

533C

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



FROM: County Counsel
SUBJECT: Ordinance No. 348.4177

SUBMITTAL DATE: March 4, 2004

RECOMMENDED MOTION: That the Board of Supervisors adopt Ordinance No. 348. 4177 amending the zoning in the Rancho California Area shown on Map No. 2.2066 Change of Zone Case No. 6718.

BACKGROUND: Change of Zone Case No. 6718 was approved by the Board of Supervisors on October 28, 2003.

Katherine A. Lind
KATHERINE A. LIND
Deputy County Counsel

C.E.O. RECOMMENDATION: **APPROVE**

Lisa Brandell

County Executive Office Signature

Policy
 Policy

Consent
 Consent

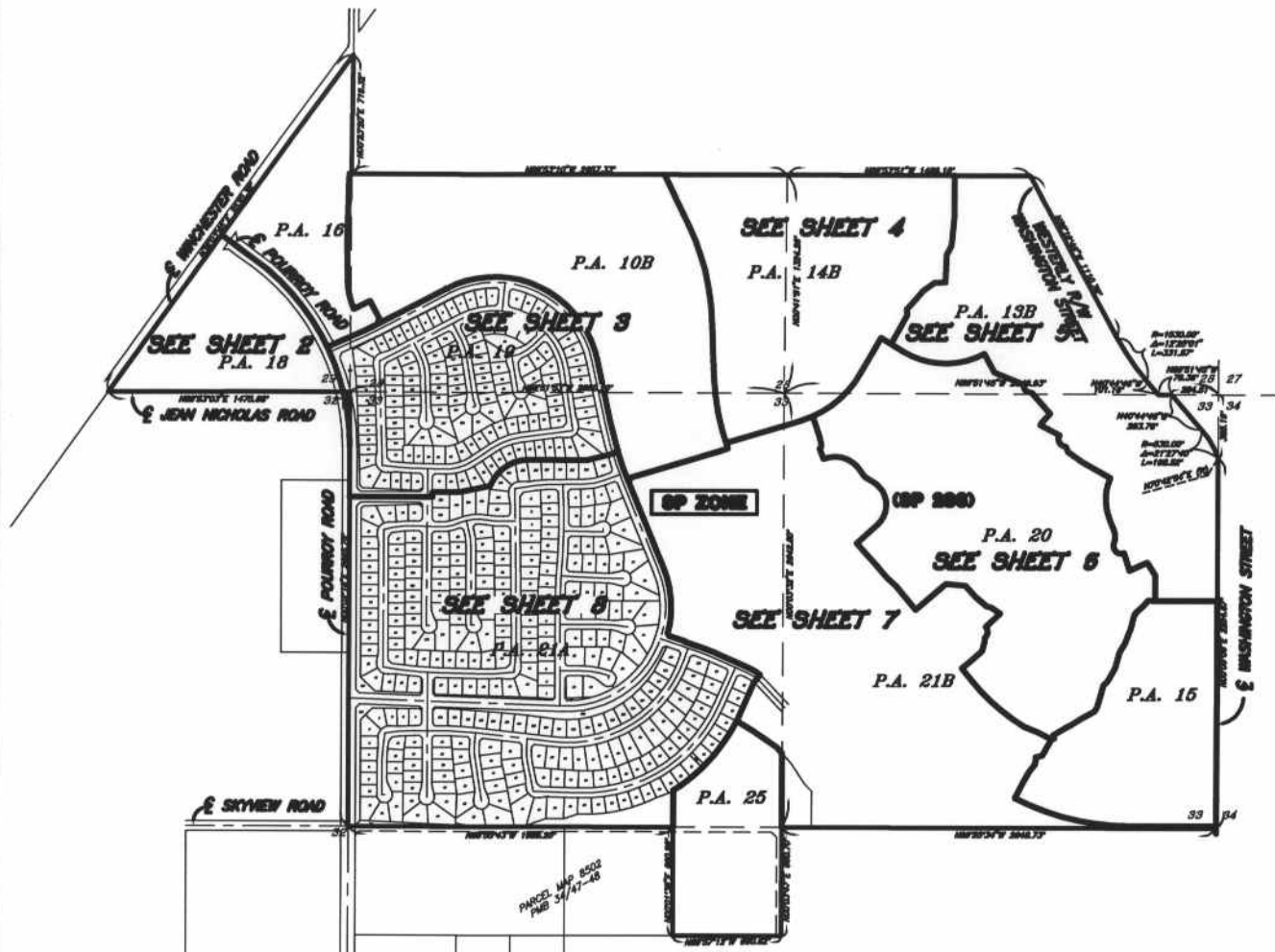
Department Recommendation:
Per Executive Office:

Prev. Agn. ref.

Dist. 3

AGENDA NO.

**FRENCH VALLEY AND RANCHO CALIFORNIA AREAS
SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.**



LEGEND

SP ZONE SPECIFIC PLAN (SP 286A4)
PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25
 MAP NO. 2-2006

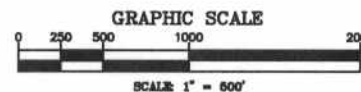
**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2. ORDINANCE NO. 348**

