

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

559  
A



**FROM:** County Counsel

**SUBMITTAL DATE:** May 6, 2004

**SUBJECT:** RESOLUTION NO. 2004-104, Adopting Amendment No. 4 to Specific Plan No. 286 (Winchester 1800) - Third Supervisorial District

**RECOMMENDED MOTION:**

**ADOPTION** of Resolution No. 2004-104 Adopting Amendment No. 4 to Specific Plan No. 286.

**ADOPTION** of Ordinance No. 348.4177 redefining the legal boundaries of various planning areas.

**BACKGROUND:**

Public hearings concerning Specific Plan No. 286 Amendment No. 4 (Winchester 1800) were held together with the related Change of Zone No. 6718, were held by the Board of Supervisors on October 28, 2003. It is our understanding that the form and content of Ordinance No. 348.4177 is acceptable to the Planning Department.

*Karin Watts Bazan*

KARIN WATTS-BAZAN  
Deputy County Counsel

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

*Lisa Brandt*

**County Executive Officer Signature**

Department Recommendation:  Policy

Consent

Per Executive Officer:

**Prev. Agn. Ref.**

**Dist. 3**

**AGENDA NO.**

**3.6**

2  
3 **RESOLUTION NO. 2004-104**  
4 **ADOPTING**  
5 **AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 286**  
6 **(WINCHESTER 1800)**


7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a public hearing  
8 was held before the Riverside County Board of Supervisors in Riverside, California on October 28, 2003, and  
9 before the Riverside County Planning Commission in Riverside, California on March 19, 2003, to consider  
10 Amendment No. 4 to Specific Plan No. 286, which specific plan was previously adopted by the Board of  
11 Supervisors pursuant to Resolution No. 2002-83 (dated June 25, 2002) and thereafter amended pursuant to  
12 Resolution No. 2000-166 (dated July 11, 2000), Resolution No. 2001-379 (dated December 18, 2001) and  
13 Resolution No. 2002-83 (dated June 25, 2002); and,

14 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County  
15 Rules to Implement the Act have been met, and Environmental Assessment No. 38546, prepared in connection  
16 with Amendment No. 4 to Specific Plan No. 286 and related cases (referred to alternatively herein as "the  
17 proposed amendment" or "the project"), is, when considered in conjunction with previously prepared  
18 Environmental Impact Report (EIR) No. 374 and the Addendum thereto, sufficiently detailed so that all the  
19 potentially significant effects of the project on the environment and measures necessary to avoid or  
20 substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules;  
21 and,

22 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
23 public and affected government agencies; now, therefore,

24 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of  
25 the County of Riverside, in regular session assembled on May 18, 2004, that:

1. The proposed amendment would reconfigure and redefine the boundaries of Planning Areas 2B, 2C, 2D, 10B, 12A, 12B, 13B, 14A, 14B, 15, 16A, 16B, 17, 18, 19, 20, 21, 22, and 25.
2. The proposed amendment is associated with Change of Zone Case No. 6718, which was considered concurrently at the public hearing before the Planning Commission and Board of

FORM APPROVED COUNTY COUNSEL  
MAY 04 2004  
BY 

1 Supervisors. Change of Zone Case No. 6718 proposes to redefine the legal boundaries of  
2 Planning Areas 10B, 12A, 12B, 13B, 14B, 15, 16A, 16B, 19, 20, 21A, 21B, and 25 and  
3 proposes to amend the implementing zoning ordinance text to reflect the revised land uses.

4 3. The proposed amendment would be consistent and compatible with the existing adjacent land  
5 uses within the specific plan.

6 4. Environmental Assessment No. 38546 concluded that the proposed amendment would  
7 necessitate some changes in or additions to EIR No. 374, but none sufficient to necessitate the  
8 preparation of a subsequent EIR or a supplement thereto. Accordingly, an Addendum to EIR  
9 No. 374 was prepared.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

11 1. The proposed amendment would be consistent with the intent, design, and mitigation approved  
12 for Specific Plan No. 286.

