



1 382 shall be the same as those standards identified in Article VI, Section 6.2 of  
2 Ordinance No. 348, except that the development standards set forth in Article  
3 VI, Section 6.2. B., C., and D.; E. (1), (2), (3) and (4); and G. shall be deleted  
4 and replaced, respectively, with each of the following:

5 B. Lot area shall not be less than four thousand five hundred square feet  
6 (4,500').

7 C. The minimum average width of that portion of a lot to be used as a  
8 building site shall be forty-five feet (45') with a minimum average  
9 depth of ninety feet (90').

10 D. The minimum frontage of a lot shall be forty feet (40'), except that lots  
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of  
12 thirty feet (30').

13 E. Minimum yard requirements are as follows:

14 1. The front yard shall be not less than fifteen feet (15'), measured  
15 from the public street. Porches in the front of the structure and  
16 "side-in" garages may encroach five feet (5') into the front yard  
17 setback.

18 2. Side yards on interior and through lots shall be not less than  
19 five feet (5'). Side yards on corner and reverse corner lots shall  
20 be not less than ten feet (10') from the public street.

21 3. The rear yard shall not be less than ten feet (10'), except that  
22 garages, balconies, decks, and attached patio covers may  
23 encroach five feet (5') into the rear yard setback.

24 4. Fireplaces, media niches, bay windows, porches, window  
25 boxes, and similar architectural features shall be allowed to  
26 encroach a maximum of two feet (2') into setbacks. No other  
27 structural encroachment shall be permitted in the front, side or  
28 rear yard except as provided for in Section 18.19 of Ordinance

No 348.

G. The maximum lot coverage shall be 65 percent for single story and 60 percent for two story.

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

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.A (2), (3), (5), (7) and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C. (1) shall not be permitted. In addition, the uses permitted under Section 6.1.A. shall include temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event and the uses permitted under Section 6.1.B. shall include multiple family dwellings. Any use that is not specifically listed in Section 17.121b.(1) may be considered a permitted or conditionally permitted use provided that the Assistant TMLA Director – Community Development finds that the proposed use is substantially the same in character and intensity as those listed in Section 17.121b.(1). Such a use is subject to the permit process which governs the category in which it falls.

(2) The development standards for attached multiple family residential development in Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and G. shall be deleted and replaced with the following:

A. The height of the buildings shall not exceed forty-five feet (45').

B. Lot area shall not be less than three thousand (3,000) square feet.

C. The minimum average width of that portion of a lot to be used as a

1 building site shall be thirty-five feet (35') with a minimum average depth  
2 of sixty feet (60').

3 D. The minimum frontage of a lot shall be thirty five feet (35'), except that  
4 lots fronting on knuckles or cul-de-sacs may have a minimum frontage  
5 of thirty feet (30').

6 E. Minimum yard requirements are as follows:

- 7 1. The front yard setback shall be not less than fifteen feet (15'),  
8 measured from the public street. Porches in the front of the  
9 structure and "side-in" garages may encroach five feet (5') into  
10 the front yard setback. The minimum building setback from  
11 interior drives shall be three feet (3'). Garages opening to the  
12 front or rear of lots or buildings shall be setback a minimum  
13 of three feet (3') from the existing street right of way, from  
14 any future street right of way, as shown on any specific plan  
15 of highways, or from the curb of an alley. Garages opening  
16 to the front or rear of lots shall not be set back greater than  
17 five feet (5'), unless the setback exceeds eighteen-feet (18').
- 18 2. Side yards on interior and through lots shall be not less than  
19 five feet (5'). Side yards on corner and reversed corner lots shall  
20 be not less than ten feet (10') from the public street. The  
21 distance between buildings shall be no less than ten feet (10').
- 22 3. The rear yard shall not be less than ten feet (10'), except that  
23 garages, balconies, decks, and attached patio covers may  
24 encroach five feet (5') into the rear yard setback.
- 25 4. Fireplaces, media niches, bay windows, porches, window  
26 boxes, and similar architectural features shall be allowed to  
27 encroach a maximum of two feet (2') into setbacks provided at  
28 least one side of the structure has a clear five foot (5') setback.

1 No other structural encroachment shall be permitted in the  
2 front, side or rear yard except as provided for in Section 18.19  
3 of Ordinance No. 348.

4 G. The maximum lot coverage shall be 65 percent.

5 (3) The development standards for detached one family residential development in  
6 Planning Area 2 of Specific Plan No. 382 shall be the same as those standards  
7 identified in Article VI Section 6.2 of Ordinance No. 348, except that the  
8 development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and  
9 G. shall be deleted and replaced, respectively, with each of the following:

10 A. Building height shall not exceed forty-five feet (45').

11 B. Lot Area shall not be less than 3,000 square feet.

12 C. The minimum average width of that portion of a lot to be used as a  
13 building site shall be thirty-five feet (35') with a minimum average depth  
14 of sixty feet (60').