CHANGE OF ZONE CASE NO. 6718

ADOPTED BY ORDINANCE NO. 348.4177

DATE: MARCH 16, 2004

RIVERSIDE COUNTY BOARD OF SUPERVISORS



The Keith Companies **TKC**

2280 Center Avenue, Suite 300, Irvine, CA 92614-3034 (949) 453-0234

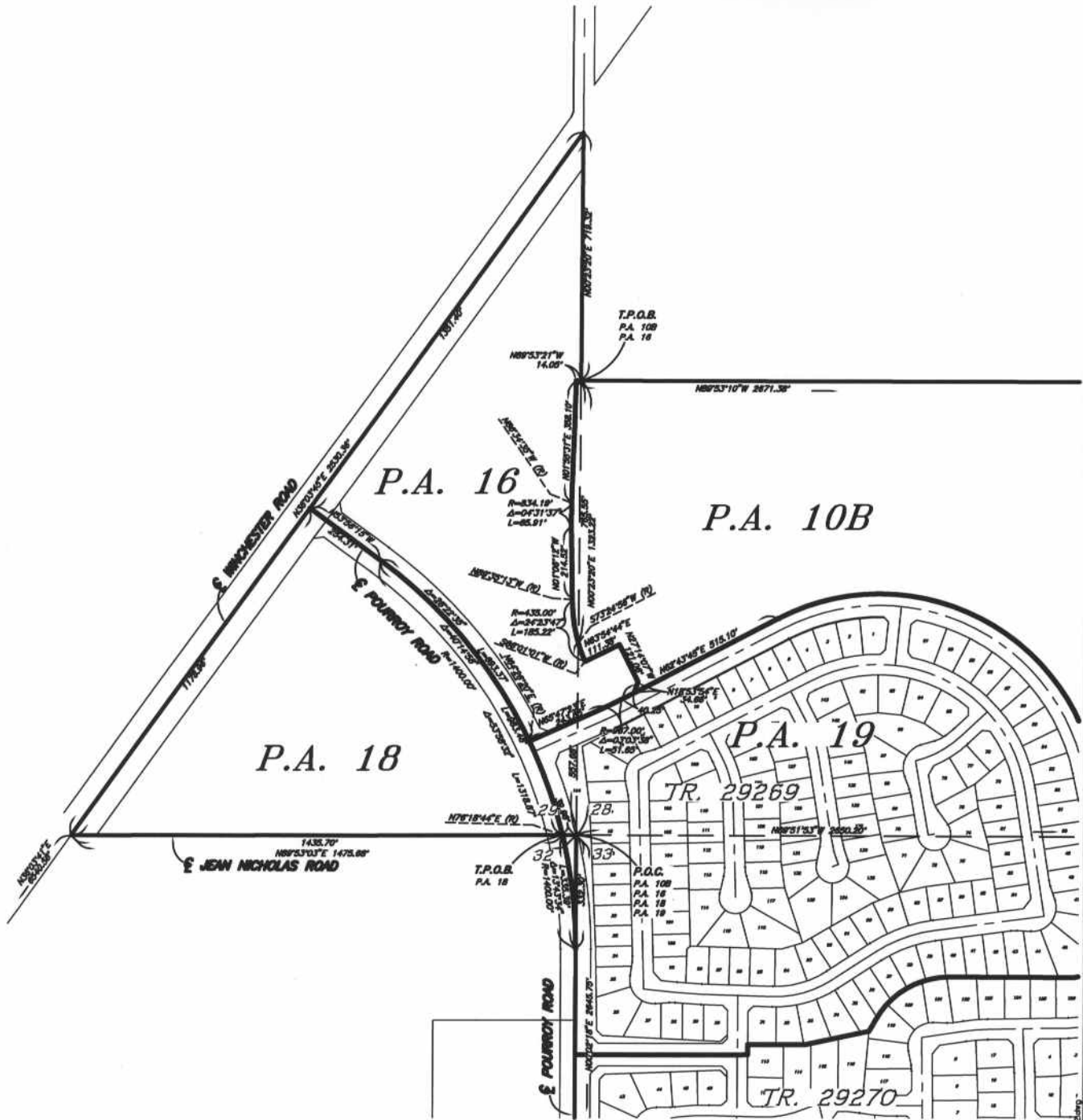
ASSESOR'S BOOK, PAGE AND PARCEL NUMBERS:

467-160-048, 467-160-049, 467-260-047
 467-260-053, 467-260-056, 467-370-014


NOTE: SEE SHEET 9 FOR A.P.N. LISTING
 OF TRACTS 29268, 29269, 29270 & 29271

Plotted 3/9/2004 9:06:27 AM By: R. SMITH DWG: M:\31587\25\map\98531000-SP_ZONE-CHG-DTL.dwg

FRENCH VALLEY AND RANCHO CALIFORNIA AREAS
 SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.



LEGEND

 SPECIFIC PLAN (SP 286A)
 PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25
 MAP NO. 2.2.06b

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

CHANGE OF ZONE CASE NO. 6718

ADOPTED BY ORDINANCE NO. 348.4177

DATE: MARCH 16, 2004

RIVERSIDE COUNTY BOARD OF SUPERVISORS

NOTE:

