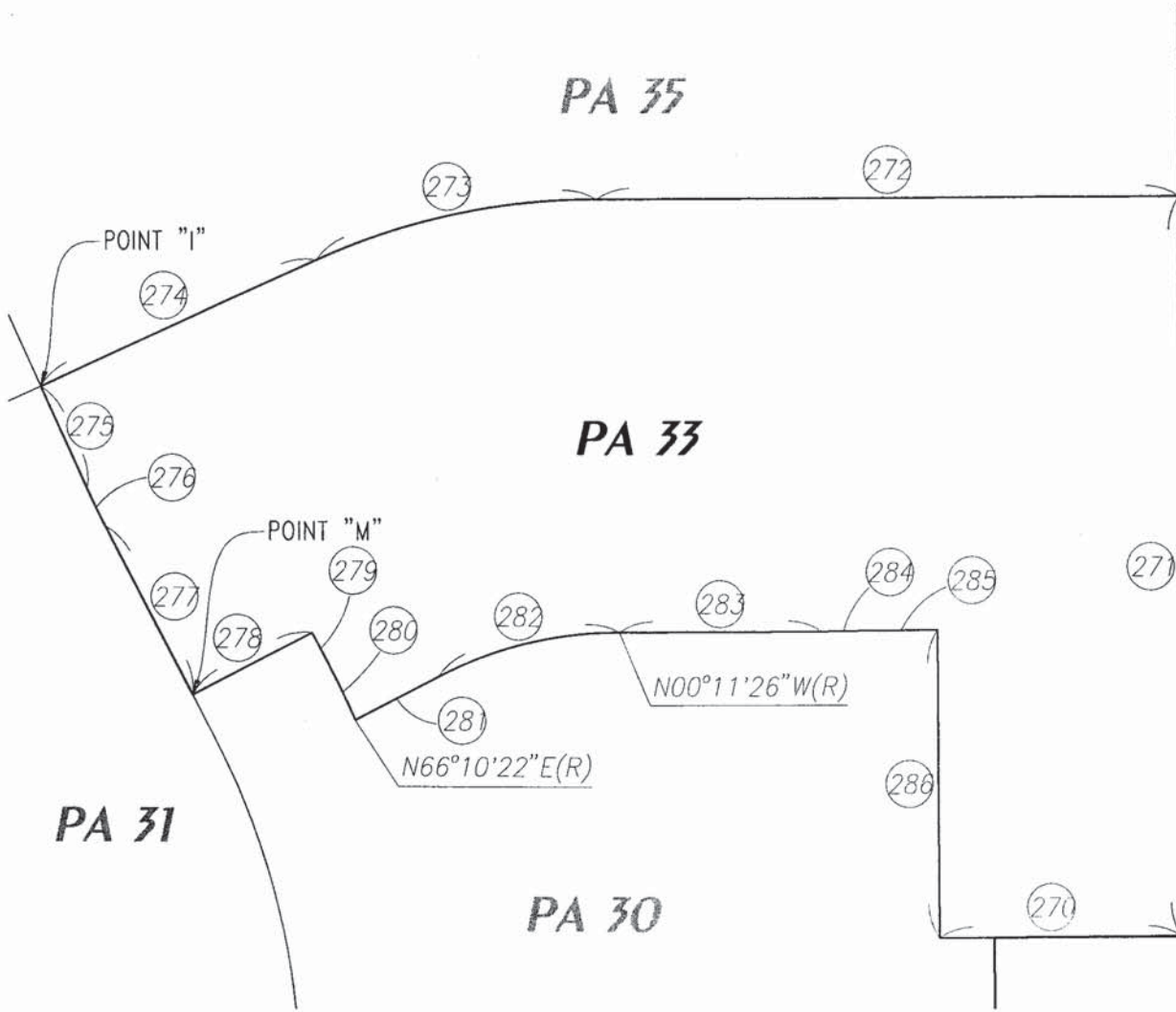
MAP NO. 2.2412

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

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SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,
480-660-016 & 480-670-031.



PA 33 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
270	N 89°45'03" E	-	320.38'	-
271	N 00°11'50" W	-	980.89'	-
272	N 89°48'34" E	-	770.95'	-
273	24°21'59"	900.00'	382.74'	194.31'
274	N 65°26'35" E	-	404.39'	-
275	N 24°33'25" W	-	150.82'	-
276	03°07'27"	1000.00'	54.53'	27.27'
277	N 27°40'52" W	-	251.42'	-
278	N 62°19'08" E	-	178.13'	-
279	N 27°40'52" W	-	48.34'	-
280	03°51'14"	1200.00'	80.72'	40.37'
281	N 62°19'08" E	-	124.15'	-
282	27°29'26"	521.00'	249.98'	127.44'
283	N 89°48'34" E	-	268.75'	-
284	N 88°47'27" E	-	56.22'	-
285	N 89°48'51" E	-	97.05'	-
286	N 00°15'15" W	-	408.42'	-

SP ZONE SPECIFIC PLAN (SP00312 A2)