13 2. The proposed amendment would not have a significant effect on the environment.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
15 Environmental Assessment No. 38546, EIR No. 374 and the Addendum thereto, in evaluating Amendment  
16 No. 4 to Specific Plan No. 286 and related cases, that the Environmental Assessment, EIR and Addendum are  
17 accurate and objective statements that comply with the California Environmental Quality Act and reflect the  
18 County's independent judgment, and that the Environmental Assessment, EIR and Addendum are incorporated  
19 herein by reference in their entirety.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** the Addendum to  
21 EIR No. 374.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 4 to Specific Plan  
23 No. 286, on file with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby  
24 adopted as the Amended Specific Plan of Land Use for the real property described and shown in the plan, and  
25 said real property shall be developed substantially in accordance with the plan as amended, unless the plan is  
26 repealed or further amended by the Board.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 4 to  
28 Specific Plan No. 286 shall be placed on file in the Office of the Clerk of the Board, in the Office of the

1 Planning Director, and in the Office of the Building and Safety Director, and that no applications for  
2 subdivision maps, conditional use permits, or other development approvals shall be accepted for the real  
3 property described and shown in the plan, as amended, unless such applications are substantially in accordance  
4 therewith.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents  
6 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning  
7 Department and that such documents are located at 4080 Lemon Street, Riverside, California.



1           (2)     The development standards for Planning Areas 2A, 2C, 20, 22, 25, 35A and  
2     35B of Specific Plan No. 286 shall be the same as those standards identified in Article VIIIe,  
3     Section 8.101 of Ordinance No. 348

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

6     c.     Planning Areas 3, 12B, 16A, 16B, 26A, 33 and 45.

7           (1)     The uses permitted in Planning Areas 3, 12B, 16A, 16B, 26A, 33, and 45 of  
8     Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section  
9     8.100 of Ordinance No. 348 except that uses permitted pursuant to Section 8.100.a.(1), (2),  
10    and (6) and b.(1) shall not be permitted. In addition, the permitted uses identified under  
11    Section 8.100.a. shall include public parks and trails.

12          (2)     The development standards for Planning Areas 3, 12B, 16A, 16B, 26A, 33,  
13    and 45 of Specific Plan No. 286 shall be the same as those standards identified in Article  
14    VIIIe, Section 8.101 of Ordinance No. 348

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

17     d.     Planning Areas 4, 27, and 34.

18          (1)     The uses permitted in Planning Areas 4, 27, and 34 of Specific Plan No. 286  
19    shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
20    except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

21          (2)     The development standards for Planning Areas 4, 27, and 34 of Specific Plan  
22    No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of  
23    Ordinance No. 348, except that the development standards set forth in Article VI, Section  
24    6.2.c. and e.(3) and (4) shall be deleted and replaced by the following:

25                 A.     The minimum average width of that portion of a lot to be used as a  
26                 building site shall be one hundred feet (100') with a minimum average depth of one  
27                 hundred fifty feet (150').

28                 B.     The rear yard shall be not less than fifty feet (50').

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

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

7 e. Planning Areas 5A, 5B, 7, 9, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32,  
8 37, 38, and 44.

9 (1) The uses permitted in Planning Areas 5, 7, 9, 10B, 13A, 13B, 14A, 14B, 21A,  
10 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those uses  
11 permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted  
12 pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted. In addition, the permitted  
13 uses identified under Section 6.1.a. shall also include public parks and public playgrounds.

14 (2) The development standards for Planning Areas 5, 7, 9, 10B, 13A, 13B, 14A,  
15 14B, 21A, 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those  
16 standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the  
17 development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and  
18 replaced by the following:

19 A. The rear yard shall be not less than twenty feet (20').

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

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

26 f. Planning Areas 6, 15, 26B and 46.

27 (1) The uses permitted in Planning Areas 6, 15, 26B and 46 of Specific Plan No.  
28 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.

1 348. In addition, the permitted uses identified under Section 6.1.a. shall also include public  
2 schools.

3 (2) The development standards for Planning Areas 6, 15, 26B and 46 of Specific  
4 Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of  
5 Ordinance No. 348, except that the development standards set forth in Article VI, Section  
6 6.2.e.(3) and (4) shall be deleted and replaced by the following:

7 A. The rear yard shall be not less than twenty feet (20').

8 B. Chimneys and fireplaces shall be allowed to encroach into side yards a  
9 maximum of two feet (2'). No other structural encroachments shall be permitted in  
10 the front, rear or side yard except as provided for in Section 18.19 of Ordinance No.  
11 348.