SEE SHEET 9 FOR LOT APNS



GRAPHIC SCALE

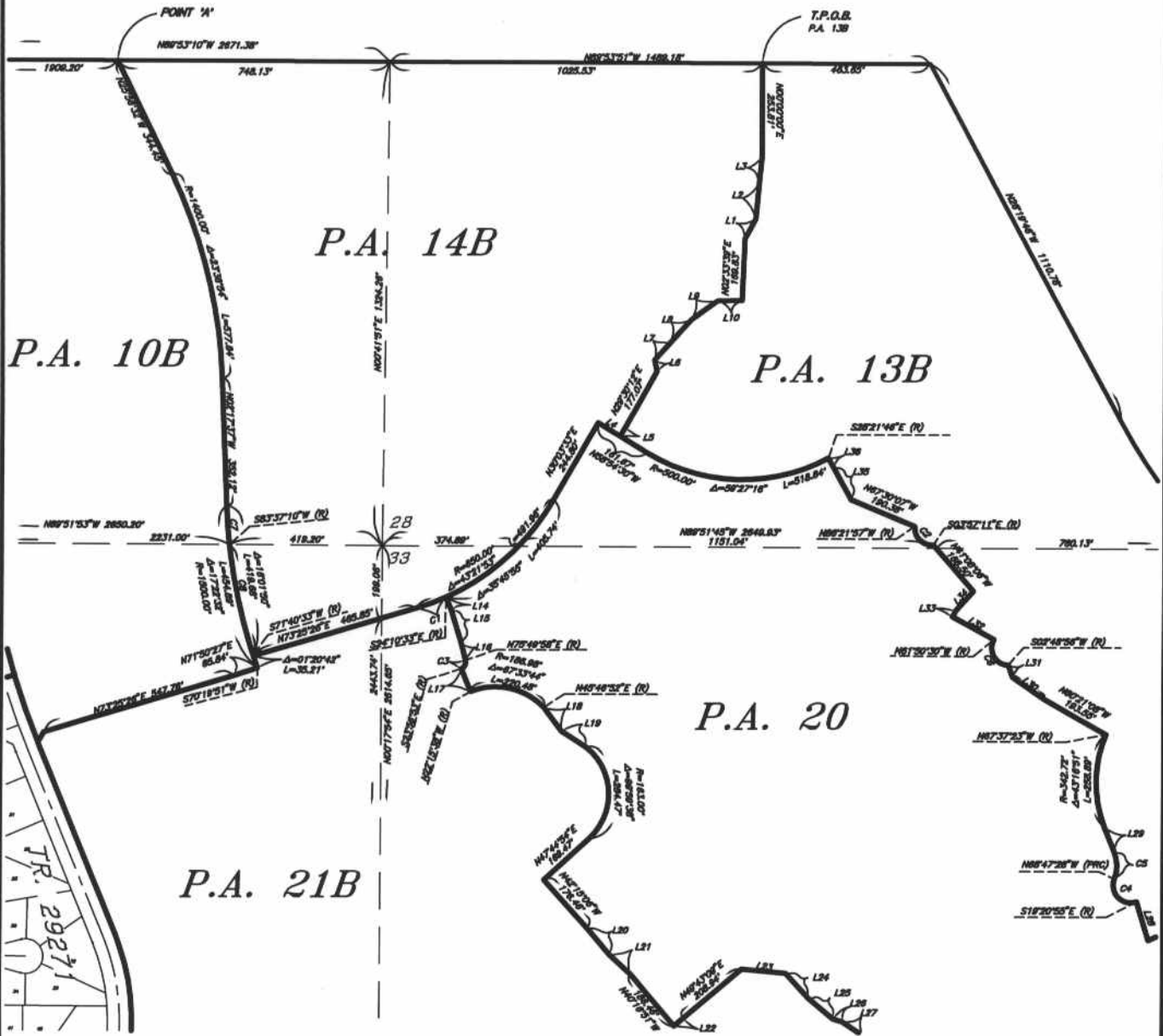


The Keith Companies **TKC**

22800 Center Avenue, Suite 200, Mirvale Valley, CA 92553-0204 (909) 653-0234

Plotted 3/8/2004 14:53:37 PM by: R. SMITH, DWG: W43358726.dwg, PDS33001-SP_ZONE_CHK-SITE.dwg

FRENCH VALLEY AND RANCHO CALIFORNIA AREAS SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.



LINE DATA

NO.	BEARING	DISTANCE
L1	N89°37'46"E	81.39'
L2	N85°01'21"E	86.11'
L3	N89°53'31"E	71.82'
L4	N89°54'30"E	70.72'
L5	N31°05'30"E	26.00'
L6	N11°35'15"W	32.66'
L7	N42°08'06"E	66.50'
L8	N42°13'35"E	84.89'
L9	N84°35'43"E	87.81'
L10	N89°15'17"E	66.00'
L11	N41°28'38"E	71.73'
L12	N89°02'56"W	101.72'
L13	N89°21'48"W	26.00'
L14	N84°08'44"W	37.35'
L15	N17°21'12"W	86.11'
L16	N14°10'02"W	48.83'
L17	N81°48'16"W	67.33'
L18	N32°34'02"W	60.78'
L19	N57°08'46"W	81.74'
L20	N40°32'31"W	66.10'
L21	N47°34'38"W	78.36'
L22	N49°43'06"E	33.44'
L23	N84°45'30"W	121.14'
L24	N42°38'34"W	83.73'
L25	N89°13'38"E	86.91'
L26	N74°12'08"W	26.59'

LINE DATA

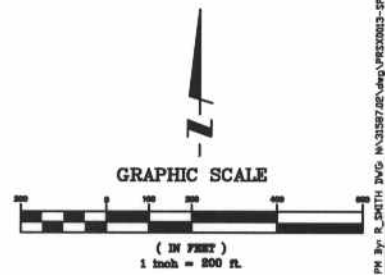
NO.	BEARING	DISTANCE
L27	N89°48'30"W	66.89'
L28	N16°58'11"W	111.18'
L29	N81°53'38"W	74.67'
L30	N89°19'08"W	108.79'
L31	N80°22'08"W	35.34'
L32	N81°24'37"W	130.00'
L33	N88°30'23"E	18.80'
L34	N47°34'38"W	78.36'
L35	N49°43'06"E	33.44'
L36	N84°45'30"W	121.14'
L37	N89°13'38"E	78.36'
L38	N49°44'46"W	101.16'

CURVE DATA

NO.	RADIUS	DELTA	ARC
C1	800.00'	07°35'58"	86.22'
C2	48.00'	87°39'15"	81.75'
C3	20.00'	87°13'08"	26.00'
C4	48.00'	130°33'28"	109.38'
C5	100.00'	43°08'11"	78.59'
C6	48.00'	115°20'34"	86.63'
C7	1500.00'	04°05'13"	108.99'
C8	1500.00'	11°58'37"	312.68'