15 D. The minimum frontage of a lot shall be thirty five feet (35'), except that  
16 lots fronting on knuckles or cul-de-sacs may have a minimum frontage  
17 of thirty feet (30').

18 E. Minimum yard requirements are as follows:

19 1. The front yard setback shall be not less than fifteen feet (15'),  
20 measured from the public street. Porches in the front of the  
21 structure and "side-in" garages may encroach five feet (5') into  
22 the front yard setback.

23 2. Side yards on interior and through lots shall be not less than  
24 five feet (5'). Side yards on corner and reversed corner lots shall  
25 be not less than ten feet (10') from the public street.

26 3. The rear yard shall not be less than ten feet (10'), except that  
27 garages, balconies, decks, and attached patio covers may  
28 encroach five feet (5') into the rear yard setback.

1 4. Fireplaces, media niches, bay windows, porches, window  
2 boxes, and similar architectural features shall be allowed to  
3 encroach a maximum of two feet (2') into setbacks provided at  
4 least one side of the structure has a clear five foot (5') setback.  
5 No other structural encroachment shall be permitted in the  
6 front, side or rear yard except as provided for in Section 18.19  
7 of Ordinance No. 348.

8 F. The maximum lot coverage shall be 65 percent.

9 (4) The development standards for non-residential development in Planning Area 2  
10 of Specific Plan No. 382 shall be the same as those standards identified in Article  
11 VI Section 6.2 of Ordinance No. 348

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

14 c. Planning Areas 4, 7, 9, and 28.

15 (1) The uses permitted in Planning Areas 4, 7, 9, and 28 of Specific Plan No. 382  
16 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance  
17 No. 348, except that the uses permitted pursuant to Section 6.1A(2), (3), (5), (7)  
18 and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C.(1) shall not be  
19 permitted. In addition, the uses permitted under Section 6.1.A. shall include  
20 temporary real estate tract offices located within a subdivision to be used only  
21 for and during the original sale of the subdivision, but not to exceed a period of  
22 five (5) years in any event. Any use that is not specifically listed in Section  
23 17.121c.(1) be considered a permitted or conditionally permitted use provided  
24 that the Assistant TMLA Director – Community Development finds that the  
25 proposed use is substantially the same in character and intensity as those listed  
26 in Section 17.121c.(1). Such a use is subject to the permit process which governs  
27 the category in which it falls.

28 (2) The development standards for Planning Areas 4, 7, 9, and 28 of Specific Plan

1 No. 382 shall be the same as those standards identified in Article VI, Section 6.2  
2 of Ordinance No. 348, except that the development standards set forth in Article  
3 VI, Section 6.2. B., C., and D; E. (1), (2), (3) and (4); and G. shall be deleted and  
4 replaced, respectively, with each of the following:

5 B. Lot area shall not be less than three thousand five hundred square feet  
6 (3,500').

7 C. The minimum average width of that portion of a lot to be used as a  
8 building site shall be forty feet (40') with a minimum average depth of  
9 eighty feet (80').

10 D. The minimum frontage of a lot shall be thirty five feet (35'), except that  
11 lots fronting on knuckles or cul-de-sacs may have a minimum frontage  
12 of thirty feet (30').

13 E. Minimum yard requirements are as follows:

14 1. The front yard setback shall be not less than fifteen feet (15'),  
15 measured from the public street. Porches in the front of the  
16 structure and "side-in" garages may encroach five feet (5') into  
17 the front yard setback.

18 2. Side yards on interior and through lots shall be not less than  
19 five feet (5'). Side yards on corner and reversed corner lots shall  
20 be not less than ten feet (10') from the public street.

21 3. The rear yard shall not be less than ten feet (10'), except that  
22 garages, balconies, decks, and attached patio covers may  
23 encroach five feet (5') into the rear yard setback.

24 4. Fireplaces, media niches, bay windows, porches, window  
25 boxes, and similar architectural features shall be allowed to  
26 encroach a maximum of two feet (2') into setbacks provided at  
27 least one side of the structure has a clear five foot (5') setback.

28 No other structural encroachment shall be permitted in the

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

3 G. The maximum lot coverage shall be sixty-five (65%) for a single story  
4 dwelling and sixty percent (60%) for two story dwelling.

5 In addition, the following development standards for clustered residential development,  
6 which involves grouping dwelling units on smaller lots in one area of development  
7 while preserving the remaining land on site for other uses, shall also apply and, to the  
8 extent there is a conflict, supersede other development standards for Planning Areas 4,  
9 7, 9, and 28:

10 AA. Where a zero lot line design is utilized, the distance between structures  
11 shall be not less than ten feet (10') provided at least one side of the  
12 structure has a clear five foot (5') setback at all times.