12 (3) 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 g. Planning Areas 8, 36, and 40.

15 (1) The uses permitted in Planning Areas 8, 36, and 40 of Specific Plan No. 286  
16 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348  
17 except that the uses permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be  
18 permitted.

19 (2) The development standards for Planning Areas 8, 36, and 40 of Specific Plan  
20 No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of  
21 Ordinance No. 348.

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

24 h. Planning Areas 10A, 11, 19, 31, 39 and 42.

25 (1) The uses permitted in Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific  
26 Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of  
27 Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d.  
28 shall not be permitted.

1           (2)     The development standards for Planning Areas 10A, 11, 19, 31, 39 and 42 of  
2 Specific Plan 286 shall be the same as those permitted in Article VI, Section 6.2 of  
3 Ordinance No. 348, except that the development standards set forth in Article VI, Section  
4 6.2.b., c., d. and e. shall be deleted and replaced by the following:

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

8           B.     The minimum average width of that portion of a lot to be used as a  
9 building site shall be fifty feet (50') with a minimum average depth of eighty feet  
10 (80'). That portion of a lot used for access on "flag" lots shall have minimum width  
11 of twenty feet (20').

12          C.     The minimum frontage of a lot shall be forty feet (40') except that lots  
13 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35').  
14 Lot frontage along curvilinear streets may be measured at the building setback in  
15 accordance with zone development standards.

16          D.     Side yards on interior and through lots shall be not less than five feet  
17 (5') in width. Side yards on corner and reversed corner lots shall be not less than ten  
18 feet (10') from the existing street line or from any future street line as shown on any  
19 Specific Plan of Highways, whichever is nearer the proposed structure, upon which  
20 the main building sides, except where the lot is less than fifty feet (50') wide, the yard  
21 need not exceed twenty percent (20%) of the width of the lot.

22          E.     The rear yard shall be not less than fifteen feet (15') if adjacent to a  
23 greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear  
24 yard shall not be less than twenty feet (20').

25          F.     Chimneys and fireplaces shall be allowed to encroach into side yards a  
26 maximum of two feet (2'). No other structural encroachments shall be permitted in  
27 the front, rear or side yard except as provided for in Section 18.19 of Ordinance No.  
28 348.

1 In addition, the following standard shall also apply:

2 AA. Lot coverage shall not exceed fifty percent (50%) for one-story  
3 buildings.

4 (3) Except as provided above, all other zoning requirements shall be the same as  
5 those requirements identified in Article VI of Ordinance 348.

6 i. Planning Areas 28 and 30.

7 1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286  
8 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
9 except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

10 (2) The development standards for Planning Areas 28 and 30 of Specific Plan No.  
11 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance  
12 No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d.  
13 and e.(2) and (3) shall be deleted and replaced by the following:

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

17 B. The minimum average width of that portion of a lot to be used as a  
18 building site shall be one hundred feet (100') with a minimum average depth of one  
19 hundred fifty feet (150'). That portion of a lot used for access on "flag" lots shall  
20 have minimum width of twenty feet (20').

21 C. The side yard shall not be less than ten feet (10').

22 D. The rear yard shall not be less than fifty feet (50').

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

25 j. Planning Area 18.

26 (1) The uses permitted in Planning Area 18 of Specific Plan No. 286 shall be the  
27 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that  
28 the uses permitted pursuant to Section 9.50.a.(11), (23), (30), (32), (52) and (64); b.(5) and

1 (7) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a.  
2 shall also include single-family dwellings, multiple family dwellings, congregate care  
3 residential facilities, public and private recreation areas, and paseos/trails.

4 (2) The developments standards for commercial uses within Planning Area 18 of  
5 Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section  
6 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use  
7 shall be defined as development that included any permitted use other than single-family  
8 dwellings, multiple family dwelling or apartments.

9 (3) The development standards for residential uses and combined residential and  
10 commercial uses within Planning Area 18 of Specific Plan No. 286 shall be as follows:

11 A. Lot area shall be not less than seven thousand two hundred (7,200)  
12 square feet for detached single-family dwellings with a minimum average width of  
13 sixty feet (60') and a minimum average depth of one hundred feet (100').