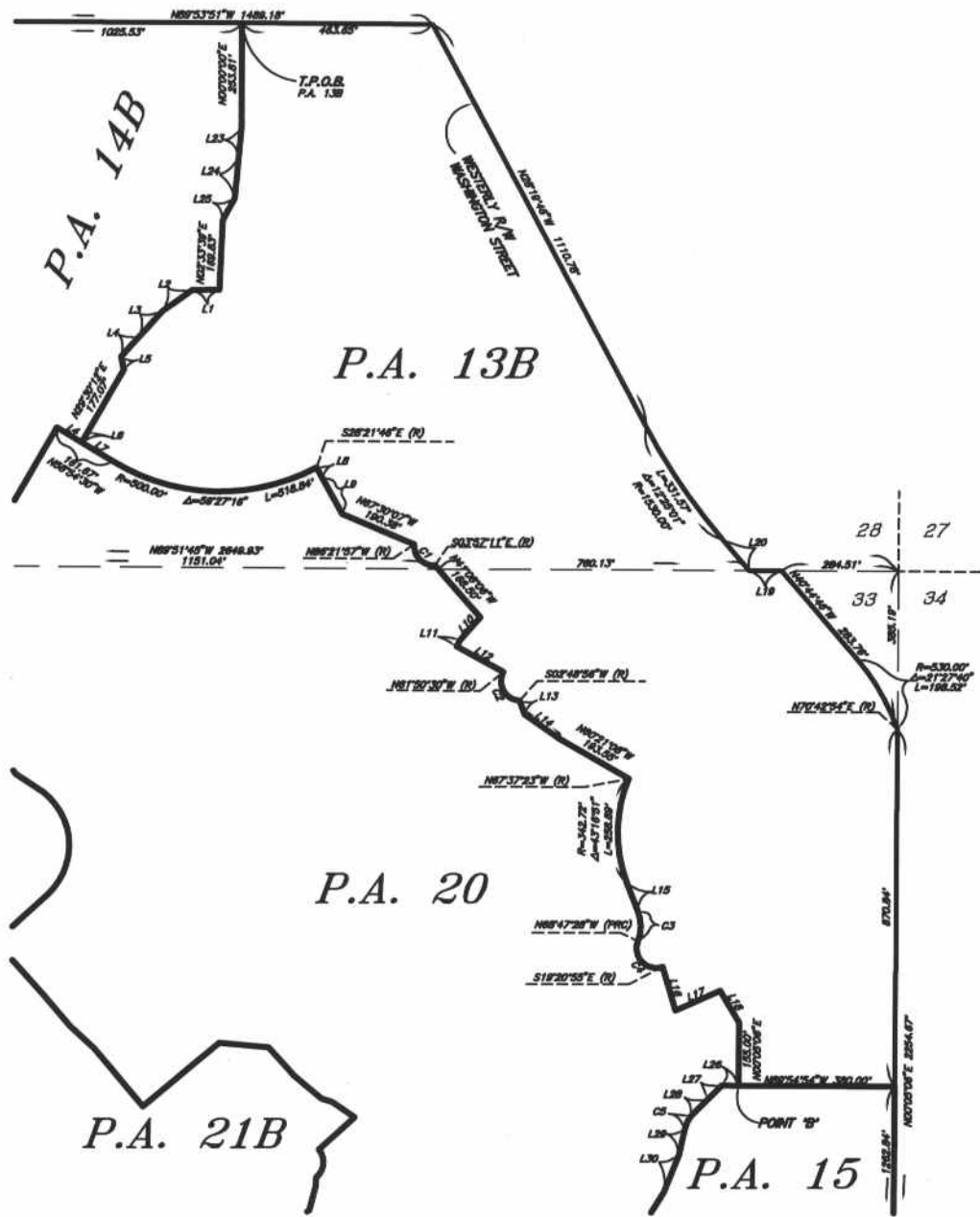
LEGEND
 SPECIFIC PLAN (SP 28644)
PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25
 MAP NO. 2. 2006
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2. ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 6718
 ADOPTED BY ORDINANCE NO. 348.4177
 DATE: MARCH 16, 2004
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



NOTE:
 SEE SHEET 9 FOR LOT APNS

FRENCH VALLEY AND RANCHO CALIFORNIA AREAS SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.



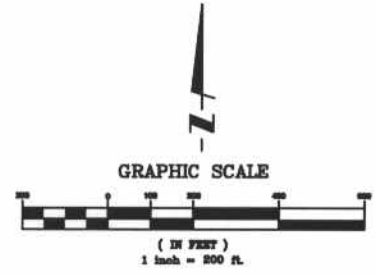
LINE DATA

NO.	BEARING	DISTANCE
L1	N89°15'17"E	68.05'
L2	N84°30'43"E	87.61'
L3	N48°13'35"E	84.89'
L4	N45°08'04"E	66.50'
L5	N11°35'18"W	32.66'
L6	N31°05'30"E	28.00'
L7	N58°54'30"W	80.85'
L8	N89°21'48"W	28.00'
L9	N89°02'56"W	101.72'
L10	N41°58'38"E	71.73'
L11	N89°30'23"E	18.80'
L12	N41°24'57"W	130.00'
L13	N00°22'08"W	33.24'
L14	N85°18'06"W	108.79'
L15	N1°30'38"W	74.67'
L16	N18°58'11"W	111.18'
L17	N89°40'38"E	118.17'
L18	N1°22'03"W	91.27'
L19	N89°51'45"W	78.36'
L20	N40°44'48"W	101.18'
L21	N89°53'51"W	38.17'
L22	N89°53'51"W	132.80'
L23	N05°03'31"E	71.95'
L24	N05°01'21"E	85.11'
L25	N89°37'48"E	81.38'
L26	N88°18'12"W	41.62'
L27	N44°43'41"E	47.84'
L28	N45°04'38"E	57.06'
L29	N12°40'43"E	84.30'
L30	N81°40'54"E	88.43'