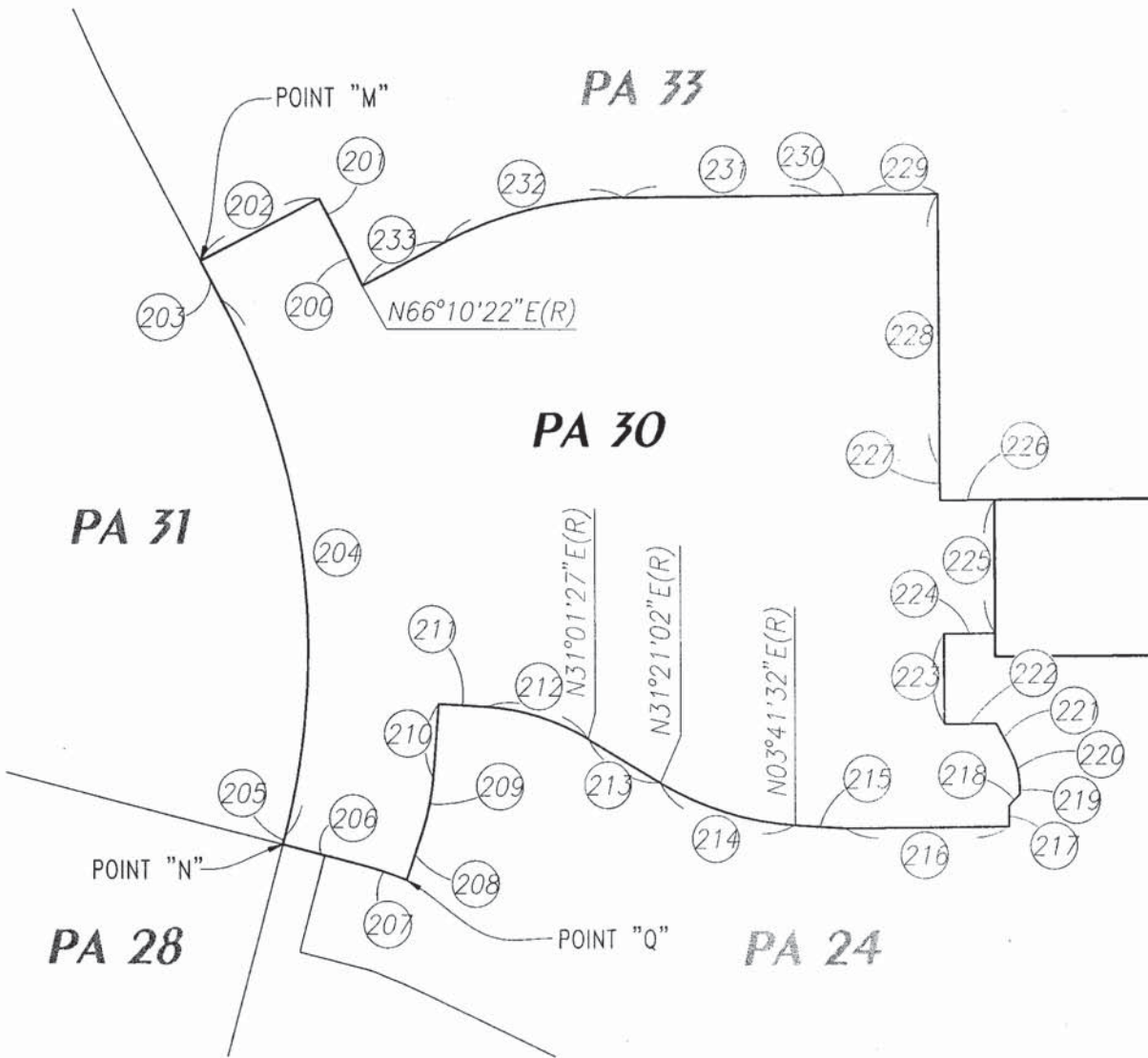
MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
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 JULY 11, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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SP ZONE SPECIFIC PLAN (SP00312 A2)

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CHANGE OF OFFICIAL ZONING PLAN
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RIVERSIDE COUNTY BOARD OF SUPERVISORS



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480-020-010, 480-020-011, 480-020-014, 480-020-032, 480-020-035, 480-020-040,
480-660-016 & 480-670-031.

PA 30 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
200	03°51'14"	1200.00'	80.72'	40.37'
201	N 27°40'52" W	-	48.34'	-
202	N 62°19'08" E	-	178.13'	-
203	N 27°40'52" W	-	57.96'	-
204	42°12'15"	1000.00'	736.60'	385.91'
205	N 14°31'23" E	-	11.31'	-
206	N 75°28'37" W	-	105.85'	-
207	07°34'03"	500.00'	66.04'	33.07'
208	N 18°05'26" E	-	70.89'	-
209	13°25'45"	300.00'	70.31'	35.32'
210	N 04°39'41" E	-	73.90'	-
211	N 86°31'29" W	-	64.09'	-
212	27°45'30"	300.00'	145.34'	74.13'
213	N 58°45'49" W	-	112.94'	-
214	27°45'30"	400.00'	191.46'	97.60'
215	N 86°11'26" W	-	67.00'	-
216	N 89°48'34" E	-	219.50'	-
217	N 00°11'26" W	-	28.00'	-
218	N 44°48'34" E	-	21.21'	-
219	N 00°11'26" W	-	9.89'	-
220	27°35'51"	100.00'	48.17'	24.56'
221	N 27°47'17" W	-	43.45'	-
222	N 89°48'34" E	-	69.00'	-
223	N 00°11'26" W	-	120.00'	-
224	N 89°48'34" E	-	68.45'	-

SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
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 480-660-016 & 480-670-031.

PA 30 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
225	N 00°11'17" W	-	177.64'	-
226	N 89°45'03" E	-	72.63'	-
228	N 00°15'15" W	-	408.42'	-
229	N 89°48'51" E	-	97.05'	-
230	N 88°47'27" E	-	56.22'	-
231	N 89°48'34" E	-	268.75'	-
232	27°29'26"	521.00'	249.98'	127.44'
233	N 62°19'08" E	-	124.15'	-
424	01°11'10"	1200.00'	24.84'	12.42'

SP ZONE SPECIFIC PLAN (SP00312 A2)