14 B. The minimum front and rear yards shall be twenty feet (20') and ten  
15 feet (10') respectively for single-family dwellings. The minimum front and rear  
16 yards shall be ten feet (10') for all other permitted uses that do not exceed thirty-five  
17 feet (35') in height. Any portion of a building that exceeds thirty-five feet (35') in  
18 height shall be set back from the front and rear lot lines no less than ten feet (10')  
19 plus two (2') feet for each foot by which the height exceeds thirty-five feet (35').  
20 The front setback shall be measured from any existing or future street line as shown  
21 on any specific street plan of the County. The rear setback shall be measured from  
22 the existing rear lot line or from any recorded alley or easement; if the rear line  
23 adjoins a street, the rear setback requirement shall be the same as required for a front  
24 setback.

25 C. The minimum side yard shall be five feet (5') for buildings that do not  
26 exceed thirty-five feet (35') in height. Any portion of a building that exceeds thirty-  
27 five feet (35') in height shall be set back from each side lot line five feet (5') plus two  
28 feet (2') for each foot by which the height exceeds thirty-five feet (35'). If the side

1 yard adjoins a street, the side setback requirement shall be the same as required for a  
2 front setback. No structural encroachments shall be permitted in the front, side or  
3 rear yards except as provided in Section 18.19 of Ordinance No. 348.

4 D. No lot shall have more than fifty percent (50%) of its net area covered  
5 with building or structures.

6 E. The maximum ratio of floor area to lot area shall not be greater than  
7 two to one (2:1), not including basement floor area.

8 F. All buildings and structures shall not exceed fifty feet (50') in height,  
9 unless a height up to seventy-five feet (75') is specifically permitted under the  
10 provisions of Section 18.34 of Ordinance No. 348.

11 G. Automobile storage space shall be provided as required by Section  
12 18.12 of Ordinance No. 348.

13 H. Interior side yards may be reduced to accommodate zero lot line or  
14 common wall situations, except that, in no case shall the reduction in side yard areas  
15 reduce the required separation between detached structures.

16 I. Setback areas may be used for driveways, parking and landscaping.

17 J. A minimum of fifteen percent (15%) of the site proposed for  
18 development shall be landscaped and irrigated.

19 K. Trash collection areas shall be screened by landscaping or  
20 architectural features in such a manner as not to be visible from a public street or  
21 from any adjacent residential area.

22 L. Outside storage areas are prohibited.

23 M. Utilities shall be installed underground except that electrical lines  
24 rated at 33kV or greater may be installed above ground.

25 N. All lighting fixtures, including spot lights, electrical reflectors and  
26 other means of illumination for signs, structures, landscaping, parking, loading,  
27 unloading and similar areas, shall be focused, directed and arranged to prevent glare  
28 to direct illumination on residential uses.

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

3 k. Planning Areas 29.

4 1) The uses permitted in Planning Areas 29 of Specific Plan No. 286 shall be the  
5 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
6 uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

7 (2) The development standards for Planning Areas 29 of Specific Plan No. 286  
8 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
9 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and  
10 e.(2), (3) and (4) shall be deleted and replaced by the following:

11 A. Lot area shall be not less than two and one-half (2 1/2) acres gross.  
12 The minimum lot area shall be determined by excluding that portion of a lot that is  
13 used solely for access to the portion of a lot used as a building site.

14 B. The minimum average width of that portion of a lot to be used as a  
15 building site shall be fifty feet (50') with a minimum average depth of eighty feet  
16 (80').

17 C. The minimum frontage of a lot shall be forty feet (40').

18 D. Side yards on interior and through lots shall be not less than five feet  
19 (5') in width. Side yards on corner and reversed corner lots shall be not less than ten  
20 feet (10') from the existing street line or from any future street line as shown on any  
21 Specific Plan of Highways, whichever is nearer the proposed structure, upon which  
22 the main building sides, except where the lot is less than fifty feet (50') wide, the yard  
23 need not exceed twenty percent (20%) of the width of the lot.

24 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a  
25 greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear  
26 yard shall not be less than twenty feet (20').