CURVE DATA

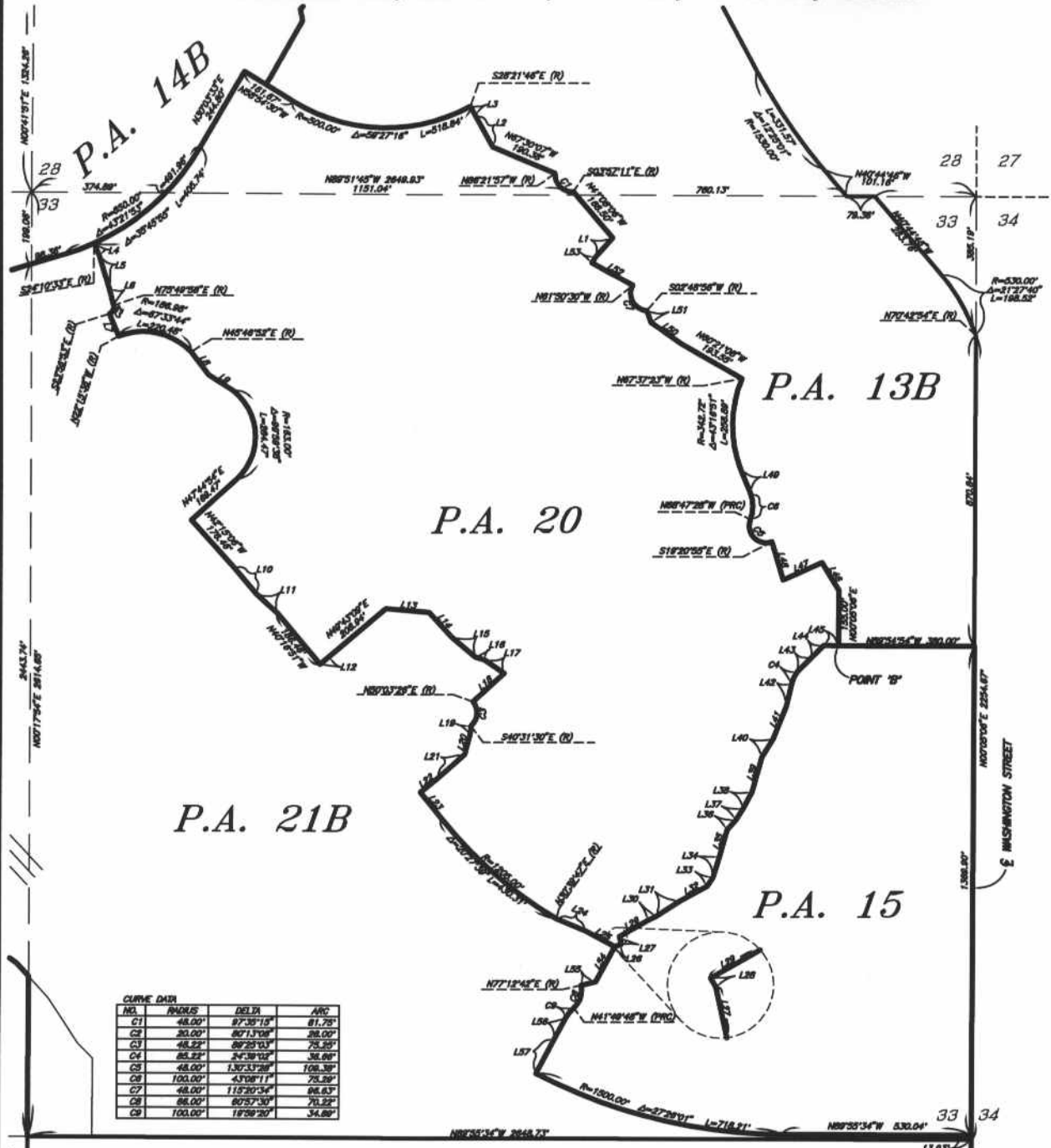
NO.	RADIUS	DELTA	ARC
C1	48.00'	87°30'15"	81.78'
C2	48.00'	115°20'34"	86.63'
C3	100.00'	43°08'11"	75.39'
C4	48.00'	130°53'28"	108.39'
C5	88.25'	24°38'02"	36.69'

LEGEND
SP 2008 SPECIFIC PLAN (SP 286A4)
 PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 20, 21A, 21B, & 25
 MAP NO. 2, 2006
**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2. ORDINANCE NO. 348**
 CHANGE OF ZONE CASE NO. 6718
 ADOPTED BY ORDINANCE NO. 348.4177
 DATE: MARCH 16, 2004
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



NOTE:
SEE SHEET 9 FOR LOT APNS

FRENCH VALLEY AND RANCHO CALIFORNIA AREAS SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.



CURVE DATA	NO.	RADIUS	DELTA	ARC
C1	48.00'	87°35'15"	81.75'	
C2	30.00'	80°13'08"	38.00'	
C3	48.24'	89°28'33"	75.20'	
C4	85.52'	24°38'52"	38.80'	
C5	48.00'	130°33'38"	108.30'	
C6	100.00'	45°08'11"	78.20'	
C7	48.00'	115°20'34"	86.63'	
C8	86.00'	80°57'30"	70.22'	
C9	100.00'	18°59'20"	34.80'	

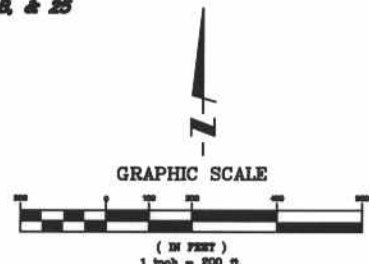
LINE DATA	NO.	BEARING	DISTANCE
L1	N41°58'38"E	71.70'	
L2	N89°52'58"W	101.70'	
L3	N89°21'48"W	28.00'	
L4	N84°09'44"W	37.50'	
L5	N17°21'12"W	88.11'	
L6	N14°10'02"W	48.83'	
L7	N81°49'18"W	87.53'	
L8	N37°24'08"W	80.70'	
L9	N57°09'48"W	81.70'	
L10	N45°32'31"W	88.10'	
L11	N47°34'39"W	78.30'	
L12	N44°43'06"E	33.44'	
L13	N44°45'30"W	121.14'	
L14	N42°30'34"W	83.70'	
L15	N37°24'08"W	88.91'	
L16	N47°12'08"W	84.53'	
L17	N52°48'30"E	88.80'	
L18	N47°24'28"E	117.84'	
L19	N05°13'00"E	22.63'	
L20	N14°28'32"E	58.85'	
L21	N48°33'00"E	100.84'	
L22	N51°02'28"E	81.70'	
L23	N38°53'35"W	84.53'	
L24	N47°24'30"W	88.70'	
L25	N01°49'08"W	82.32'	
L26	N84°42'42"E	18.41'	
L27	N12°24'38"W	18.38'	
L28	N09°51'41"W	3.00'	
L29	N80°08'18"E	84.90'	