13 BB. Front yards shall be a minimum of ten feet (10') measured from the  
14 public street.

15 CC. Side yards on corner and reversed corner lots shall be not less than ten  
16 feet (10') from the public street. There shall be no other side or rear yard  
17 setback requirements.

18 DD. The distance between structures in all directions shall be at least ten feet  
19 (10').

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

22 d. Planning Areas 5, 10, 12, 25, and 27.

23 (1) The uses permitted in Planning Areas 5, 10, 12, 25, and 27 of Specific Plan No.  
24 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
25 Ordinance No. 348, except that the uses permitted pursuant to Section  
26 8.100.A.(1), (8) and (9); B.(1) and C.(1) shall not be permitted. In addition, the  
27 permitted uses identified under Section 8.100.A. shall include public parks;  
28 public playgrounds; dog parks; greenhouses; community gardens; trails; and



1 hiking areas.

2 (2) The development standards for Planning Areas 5, 10, 12, 25, and 27 of Specific  
3 Plan No. 382 shall be the same as those standards identified in Article VIIIe,  
4 Section 8.101 of Ordinance No. 348.

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

7 e. Planning Areas 6, 8, 11, 14, 15, 16, 22, 23, and 26.

8 (1) The uses permitted in Planning Areas 6, 8, 11, 14, 16, 23, and 26 of Specific Plan  
9 No. 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100  
10 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.A.  
11 (1), (2), (3), (4), (5) (8) and (9); B. (1); and C. (1) shall not be permitted. In  
12 addition, the permitted uses identified under Section 8.100.A. shall include trails  
13 and hiking areas.

14 (2) The development standards for Planning Areas 6, 8, 11, 14, 16, 22, 23, and 26  
15 of Specific Plan No. 382 shall be the same as those standards identified in Article  
16 VIIIe, Section 8.101 of Ordinance No. 348.

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

19 f. Planning Areas 17, 18, 19, 20 and 21

20 (1) The uses permitted in Planning Areas 17, 18, 19, 20, and 21 of Specific Plan No.  
21 382 shall be the same as those uses permitted in Article XVI, Section 16.2 of  
22 Ordinance No. 348, except that uses permitted pursuant to Section 16.2.A.(1),  
23 (2), (3), (4), (5), and (7); B.(1) (2), (3), (4), (5), (6), (7) (8) and (9); C.(1) and (2);  
24 D(1); and E. shall not be permitted.

25 (2) The development standards for Planning Areas 17, 18, 19, 20 and 21 of Specific  
26 Plan No. 382 shall be the same as those standards identified in Article XVI of  
27 Ordinance No. 348.

28 (3) Except as provided above, all other zoning requirements shall be the same as

those requirements identified in Article XVI of Ordinance No. 348.

g. Planning Area 24

(1) The uses permitted in Planning Area 24 of Specific Plan No. 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.A.(1), (2), (3), (4), (5) (8) and (9); B.(1); and C.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.A. shall also include nature trails, structures and installations necessary for the storage and distribution of water such as tanks, reservoirs, wells, and any use appurtenant to the storage and distribution of water, and the necessary pumping and water production facilities.

(2) The development standards for Planning Area 24 of Specific Plan No. 382 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.”

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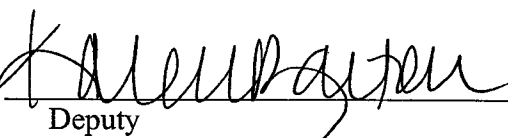
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Section 3. This Ordinance shall take effect 30 days after its date of adoption.

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

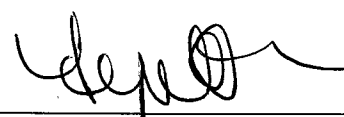
BY:   
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:  
Clerk to the Board

By:   
Deputy

(SEAL)

APPROVED AS TO FORM:

By:   
Lynette Clyde  
Deputy County Counsel

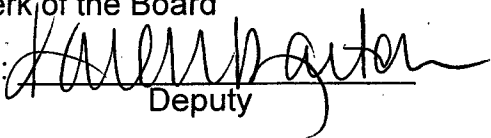
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 10, 2019, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