27 F. Chimneys and fireplaces shall be allowed to encroach into side yards a  
28 maximum of two feet (2'). No other structural encroachments shall be permitted in

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

3 In addition, the following standard shall also apply:

4 AA. Lot coverage shall not exceed fifty percent (50%).

5 (3) Except as provided above, all other zoning requirements shall be the same as  
6 those requirements identified in Article VI of Ordinance 348.

7 1. Planning Area 43.

8 (1) The uses permitted in Planning Area 43 of Specific Plan No. 286 shall be the  
9 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
10 uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

11 (2) The development standards for Planning Area 43 of Specific Plan No. 286  
12 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
13 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and  
14 e.(2), (3) and (4) shall be deleted and replaced by the following:

15 A. Lot area shall be not less than four (4) acres gross. The minimum lot  
16 area shall be determined by excluding that portion of a lot that is used solely for  
17 access to the portion of a lot used as a building site.

18 B. The minimum average width of that portion of a lot to be used as a  
19 building site shall be fifty feet (50') with a minimum average depth of eighty feet  
20 (80').

21 C. The minimum frontage of a lot shall be forty feet (40').

22 D. Side yards on interior and through lots shall be not less than five feet  
23 (5') in width. Side yards on corner and reversed corner lots shall be not less than ten  
24 feet (10') from the existing street line or from any future street line as shown on any  
25 Specific Plan of Highways, whichever is nearer the proposed structure, upon which  
26 the main building sides, except where the lot is less than fifty feet (50') wide, the yard  
27 need not exceed twenty percent (20%) of the width of the lot.

28 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a

1 greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear  
2 yard shall not be less than twenty feet (20').

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

7 In addition, the following standard shall also apply:

8 AA. Lot coverage shall not exceed fifty percent (50%).

9 (3) Except as provided above, all other zoning requirements shall be the same as  
10 those requirements identified in Article VI of Ordinance 348.

11 m. Planning Areas 47, 49, 50, and 51.

12 (1) The uses permitted in Planning Areas 47, 49, 50, and 51 of Specific Plan No.  
13 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.  
14 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be  
15 permitted.

16 (2) The development standards for Planning Areas 47, 49, 50, and 51 of Specific  
17 Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of  
18 Ordinance No. 348, except that the development standards set forth in Article VI, Section  
19 6.2.c., and e.(3) and (4) shall be deleted and replaced by the following:

20 A. The minimum average width of that portion of a lot to be used as a  
21 building site shall be sixty feet (60') with a minimum average depth of one hundred  
22 feet (100'). However, for areas immediately adjacent to low density residential as  
23 shown on Figure 4-10 of Specific Plan No. 286, the minimum average width of that  
24 portion of the lot to be used as a building site shall be one hundred feet (100') with a  
25 minimum average depth of one hundred fifty feet (150'). That portion of a lot used  
26 for access on "flag" lots shall have minimum width of twenty feet (20').

27 B. The rear yard shall be not less than twenty feet (20'). However, for  
28 areas immediately adjacent to low-density residential as shown on Figure 4-10 of

1 Specific Plan No. 286, the rear yard shall not be less than fifty feet (50').

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

7 n. Planning Area 48.

8 (1) The uses permitted in Planning Area 48 of Specific Plan No. 286 shall be the  
9 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that  
10 the uses permitted pursuant to Section 9.50.a.(14), (19), (22), (25), (29),(30), (37), (41), (43),  
11 (44), (49), (50), (52), (54), (62), (64), (69), (71), (72), (80), (85), and (91); b.(1), (2), (6), (7),  
12 (9),(13), (17), and (18) shall not be permitted.

13 (2) The development standards for Planning Area 48 of Specific Plan No. 286  
14 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No.  
15 348.