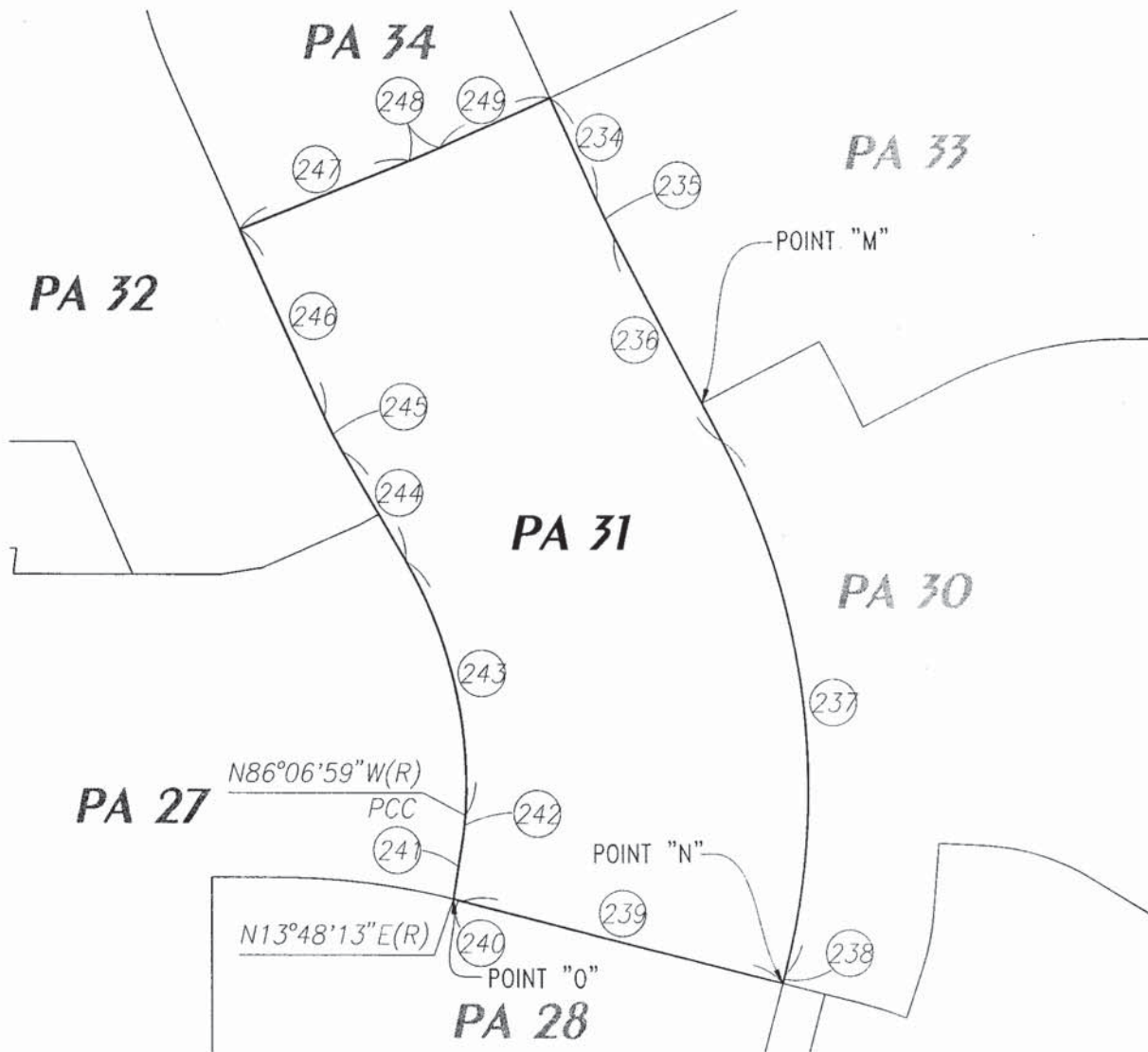
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SP ZONE SPECIFIC PLAN (SP00312 A2)

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PA 31 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
234	N 24°33'25" W	-	150.82'	-
235	03°07'27"	1000.00'	54.53'	27.27'
236	N 27°40'52" W	-	309.38'	-
237	42°12'15"	1000.00'	736.60'	385.91'
238	N 14°31'23" E	-	11.31'	-
239	N 75°28'37" W	-	443.32'	-
240	00°43'10"	1000.00'	12.56'	6.28'
241	N 08°48'13" E	-	87.15'	-
242	04°55'12"	300.00'	25.76'	12.89'
243	33°50'16"	600.00'	354.35'	182.51'
244	N 29°57'15" W	-	169.57'	-
245	05°54'17"	500.00'	51.53'	25.79'
246	N 24°02'58" W	-	274.90'	-
247	N 67°57'02" E	-	244.29'	-
248	02°30'27"	1000.00'	43.76'	21.89'
249	N 65°26'35" E	-	161.96'	-

SP ZONE SPECIFIC PLAN (SP00312 A2)

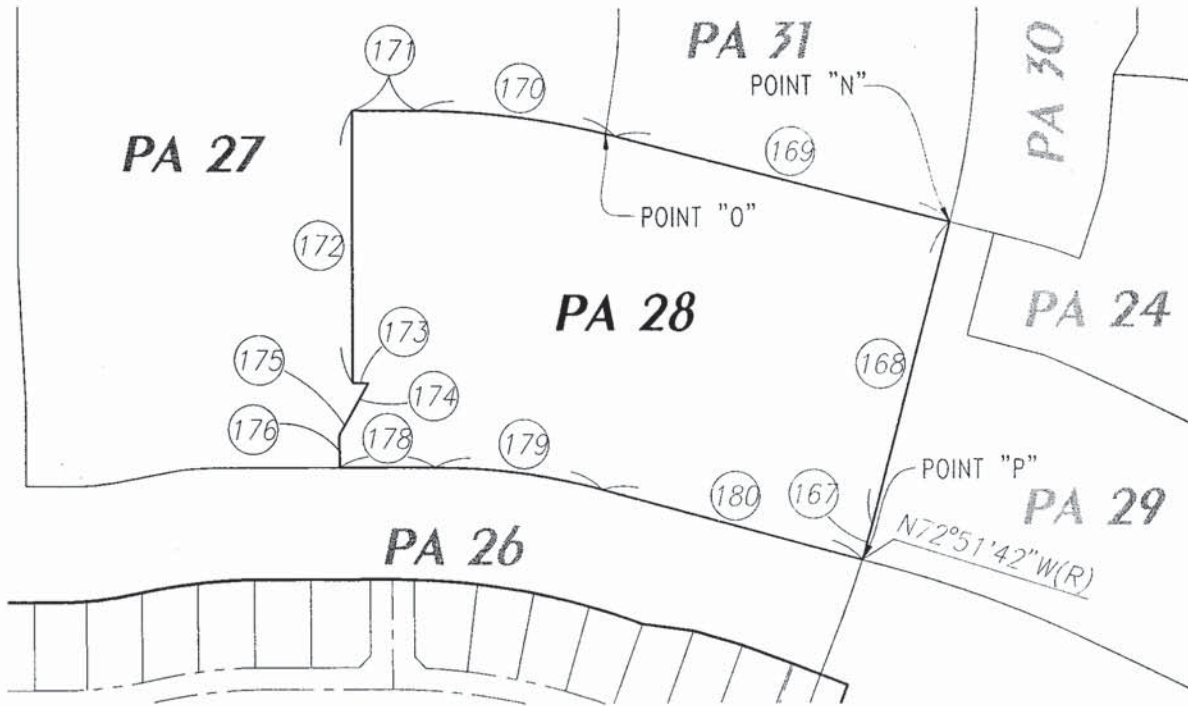
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SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
ADOPTED BY ORDINANCE NO. 348.4860
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480-660-016 & 480-670-031.