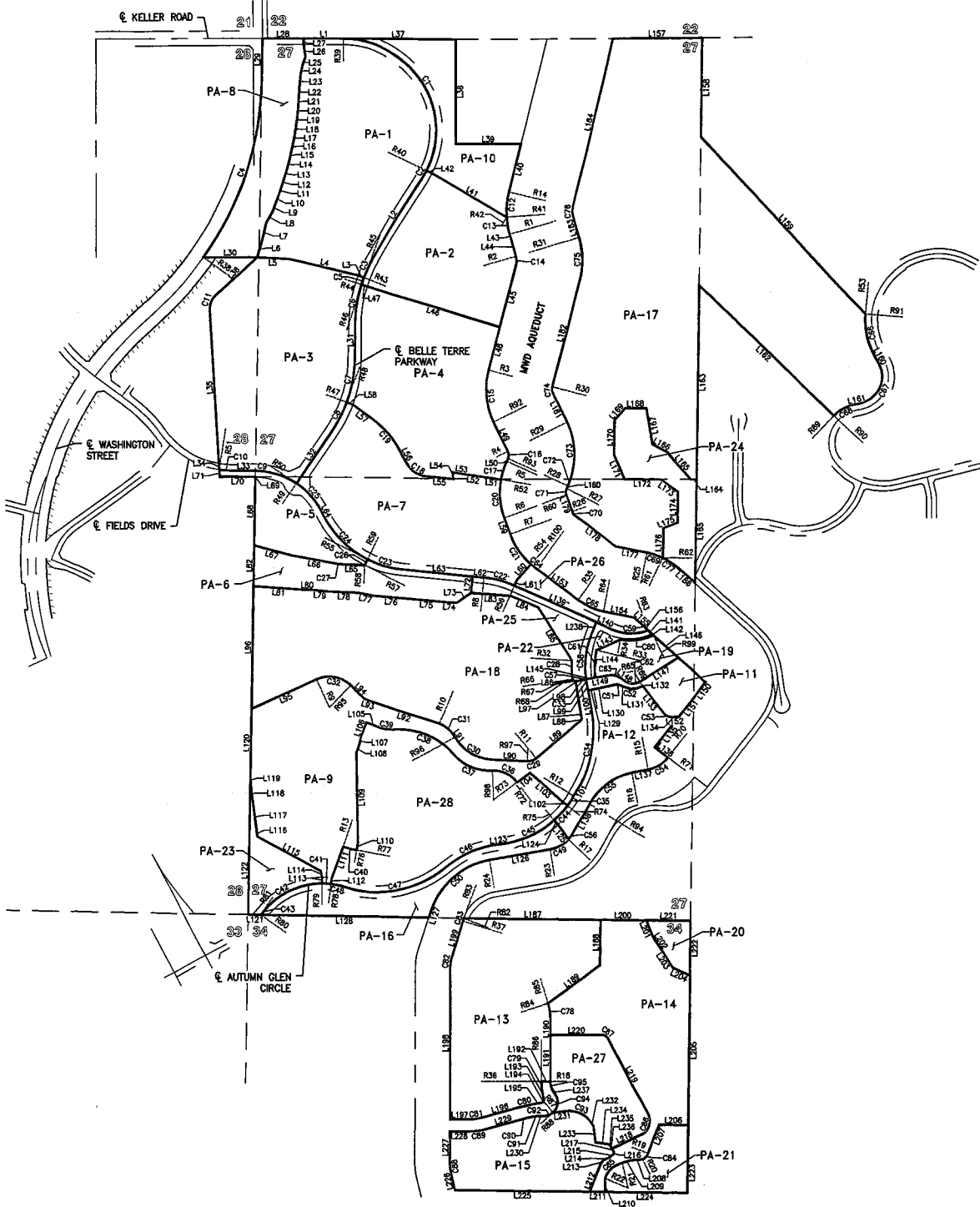
AYES:                   Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS:                   None  
ABSENT:                 None

DATE:            December 10, 2019

KECIA R. HARPER  
Clerk of the Board  
BY:   
Deputy

SEAL

SEC. 27, 28, & 34, T. 6 S., R. 2 W., S. B. M.

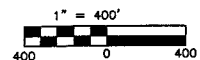
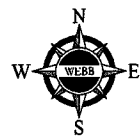


SP ZONE SPECIFIC PLAN (SP382)

MAP NO. 2.2443

CHANGE OF OFFICIAL ZONING PLAN  
RANCHO CALIFORNIA AREA

CHANGE OF ZONE CASE NO. 1800020  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4918  
DECEMBER 10, 2019  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



- ASSESSORS PARCEL NOS.:
- 472-170-021
  - 472-170-022
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  - 472-170-025
  - 472-170-026
  - 472-180-033
  - 472-180-034
  - 472-180-035
  - 472-180-036
  - 472-200-002