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

18 Section 3. This ordinance shall take effect thirty (30) days after its adoption.

19  
20 BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

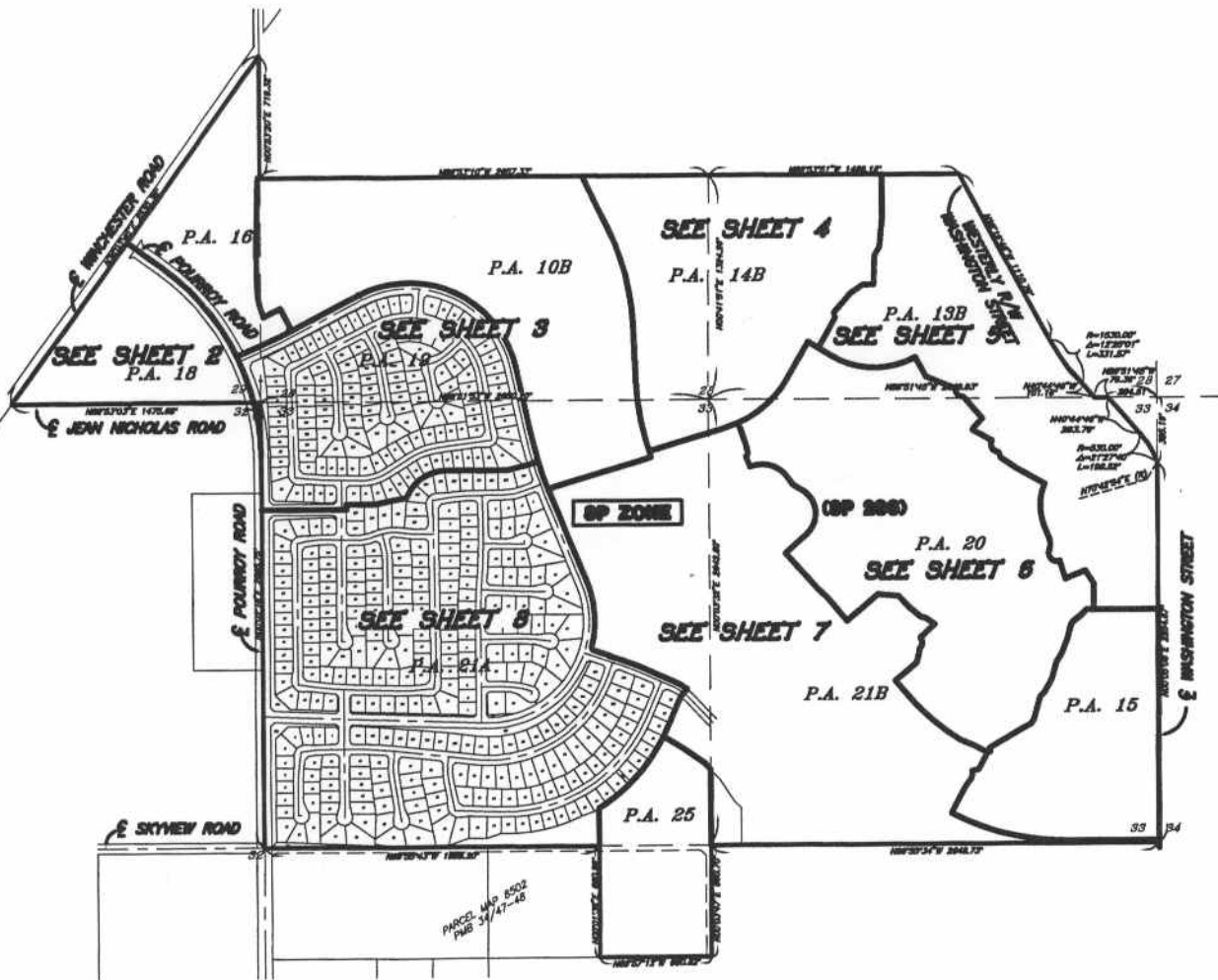
21  
22 By \_\_\_\_\_  
Chairman

23 ATTEST:

24 NANCY ROMERO  
25 Clerk of the Board

26 By \_\_\_\_\_  
27 Deputy  
28

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



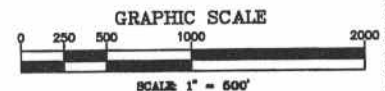
### LEGEND

**SP ZONE** SPECIFIC PLAN (SP 286A4)  
 PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25

**MAP NO. 2.2066**  
**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: MAY 18, 2004  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