PA 28 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
167	02°36'55"	1000.00'	45.65'	22.83'
168	N 14°31'23" E	-	396.83'	-
169	N 75°28'37" W	-	443.32'	-
170	14°31'23"	1000.00'	253.48'	127.42'
171	WEST	-	83.98'	-
172	NORTH	-	346.63'	-
173	EAST	-	20.00'	-
174	N 29°09'51" E	-	48.00'	-
175	N 30°11'45" E	-	26.74'	-
176	N 00°18'04" W	-	42.09'	-
178	N 89°41'56" E	-	121.55'	-
179	15°26'22"	800.00'	215.58'	108.44'
180	N 74°51'42" W	-	345.88'	-

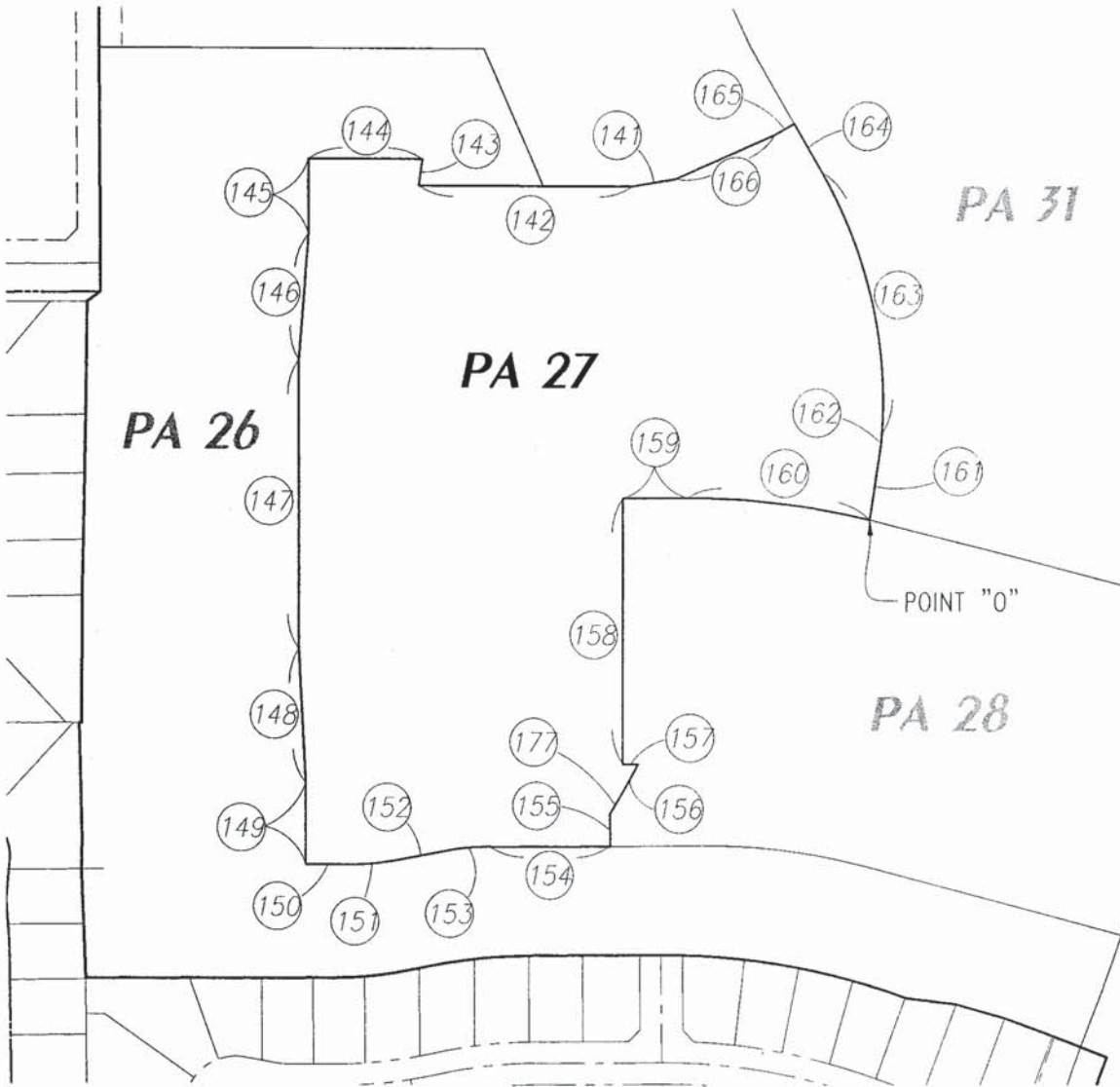
SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
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FRENCH VALLEY AREA
 SEC. 30, T.6S., R.2W., S.B.M.
PA 27 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
141	N 80°47'51" E	-	56.45'	-
142	WEST	-	281.18'	-
143	N 07°44'02" E	-	34.65'	-
144	WEST	-	149.03'	-
145	NORTH	-	97.00'	-
146	N 04°29'59" E	-	165.51'	-
147	NORTH	-	375.00'	-
148	N 02°59'02" W	-	175.24'	-
149	NORTH	-	106.21'	-
150	WEST	-	59.24'	-
151	10°53'05"	300.00'	56.99'	28.58'
152	N 79°06'55" E	-	70.61'	-
153	10°35'01"	300.00'	55.42'	27.79'
154	N 89°41'56" E	-	159.65'	-
155	N 00°18'04" W	-	42.09'	-
156	N 29°09'51" E	-	48.00'	-
157	EAST	-	20.00'	-
158	NORTH	-	346.63'	-
159	WEST	-	83.98'	-
160	13°48'13"	1000.00'	240.92'	121.05'
161	N 08°48'13" E	-	87.15'	-
162	04°55'12"	300.00'	25.76'	12.89'
163	33°50'16"	600.00'	354.35'	182.51'
164	N 29°57'15" W	-	72.45'	-
165	N 60°02'45" E	-	28.00'	-
166	N 66°14'26" E	-	143.11'	-
177	N 30°11'45" E	-	26.74'	-