LINE DATA	NO.	BEARING	DISTANCE
L30	N83°43'54"E	24.18'	
L31	N57°40'52"E	78.70'	
L32	N01°14'50"E	88.55'	
L33	N43°18'28"E	28.83'	
L34	N17°21'12"E	80.88'	
L35	N15°34'29"E	78.14'	
L36	N48°18'04"E	37.18'	
L37	N01°58'02"E	37.97'	
L38	N89°50'55"E	53.01'	
L39	N12°28'09"E	100.10'	
L40	N11°28'17"E	80.38'	
L41	N01°40'54"E	88.45'	
L42	N12°40'43"E	84.28'	
L43	N45°04'38"E	87.08'	
L44	N44°43'47"E	47.84'	
L45	N88°18'17"W	41.47'	
L46	N12°28'09"E	81.22'	
L47	N04°40'38"E	118.17'	
L48	N18°58'11"W	111.18'	
L49	N01°58'38"W	74.97'	
L50	N89°18'08"W	108.78'	
L51	N02°22'08"W	35.24'	
L52	N81°24'17"W	130.00'	
L53	N04°30'37"E	18.80'	
L54	N08°10'52"E	112.37'	
L55	N77°08'48"E	41.58'	
L56	N08°10'52"E	88.34'	
L57	N67°48'58"E	108.47'	

LEGEND
SP 2086A SPECIFIC PLAN (SP 2864A)
PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25
 MAP NO. 2.2066

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

CHANGE OF ZONE CASE NO. 6718
 ADOPTED BY ORDINANCE NO. 348.4177
 DATE: MARCH 16, 2004
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



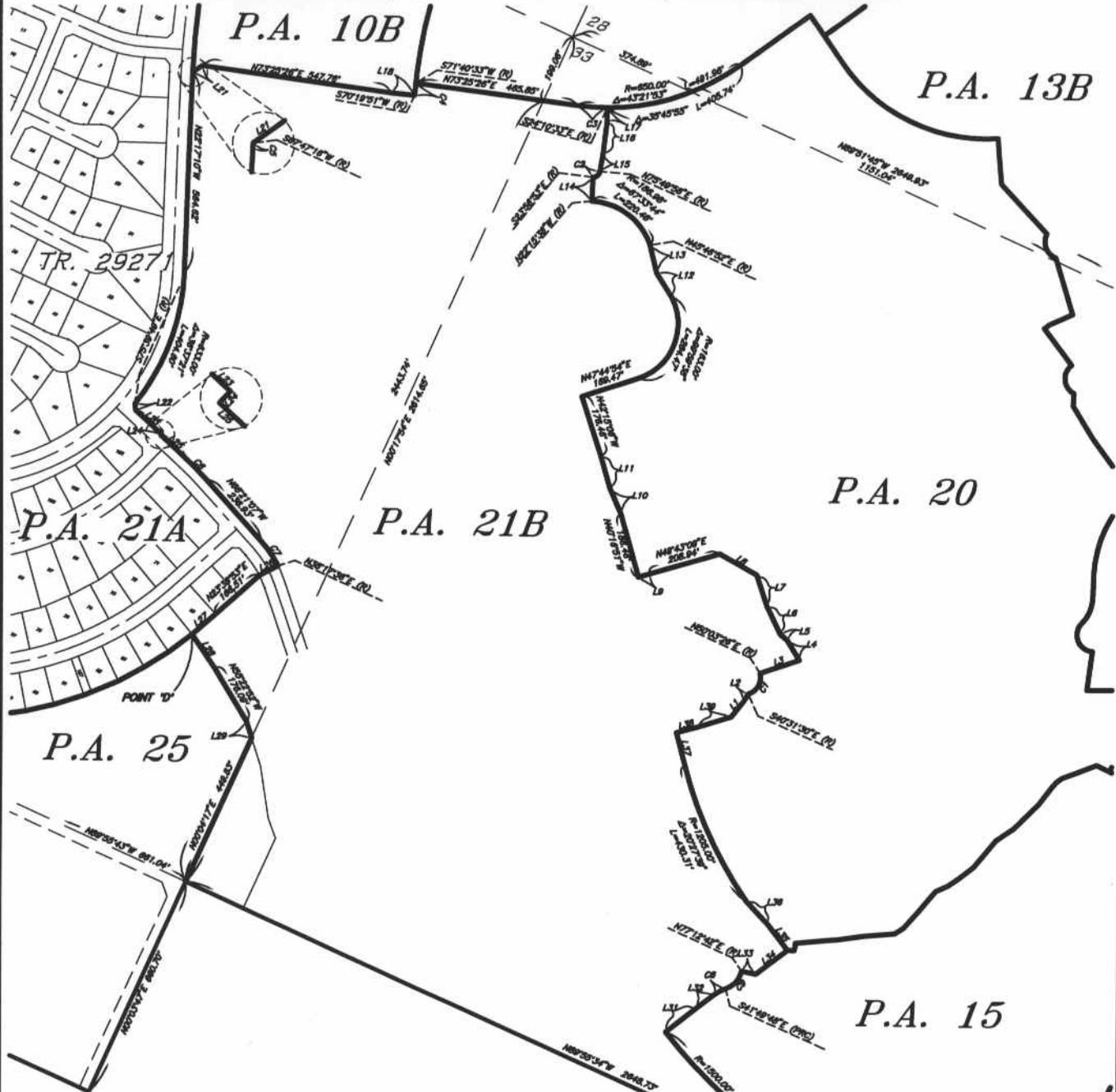
The Keith Companies **TKC**

2280 Cedar Avenue, Suite 300 Menlo Park, CA 94025-8028 (415) 853-8254

NOTE:
 SEE SHEET 5 FOR LOT APNS

Plotted 3/8/2004 10:54 PM By: R_Smith DWG: W:\31587\REV\Map\FR31003-SP_ZONE-CHK-SHT6.dwg