The Kuhl Companies **TKC**

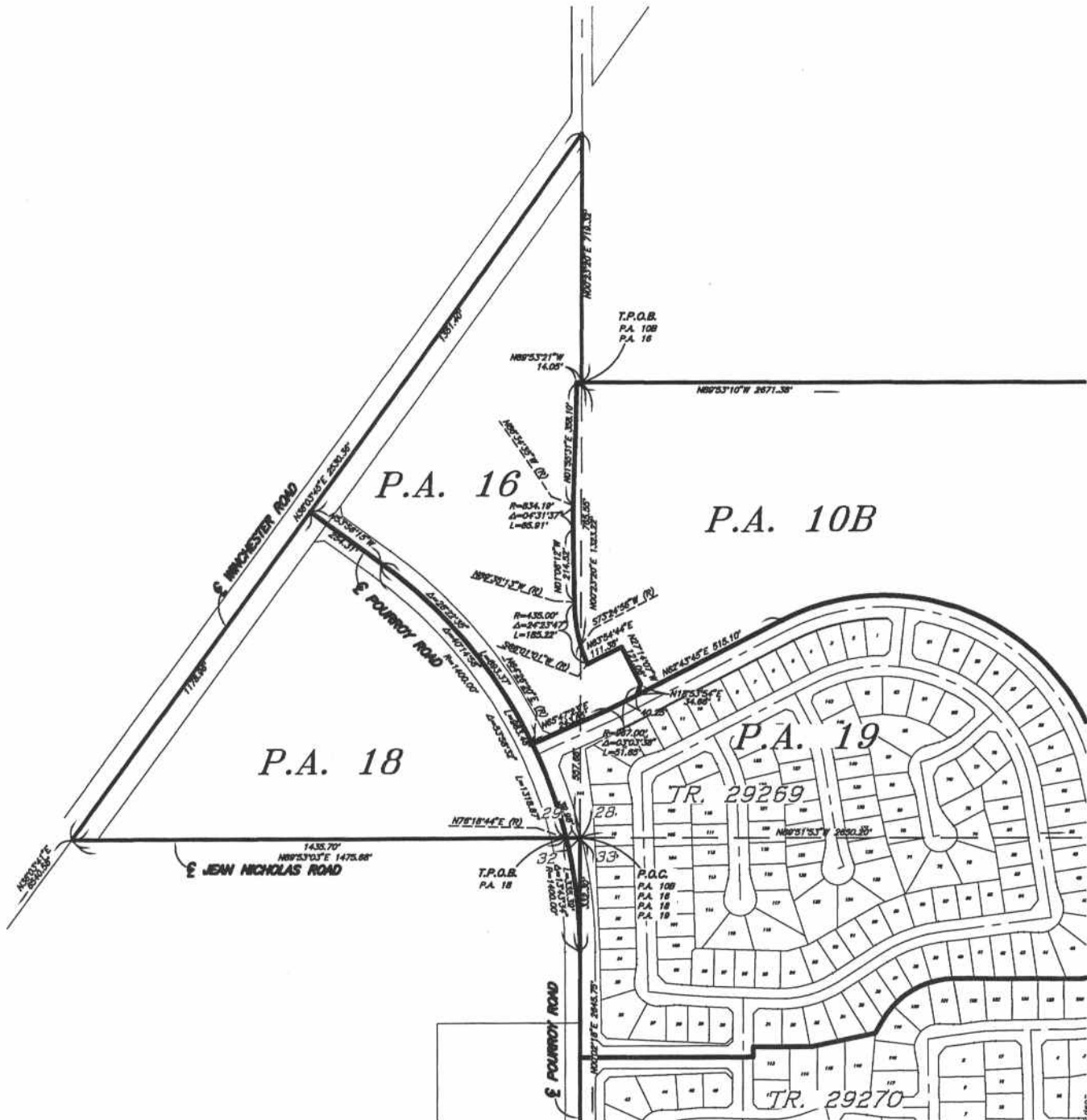
2280 Center Avenue, Suite 300, Riverside, CA 92503-9034 (951) 833-0234

**ASSESSOR'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

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 288A4)  
 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

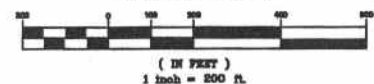
CHANGE OF ZONE CASE NO. 6718

ADOPTED BY ORDINANCE NO. 348.4177  
 DATE: MAY 18, 2004  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