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S89° 59' 41"E	239.91	L46	N73° 03' 27"W	830.40	L91	N33° 31' 03"W	8.80	L136	S52° 20' 07"E	99.98	L181	N25° 59' 54"W	199.41	L226	N12° 34' 43"W	123.14
L2	S30° 26' 36"W	581.28	L47	N72° 03' 22"W	37.00	L92	N71° 35' 36"W	405.65	L137	S79° 22' 42"W	98.17	L182	N14° 52' 32"E	655.89	L227	N00° 04' 48"E	192.27
L3	N68° 49' 36"W	37.00	L48	S14° 53' 31"W	268.15	L93	N71° 35' 36"W	56.41	L138	S30° 48' 09"W	207.36	L183	N16° 03' 58"W	138.78	L228	S89° 55' 28"E	106.36
L4	N76° 47' 25"W	427.43	L49	S26° 06' 41"E	198.37	L94	N45° 38' 12"W	120.13	L139	S66° 00' 57"E	551.16	L184	N14° 03' 15"E	1049.85	L229	N74° 27' 03"E	201.80
L5	N87° 00' 36"W	188.60	L50	S24° 56' 30"W	18.29	L95	S65° 18' 18"W	426.70	L140	N66° 00' 57"W	107.45	L185	S00° 45' 10"W	629.20	L230	S89° 55' 20"E	41.01
L6	N15° 53' 15"E	95.75	L51	S81° 30' 49"E	140.14	L96	N00° 58' 58"E	741.62	L141	S47° 33' 02"E	33.41	L186	N47° 26' 30"W	131.14	L231	S83° 55' 47"W	81.61
L7	N13° 14' 13"E	121.64	L52	N81° 18' 20"W	56.00	L97	S81° 14' 09"W	26.30	L142	S47° 33' 02"E	10.88	L187	S89° 09' 11"E	840.29	L232	N37° 22' 24"W	32.58
L8	N29° 46' 24"E	74.28	L53	N81° 30' 49"W	105.60	L98	S81° 14' 09"W	37.00	L143	N67° 36' 38"E	163.50	L188	S00° 50' 49"W	276.20	L233	N07° 03' 40"W	99.24
L9	N19° 41' 20"E	55.00	L54	S06° 30' 23"E	40.97	L99	N11° 06' 45"W	47.72	L144	N81° 24' 06"E	25.04	L189	S54° 47' 57"W	396.24	L234	N82° 15' 39"W	88.27
L10	N19° 36' 41"E	55.00	L55	N84° 31' 30"W	159.38	L100	N11° 06' 45"W	110.06	L145	N81° 24' 06"E	37.00	L190	S00° 00' 00"E	91.86	L235	N41° 46' 33"W	19.00
L11	N18° 32' 14"E	55.00	L56	N27° 25' 27"W	106.08	L101	N30° 54' 09"E	43.55	L146	S47° 33' 02"E	201.69	L191	S00° 00' 00"E	280.38	L236	N26° 10' 29"W	13.06
L12	N17° 12' 18"E	55.02	L57	N53° 42' 04"W	176.96	L102	N52° 24' 00"W	37.00	L147	S57° 53' 54"W	266.65	L192	N88° 17' 35"W	56.02	L237	N31° 33' 13"W	34.73
L13	N15° 48' 16"E	55.02	L58	N69° 51' 24"W	40.00	L103	N48° 19' 27"W	266.76	L148	N54° 49' 23"W	29.56	L193	S09° 57' 33"E	61.89	L238	S23° 59' 03"W	73.17
L14	N14° 15' 41"E	55.04	L59	S20° 04' 26"E	105.31	L104	S53° 35' 20"W	95.98	L149	S81° 24' 06"W	89.30	L194	S46° 20' 24"W	18.03			
L15	N12° 43' 16"E	55.04	L60	S41° 48' 00"W	126.19	L105	N69° 37' 14"W	89.17	L150	S37° 45' 34"W	99.15	L195	S80° 02' 27"W	49.48			
L16	N10° 59' 39"E	55.04	L61	S23° 59' 03"W	37.00	L106	S20° 22' 46"W	90.00	L151	S37° 45' 34"W	164.17	L196	S74° 27' 03"W	201.80			
L17	N10° 16' 16"E	55.02	L62	N84° 30' 18"W	68.63	L107	S13° 00' 28"W	56.47	L152	S88° 49' 38"W	48.49	L197	N89° 55' 28"W	106.36			
L18	N08° 11' 34"E	55.03	L63	N84° 30' 18"W	417.24	L108	S20° 22' 46"W	46.52	L153	S53° 35' 08"E	319.20	L198	N00° 04' 48"E	921.60			
L19	N07° 19' 00"E	55.05	L64	N27° 07' 55"W	33.41	L109	S01° 07' 59"E	544.00	L154	S78° 38' 10"E	197.16	L199	N17° 21' 01"E	231.01			
L20	N05° 00' 13"E	55.01	L65	N87° 31' 55"W	157.64	L110	S10° 14' 49"W	46.97	L155	S47° 33' 02"E	80.18	L200	S89° 09' 11"E	285.79			
L21	N03° 50' 52"E	55.04	L66	N79° 32' 56"W	278.70	L111	S20° 10' 53"W	202.93	L156	S47° 33' 02"E	34.34	L201	N23° 04' 08"W	111.14			