SP ZONE

SPECIFIC PLAN
 (SP00312 A2)

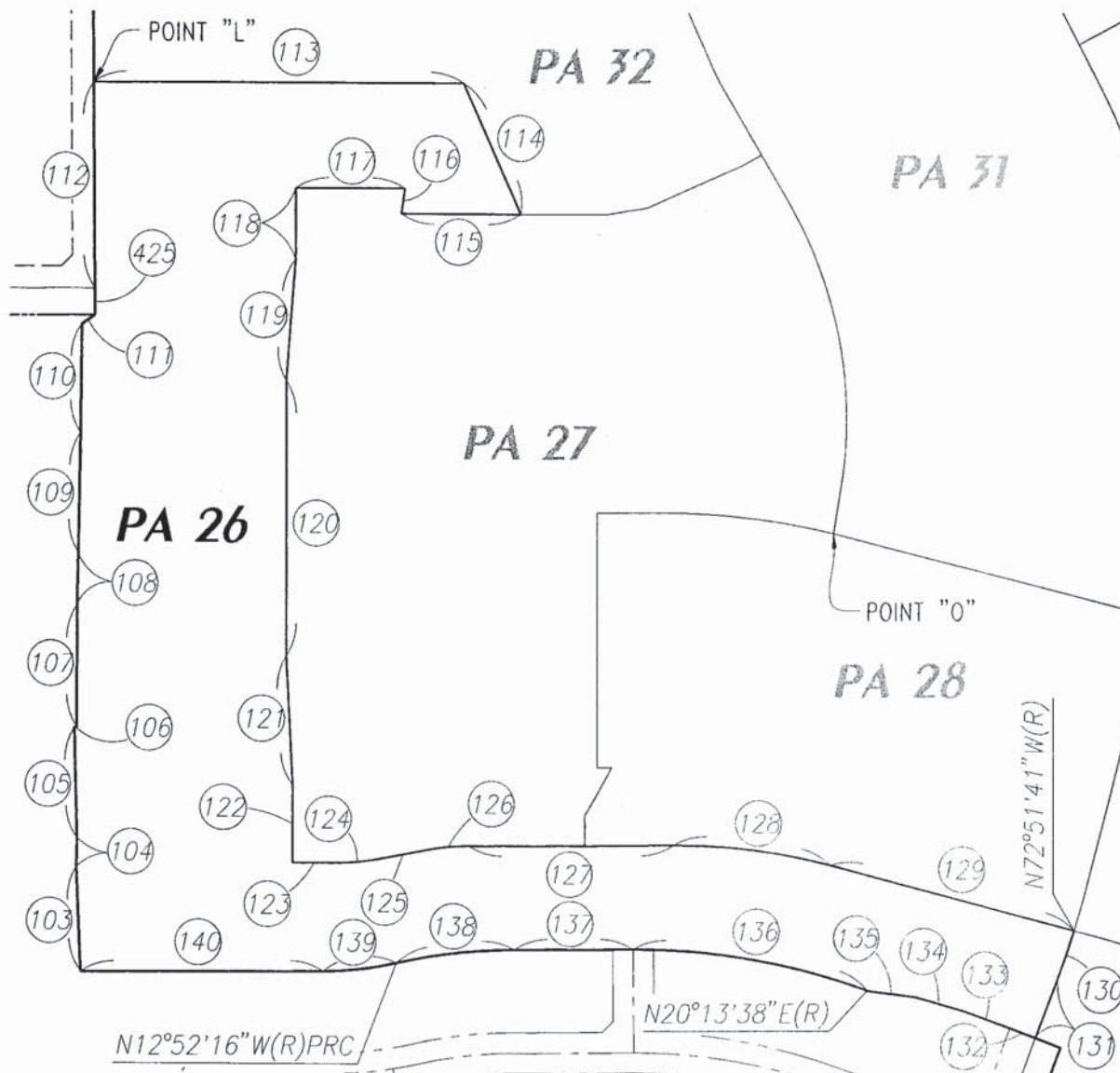
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FRENCH VALLEY AREA
 SEC. 30, T.6S., R.2W., S.B.M.
PA 26 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
103	N 02°22'52" W	-	142.45'	-
104	N 01°09'55" E	-	40.02'	-
105	N 01°26'46" W	-	150.95'	-
106	N 84°42'07" E	-	3.60'	-
107	N 00°03'45" E	-	165.28'	-
108	N 01°19'41" E	-	72.07'	-
109	N 01°11'20" E	-	162.31'	-
110	N 00°40'04" E	-	147.91'	-
111	N 54°36'00" E	-	21.67'	-
112	N 00°18'21" W	-	279.64'	-
113	EAST	-	502.89'	-
114	N 23°45'34" W	-	193.76'	-
115	WEST	-	162.97'	-
116	N 07°44'02" E	-	34.65'	-
117	WEST	-	149.03'	-
118	NORTH	-	97.00'	-
119	N 04°29'59" E	-	165.51'	-
120	NORTH	-	375.00'	-
121	N 02°59'02" W	-	175.24'	-
122	NORTH	-	106.21'	-
123	WEST	-	59.24'	-
124	10°53'05"	300.00'	56.99'	28.58'
125	N 79°06'55" E	-	70.61'	-
126	10°35'01"	300.00'	55.42'	27.79'
127	N 89°41'56" E	-	281.20'	-
425	N 00°17'53" W	-	37.00'	-

SP ZONE SPECIFIC PLAN (SP00312 A2)

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 480-660-016 & 480-670-031.