**FRENCH VALLEY AND RANCHO CALIFORNIA AREAS
SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.**



LINE DATA

NO.	BEARING	DISTANCE
L1	N14°28'33"E	58.85'
L2	N85°13'05"E	22.83'
L3	N47°21'28"E	112.85'
L4	N55°48'30"W	86.88'
L5	N74°15'00"W	26.38'
L6	N50°33'26"W	88.21'
L7	N42°38'54"W	83.73'
L8	N84°45'30"W	121.14'
L9	N48°43'08"E	33.44'
L10	N48°34'30"W	78.38'
L11	N40°32'31"W	88.10'
L12	N57°06'44"W	81.74'
L13	N57°24'05"W	80.78'
L14	N81°46'18"W	67.33'
L15	N14°10'02"W	48.83'
L16	N17°21'12"W	96.11'
L17	N84°08'44"W	32.33'
L18	N71°02'21"E	65.84'
L19	N23°25'26"E	88.00'
L20	N23°25'26"E	118.13'
L21	N30°18'55"E	32.78'
L22	N88°34'51"W	19.07'
L23	N71°20'10"W	101.58'
L24	N18°30'08"E	32.30'
L25	N71°20'10"W	82.88'
L26	N58°17'36"E	80.00'
L27	N84°20'31"E	88.44'
L28	N58°31'21"W	116.13'
L29	N42°10'01"W	48.56'
L30	N00°05'08"E	13.83'
L31	N27°45'24"E	108.43'
L32	N88°10'52"E	88.54'
L33	N77°02'44"E	41.56'
L34	N88°10'52"E	112.37'
L35	N81°46'08"W	82.33'
L36	N87°20'38"W	88.70'
L37	N38°52'34"W	84.53'
L38	N81°27'24"E	81.78'
L39	N48°33'20"E	103.84'

CURVE DATA

NO.	RADIUS	DELTA	ARC
C1	48.23'	89°25'03"	75.25'
C2	20.00'	89°13'08"	38.00'
C3	850.00'	07°30'58"	88.22'
C4	1500.00'	07°30'43"	35.21'
C5	3187.00'	02°04'28"	2.80'
C6	1030.00'	05°08'46"	82.51'
C7	330.00'	14°38'42"	84.35'
C8	100.00'	18°58'20"	34.88'
C9	88.00'	67°57'30"	70.22'

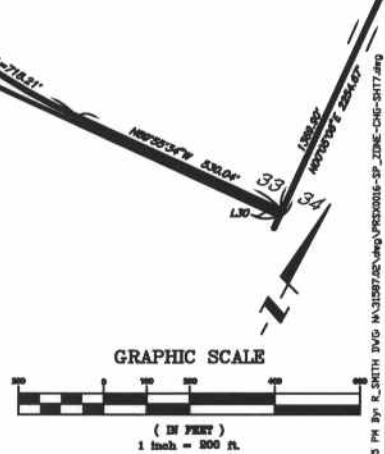
LEGEND
 SPECIFIC PLAN (SP 286A4)
PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25
 MAP NO. Z.2066