L22	N03° 37' 54"E	60.20	L67	N74° 45' 19"W	234.54	L112	S06° 39' 44"W	37.00	L157	S89° 59' 41"E	541.96	L202	N32° 14' 16"W	91.09			
L23	N04° 52' 16"E	79.07	L68	N00° 58' 58"E	413.40	L113	N00° 18' 52"W	37.00	L158	S00° 45' 10"W	597.04	L203	N32° 07' 12"W	129.84			
L24	N11° 58' 05"E	55.62	L69	N00° 58' 58"E	3.11	L114	N09° 34' 07"W	40.35	L159	S42° 33' 53"E	1470.68	L204	N64° 04' 08"W	111.15			
L25	N19° 18' 52"E	55.01	L70	N89° 56' 10"W	214.93	L115	N61° 12' 17"W	433.51	L160	S26° 33' 10"E	79.97	L205	S00° 33' 03"W	902.26			
L26	N08° 12' 38"W	73.72	L71	N03° 26' 50"W	43.07	L116	N07° 48' 49"W	36.76	L161	S78° 26' 50"W	29.87	L206	S89° 26' 57"E	171.02			
L27	N00° 00' 19"E	37.00	L72	S05° 29' 42"W	99.16	L117	N07° 08' 57"W	163.18	L162	N45° 55' 46"W	1143.07	L207	N21° 27' 32"E	186.41			
L28	S89° 59' 41"E	242.82	L73	S56° 55' 34"W	108.76	L118	N06° 46' 38"W	122.58	L163	S00° 45' 10"W	1174.04	L208	N86° 33' 25"E	67.00			
L29	N01° 03' 38"E	255.03	L74	N86° 58' 39"W	84.43	L119	N02° 58' 50"W	39.79	L164	N89° 34' 37"W	37.51	L209	N74° 29' 39"E	60.21			
L30	N89° 57' 50"W	326.10	L75	N84° 42' 54"W	182.98	L120	N00° 58' 58"E	413.49	L165	N39° 16' 46"W	216.92	L210	N01° 13' 39"W	82.95			
L31	S00° 29' 40"W	202.65	L76	N85° 37' 03"W	221.27	L121	N89° 09' 11"W	76.11	L166	N61° 22' 48"W	100.98	L211	N89° 07' 23"W	98.74			
L32	S33° 56' 04"W	385.79	L77	N78° 22' 39"W	94.26	L122	N00° 58' 58"E	632.98	L167	N09° 57' 26"W	219.55	L212	S21° 59' 11"W	184.14			
L33	N89° 56' 10"W	129.49	L78	N87° 56' 13"W	179.07	L123	S81° 52' 00"W	50.85	L168	N89° 46' 04"W	132.76	L213	S40° 09' 16"W	25.81			
L34	N03° 26' 50"W	37.89	L79	N84° 35' 35"W	110.61	L124	N40° 59' 31"W	37.00	L169	S41° 49' 23"W	93.88	L214	S85° 53' 24"W	47.54			
L35	N03° 26' 50"W	924.47	L80	S89° 56' 53"W	45.19	L125	N35° 50' 20"W	108.55	L170	S00° 39' 27"W	210.43	L215	S50° 44' 10"W	29.65			
L36	N47° 47' 20"E	335.88	L81	N85° 49' 22"W	298.36	L126	S80° 20' 15"W	373.69	L171	S23° 06' 09"E	162.81	L216	S14° 45' 19"W	12.73			
L37	S89° 59' 41"E	667.42	L82	N00° 58' 58"E	247.04	L127	S17° 20' 10"W	42.17	L172	S89° 37' 13"E	221.41	L217	S31° 22' 27"E	25.48			
L38	S00° 00' 33"W	630.10	L83	N85° 40' 40"W	244.40	L128	N89° 09' 11"W	1006.35	L173	S53° 34' 08"E	128.39	L218	S85° 09' 48"W	199.83			
L39	S89° 59' 30"E	399.95	L84	N86° 54' 33"W	175.85	L129	S78° 53' 15"W	37.00	L174	S00° 37' 58"W	187.44	L219	S28° 32' 19"E	517.15			
L40	S14° 01' 34"W	302.58	L85	N32° 37' 56"W	386.95	L130	S78° 53' 15"W	145.03	L175	S68° 50' 56"W	90.70	L220	N90° 00' 00"E	320.18			
L41	N59° 33' 24"W	526.76	L86	N62° 44' 39"W	22.93	L131	N67° 48' 38"W	39.31	L176	S00° 56' 26"W	180.84	L221	S89° 09' 11"E	264.38			
L42	N63° 43' 26"W	37.00	L87	S08° 45' 49"E	231.96	L132	S59° 58' 55"W	0.83	L177	N78° 37' 57"W	195.44	L222	S00° 33' 03"W	333.98			
L43	S16° 03' 19"E	25.64	L88	S23° 21' 16"W	11.48	L133	N37° 40' 31"W	216.74	L178	N53° 40' 32"W	321.06	L223	S00° 33' 03"W	412.92			
L44	S16° 03' 19"E	113.28	L89	S50° 39' 48"W	355.39	L134	S88° 49' 38"W	48.49	L179	N20° 04' 32"W	109.83	L224	N89° 07' 23"W	501.22			
L45	S14° 53' 31"W	387.71	L90	N87° 10' 14"W	212.09	L135	S37° 45' 34"W	233.18	L180	N23° 12' 52"E	17.35	L225	N89° 07' 23"W	828.30			