PA 26 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(128)	15°26'22"	800.00'	215.58'	108.44'
(129)	N 74°51'42" W	-	345.88'	-
(130)	04°01'09"	1000.00'	70.15'	35.09'
(131)	N 21°09'28" E	-	84.96'	-
(132)	N 68°50'32" W	-	37.00'	-
(133)	N 69°45'34" W	-	70.25'	-
(134)	N 73°43'11" W	-	65.16'	-
(135)	N 82°19'51" W	-	66.62'	-
(136)	20°31'42"	910.00'	326.04'	164.79'
(137)	N 89°41'56" E	-	163.81'	-
(138)	12°34'12"	740.00'	162.35'	81.50'
(139)	12°34'12"	460.00'	100.92'	50.66'
(140)	N 89°41'56" E	-	329.00'	-

SP ZONE SPECIFIC PLAN (SP00312 A2)

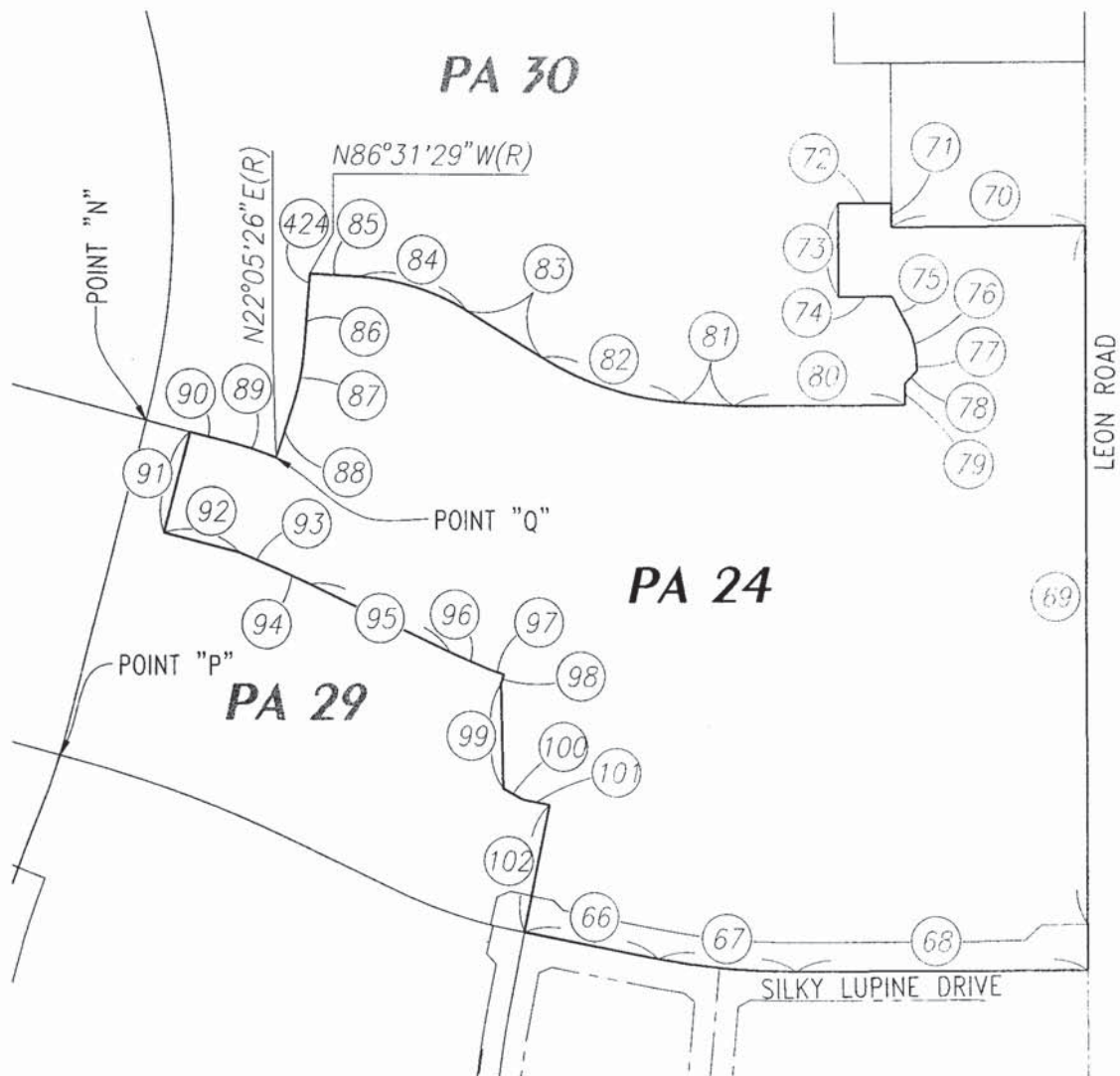
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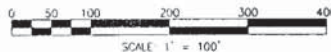
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480-660-016 & 480-670-031.