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

CHANGE OF ZONE CASE NO. 6718

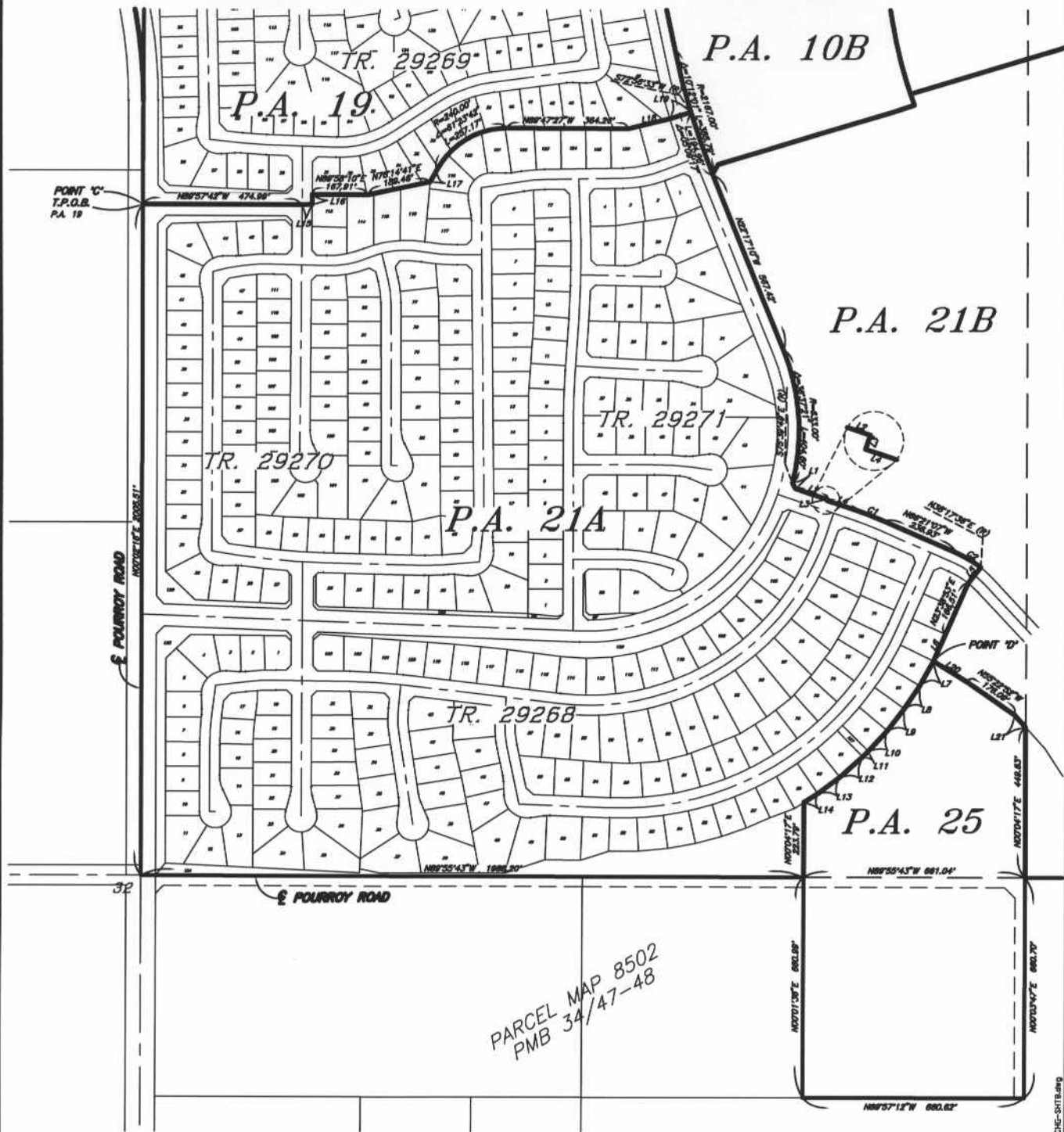
ADOPTED BY ORDINANCE NO. 348.4177
 DATE: MARCH 16, 2004
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

NOTE:
SEE SHEET 8 FOR LOT APWS



The Keith Companies **TKC**

FRENCH VALLEY AND RANCHO CALIFORNIA AREAS
SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.



CURVE DATA

NO.	RADIUS	DELTA	ARC
C1	1030.00'	050°04'	82.51'
C2	330.00'	143°44'	84.35'

LINE DATA

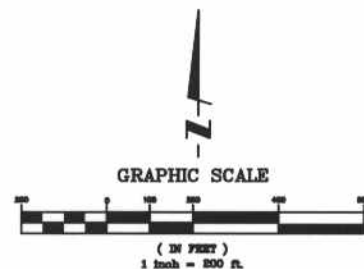
NO.	BEARING	DISTANCE
L1	N89°34'17"W	18.07'
L2	N71°29'52"W	101.50'
L3	N18°30'08"E	3.00'
L4	N71°29'52"W	87.89'
L5	N48°17'36"E	80.00'
L6	N29°30'37"E	88.44'
L7	N29°40'10"E	83.88'
L8	N53°23'58"E	82.52'
L9	N37°18'01"E	82.62'
L10	N43°02'11"E	82.70'
L11	N43°02'11"E	24.01'
L12	N48°12'30"E	80.38'
L13	N52°38'47"E	82.74'
L14	N57°40'10"E	48.57'
L15	N88°38'10"E	30.01'
L16	N00°21'23"E	29.58'
L17	N28°48'50"E	39.52'
L18	N78°28'08"E	137.50'
L19	N72°36'33"E	86.00'
L20	N58°31'21"W	118.14'
L21	N42°10'01"W	48.58'

LEGEND
 SPECIFIC PLAN (SP 286A)
 PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25
 MAP NO. 2, 2066

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

CHANGE OF ZONE CASE NO. 6718

ADOPTED BY ORDINANCE NO. 348.4177
 DATE: MARCH 16, 2004
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



The Keith Companies **TKC**

2280 Center Avenue, Suite 300 Menlo Park, CA 94025-6004 (650) 353-0234

NOTE:
SEE SHEET 9 FOR LOT APNS

Plotted 3/9/2004 10:54 AM by: R. SMITH DWG: W:\31587\26\map\85020017-SP_2DME-CHK-SHT8.dwg

FRENCH VALLEY AND RANCHO CALIFORNIA AREAS
SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.

ADDITIONAL A.P.N. LISTINGS

TRACT NO. 29269

Table with 4 columns: NO., APN NO., NO., APN NO. listing parcels for Tract No. 29269.

Table with 4 columns: NO., APN NO., NO., APN NO. listing parcels for Tract No. 29270.

Table with 2 columns: NO., APN NO. listing parcels for Tract No. 29271.

TRACT NO. 29271

Table with 4 columns: NO., APN NO., NO., APN NO. listing parcels for Tract No. 29271.

TRACT NO. 29270

Table with 4 columns: NO., APN NO., NO., APN NO. listing parcels for Tract No. 29270.

Table with 4 columns: NO., APN NO., NO., APN NO. listing parcels for Tract No. 29270.

TRACT NO. 29268

Table with 4 columns: NO., APN NO., NO., APN NO. listing parcels for Tract No. 29268.

Table with 4 columns: NO., APN NO., NO., APN NO. listing parcels for Tract No. 29268.

LEGEND

SP 2864 SPECIFIC PLAN (SP 2864)
PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 20, 21A, 21B, & 25
MAP NO. 2, 2006

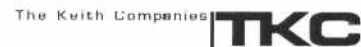
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 6718

ADOPTED BY ORDINANCE NO. 348.4177

DATE: MARCH 16, 2004

RIVERSIDE COUNTY BOARD OF SUPERVISORS



22880 Center Avenue, Suite 300, Mirra Valley, CA 92553-0228 (951) 853-0224