MAP NO. 2.2443

## CHANGE OF OFFICIAL ZONING PLAN RANCHO CALIFORNIA AREA

CHANGE OF ZONE CASE NO. 1800020  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4918  
DECEMBER 10, 2019  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH	CURVE #	DELTA	RADIUS	LENGTH	CURVE #	DELTA	RADIUS	LENGTH	CURVE #	DELTA	RADIUS	LENGTH
C1	116°16'14"	550.00	1116.12	C25	28°56'00"	450.00	227.24	C49	37°06'23"	200.00	129.53	C73	45°27'01"	450.00	356.96
C2	4°10'03"	550.00	40.00	C26	0°01'16"	108344.13	39.86	C50	62°58'07"	450.00	484.55	C74	40°51'04"	50.14	35.75
C3	9°16'12"	800.00	129.43	C27	7°58'59"	39.00	5.43	C51	33°18'07"	40.00	23.25	C75	30°57'05"	499.87	270.03
C4	34°30'52"	1900.00	1144.54	C28	11°09'37"	582.00	113.36	C52	52°22'18"	120.00	109.69	C76	29°57'13"	99.54	52.04
C5	3°13'46"	800.00	45.09	C29	42°34'15"	77.50	57.58	C53	53°29'51"	45.00	42.02	C77	16°35'24"	400.00	115.82
C6	17°26'58"	800.00	243.64	C30	53°39'11"	287.50	269.22	C54	41°28'11"	200.00	144.76	C78	17°43'16"	328.00	101.45
C7	19°38'56"	800.00	274.35	C31	37°10'39"	194.02	125.89	C55	48°30'19"	400.00	338.63	C79	9°57'33"	328.00	57.01
C8	13°47'28"	800.00	192.56	C32	69°10'27"	186.50	225.16	C56	12°23'47"	200.00	43.27	C80	5°35'23"	1037.00	101.17
C9	33°52'14"	450.00	266.02	C33	2°20'53"	500.00	20.49	C57	0°09'57"	500.00	1.45	C81	15°37'28"	413.00	112.62
C10	8°31'27"	550.00	81.83	C34	42°00'54"	700.00	513.31	C58	32°34'57"	500.00	284.34	C82	17°16'13"	200.00	60.28
C11	51°14'10"	120.00	107.31	C35	6°41'49"	600.00	70.13	C59	44°03'53"	300.00	230.72	C83	3°53'38"	250.00	16.99
C12	17°40'08"	500.00	154.19	C36	56°06'45"	178.00	174.32	C60	34°35'51"	345.86	208.84	C84	41°35'43"	69.03	50.11
C13	12°05'43"	500.00	105.52	C37	51°33'17"	305.00	274.44	C61	21°51'07"	437.09	166.70	C85	54°20'53"	158.31	150.17
C14	30°56'43"	100.00	54.01	C38	53°40'53"	418.00	391.63	C62	67°16'43"	90.00	105.68	C86	93°42'06"	90.00	147.19
C15	41°02'25"	450.00	322.33	C39	25°01'47"	182.00	79.51	C63	43°46'32"	100.00	76.40	C87	61°27'41"	50.00	53.64
C16	50°52'38"	50.00	44.40	C40	8°26'36"	572.00	84.29	C64	5°23'55"	450.00	42.40	C88	12°39'31"	200.00	44.19
C17	14°55'57"	450.00	117.28	C41	6°58'35"	450.00	54.79	C65	25°15'55"	400.00	176.38	C89	15°37'28"	487.00	132.80
C18	57°06'03"	136.00	135.54	C42	49°30'06"	450.00	388.79	C66	31°32'48"	436.00	240.06	C90	5°03'38"	983.00	85.06
C19	26°16'38"	484.00	212.80	C43	2°25'50"	910.00	38.60	C67	105°00'00"	164.00	300.55	C91	10°33'58"	100.00	18.44
C20	30°06'56"	450.00	236.53	C44	11°24'30"	600.00	119.47	C68	34°22'36"	236.00	141.60	C92	41°04'13"	84.00	60.21
C21	28°31'50"	450.00	224.08	C45	32°51'31"	600.00	344.09	C69	14°43'14"	400.00	102.77	C93	58°41'49"	170.00	174.16
C22	18°29'21"	600.00	193.62	C46	33°02'20"	600.00	345.99	C70	33°05'08"	49.46	28.56	C94	80°33'39"	84.00	118.11
C23	21°06'40"	600.00	221.08	C47	59°35'38"	600.00	624.07	C71	46°21'28"	48.38	39.14	C95	31°32'58"	100.00	55.06
C24	36°15'42"	600.00	379.73	C48	11°45'34"	450.00	92.36	C72	5°29'41"	450.00	43.15				