PA 24 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
66	N 78°53'40" W	-	176.27'	-
67	11°17'42"	900.00'	177.42'	89.00'
68	N 89°48'38" E	-	373.14'	-
69	N 00°11'17" W	-	951.07'	-
70	N 89°45'03" E	-	247.75'	-
71	N 00°11'17" W	-	31.00'	-
72	N 89°48'34" E	-	68.45'	-
73	N 00°11'26" W	-	120.00'	-
74	N 89°48'34" E	-	69.00'	-
75	N 27°47'17" W	-	43.45'	-
76	27°35'51"	100.00'	48.17'	24.56'
77	N 00°11'26" W	-	9.89'	-
78	N 44°48'34" E	-	21.21'	-
79	N 00°11'26" W	-	28.00'	-
80	N 89°48'34" E	-	219.50'	-
81	N 86°11'26" W	-	67.00'	-
82	27°25'27"	400.00'	191.46'	97.60'
83	N 58°45'59" W	-	112.94'	-
84	27°45'30"	300.00'	145.34'	74.13'
85	N 86°31'29" W	-	64.09'	-
86	N 04°39'41" E	-	73.90'	-
87	13°25'45"	300.00'	70.31'	35.32'
88	N 18°05'26" E	-	70.89'	-
89	07°34'03"	500.00'	66.04'	33.07'
90	N 75°28'37" W	-	48.03'	-

SP ZONE SPECIFIC PLAN (SP00312 A2)

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PA 24 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
91	N 14°31'23" E	-	133.71'	-
92	N 75°28'18" W	-	98.99'	-
93	N 67°16'58" W	-	48.13'	-
94	N 64°55'43" W	-	50.00'	-
95	N 64°20'28" W	-	201.05'	-
96	N 67°19'46" W	-	56.61'	-
97	N 72°04'10" W	-	17.38'	-
98	N 18°00'07" E	-	12.58'	-
99	N 01°14'30" W	-	133.70'	-
100	N 60°38'03" W	-	29.28'	-
101	N 78°53'40" W	-	34.68'	-
102	N 11°06'20" E	-	166.30'	-
424	01°11'10"	1200.00'	24.84'	12.42'

SP ZONE SPECIFIC PLAN (SP00312 A2)

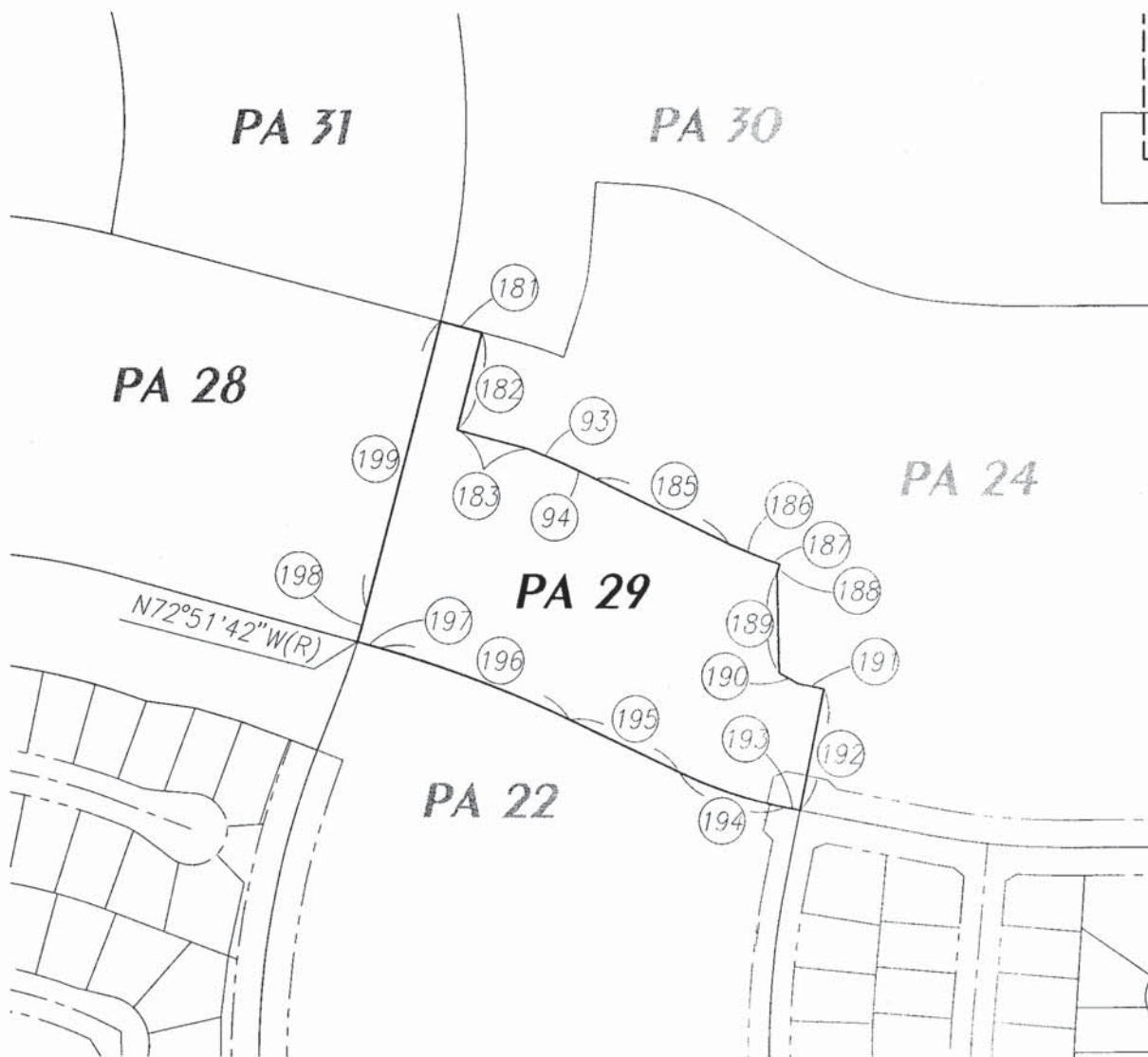
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PA 29 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
93	N 67°16'58" W	-	48.13'	-
94	N 64°55'43" W	-	50.00'	-
181	N 75°28'37" W	-	57.82'	-
182	N 14°31'23" E	-	133.71'	-
183	N 75°28'18" W	-	98.99'	-
185	N 64°20'28" W	-	201.05'	-
186	N 67°19'46" W	-	56.61'	-
187	N 72°04'10" W	-	17.38'	-
188	N 18°00'07" E	-	12.58'	-
189	N 01°14'30" W	-	133.70'	-
190	N 60°38'03" W	-	29.28'	-
191	N 78°53'40" W	-	34.68'	-
192	N 11°06'20" E	-	166.30'	-
193	N 78°53'40" W	-	20.56'	-
194	14°24'22"	600.00'	150.86'	75.83'
195	N 64°29'18" W	-	164.48'	-
196	10°22'24"	1500.00'	271.57'	136.16'
197	N 74°51'42" W	-	31.77'	-
198	02°36'55"	1000.00'	45.65'	22.83'
199	N 14°31'23" E	-	396.83'	-

SP ZONE SPECIFIC PLAN (SP00312 A2)

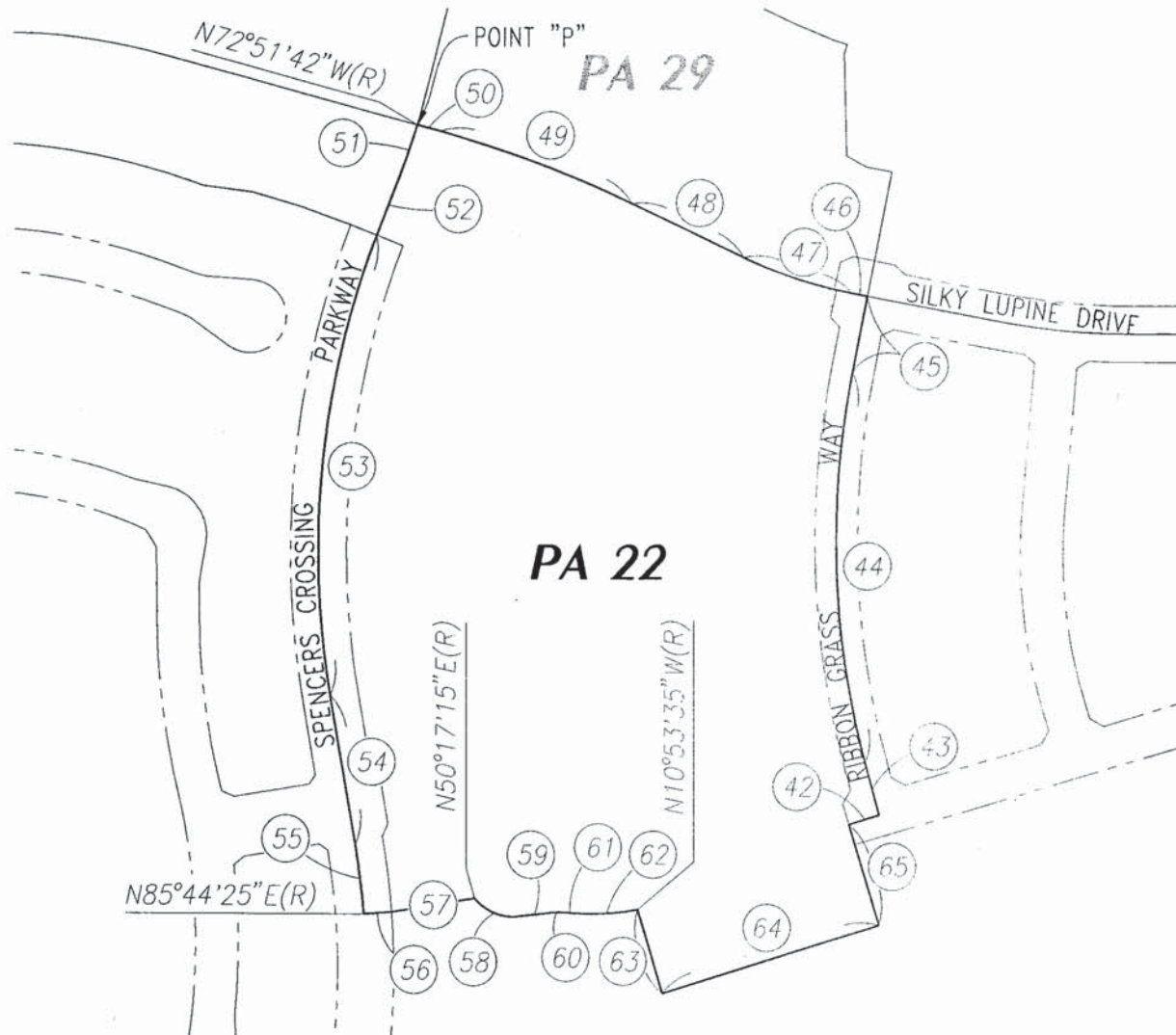
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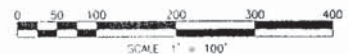
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PA 22 - DATA TABLE

○	BEARING/DELTA	RADIUS	LENGTH	TANGENT
42	N 73°24'15" E	-	41.62'	-
43	N 14°47'59" W	-	71.03'	-
44	25°54'19"	1150.00'	519.95'	264.50'
45	N 11°06'20" E	-	101.50'	-
46	N 78°53'40" W	-	20.56'	-
47	14°24'22"	600.00'	150.86'	75.83'
48	N 64°29'18" W	-	164.48'	-
49	10°22'24"	1500.00'	271.57'	136.16'
50	N 74°51'42" W	-	31.77'	-
51	04°01'09"	1000.00'	70.15'	35.09'
52	N 21°09'28" E	-	84.96'	-
53	30°39'25"	1150.00'	615.32'	315.22'
54	N 09°29'57" W	-	200.00'	-
55	05°14'22"	1000.00'	91.44'	45.75'
56	N 85°44'25" E	-	37.00'	-
57	N 80°30'03" E	-	112.02'	-
58	57°01'30"	66.00'	65.69'	35.85'
59	N 83°15'45" E	-	40.99'	-
60	10°17'48"	100.00'	17.97'	9.01'
61	N 86°26'27" W	-	16.45'	-
62	14°27'08"	328.00'	82.74'	41.59'
63	N 16°35'45" W	-	114.80'	-
64	N 72°54'51" E	-	300.01'	-
65	N 16°37'00" W	-	138.62'	-

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