RADIAL TABLE		RADIAL TABLE		RADIAL TABLE		RADIAL TABLE		RADIAL TABLE	
LINE #	DIRECTION	LINE #	DIRECTION	LINE #	DIRECTION	LINE #	DIRECTION	LINE #	DIRECTION
R1	S74° 08' 57"W	R25	N11° 14' 52"E	R49	N33° 56' 04"E	R73	N53° 35' 20"E	R97	S02° 49' 46"W
R2	N73° 55' 11"E	R26	S69° 24' 36"W	R50	N56° 03' 56"W	R74	S52° 24' 00"E	R98	N02° 31' 25"W
R3	N75° 08' 10"W	R27	N63° 43' 04"W	R51	S08° 35' 17"W	R75	S40° 59' 31"E	R99	S24° 42' 08"E
R4	N63° 51' 10"E	R28	S65° 04' 59"E	R52	N80° 01' 41"W	R76	N10° 14' 49"E	R100	S36° 14' 12"W
R5	N65° 05' 44"W	R29	N63° 58' 20"E	R53	N04° 59' 38"E	R77	S79° 45' 11"E		
R6	S69° 51' 22"W	R30	N75° 08' 49"W	R54	S41° 38' 08"W	R78	N06° 39' 44"E		
R7	S70° 09' 57"W	R31	N73° 55' 27"E	R55	S63° 24' 15"E	R79	N00° 18' 52"W		
R8	N05° 29' 42"E	R32	N86° 16' 35"W	R56	N23° 59' 03"E	R80	N54° 42' 32"W		
R9	N24° 55' 10"W	R33	N76° 47' 25"W	R57	N63° 22' 59"W	R81	N35° 17' 28"E		
R10	N22° 35' 50"E	R34	S09° 53' 43"W	R58	S02° 28' 05"W	R82	N68° 45' 21"W		
R11	S39° 44' 29"E	R35	S36° 34' 25"W	R59	S26° 36' 23"W	R83	N21° 18' 27"E		
R12	S59° 05' 49"E	R36	N90° 00' 00"W	R60	N89° 55' 28"E	R84	N72° 16' 44"E		
R13	S18° 41' 25"W	R37	N72° 36' 59"W	R61	N25° 58' 06"E	R85	N17° 43' 16"W		
R14	N76° 07' 23"W	R38	S54° 25' 30"E	R62	S89° 03' 34"E	R86	N00° 00' 00"E		
R15	S10° 41' 03"E	R39	N00° 00' 19"E	R63	S20° 04' 50"E	R87	S40° 59' 33"E		
R16	N10° 41' 57"W	R40	S63° 43' 26"E	R64	N11° 18' 30"E	R88	S49° 00' 27"W		
R17	S46° 48' 04"E	R41	S86° 12' 29"W	R65	S81° 21' 28"W	R89	S44° 04' 14"W		
R18	S89° 59' 46"W	R42	S30° 26' 36"W	R66	N82° 33' 47"E	R90	N45° 55' 46"W		
R19	S68° 25' 31"E	R43	N68° 49' 36"W	R67	N81° 24' 06"E	R91	N85° 00' 22"W		
R20	S26° 49' 47"E	R44	S72° 03' 22"E	R68	N81° 14' 09"E	R92	S63° 49' 26"W		
R21	N13° 26' 19"W	R45	N21° 10' 24"E	R69	S30° 10' 55"E	R93	N65° 16' 11"W		
R22	N67° 47' 12"W	R46	S17° 56' 38"W	R70	N37° 50' 46"E	R94	N59° 12' 17"W		
R23	S09° 41' 42"E	R47	S69° 51' 24"E	R71	N52° 09' 14"W	R95	N44° 15' 17"E		
R24	N09° 41' 43"W	R48	N20° 08' 36"E	R72	S36° 24' 40"E	R96	N59° 46' 28"E		

MAP NO. 2.2443  
**CHANGE OF OFFICIAL ZONING PLAN**  
**RANCHO CALIFORNIA AREA**  
CHANGE OF ZONE CASE NO. 1800020  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4918  
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