NOTE:  
 SEE SHEET 9 FOR LOT APNS



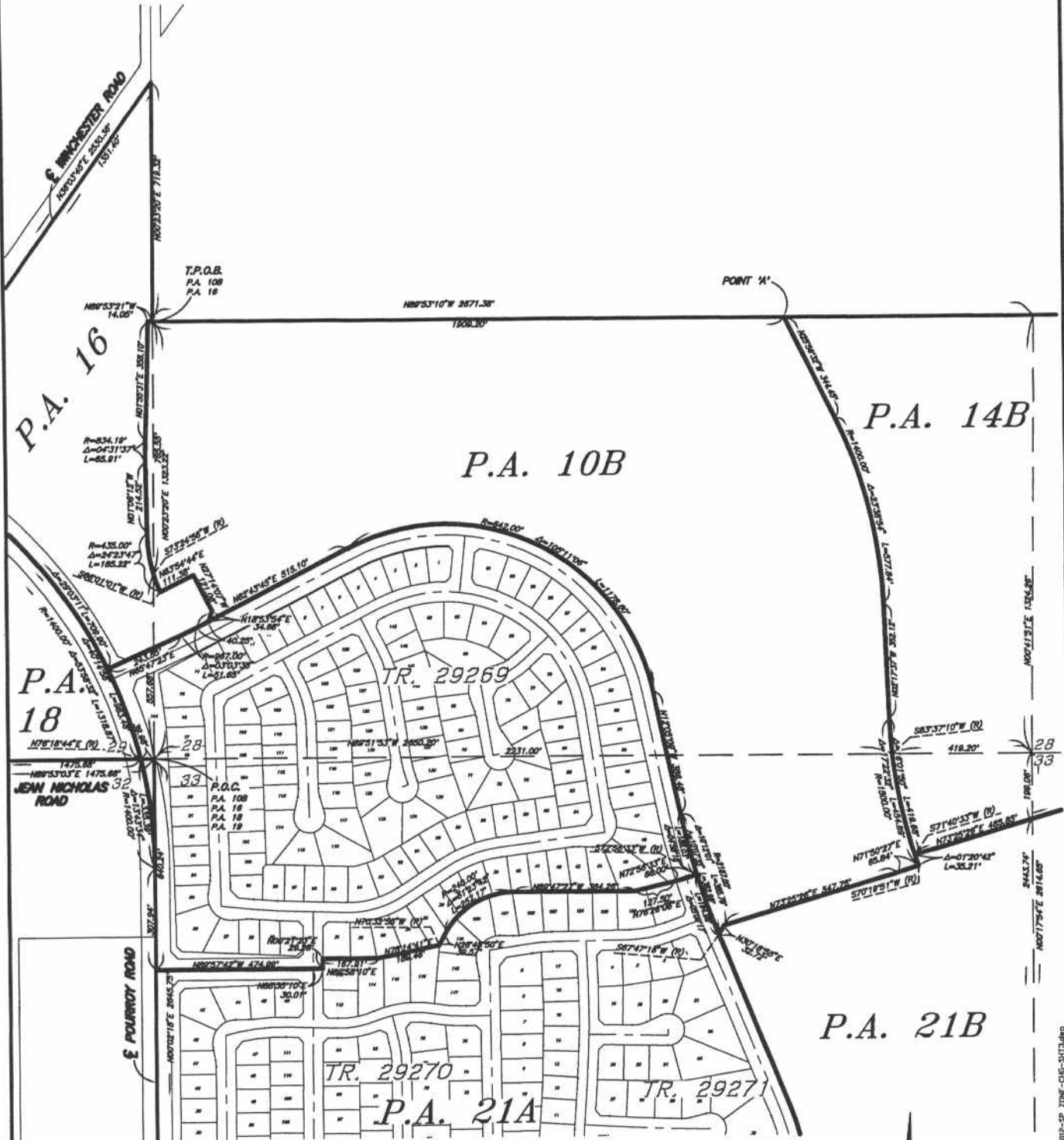
GRAPHIC SCALE



The Keith Companies **TKC**

Platted 5/20/2004 11:26: PM By: R. SMITH E:\3157\2004\05\03\2004-SP\_ZONE-048-SITE.dwg

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



**LEGEND**

**SP 2066** SPECIFIC PLAN (SP 286A4)  
**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: MAY 18, 2004

RIVERSIDE COUNTY BOARD OF SUPERVISORS

**NOTE:**  
 SEE SHEET 9 FOR LOT APNS



**GRAPHIC SCALE**



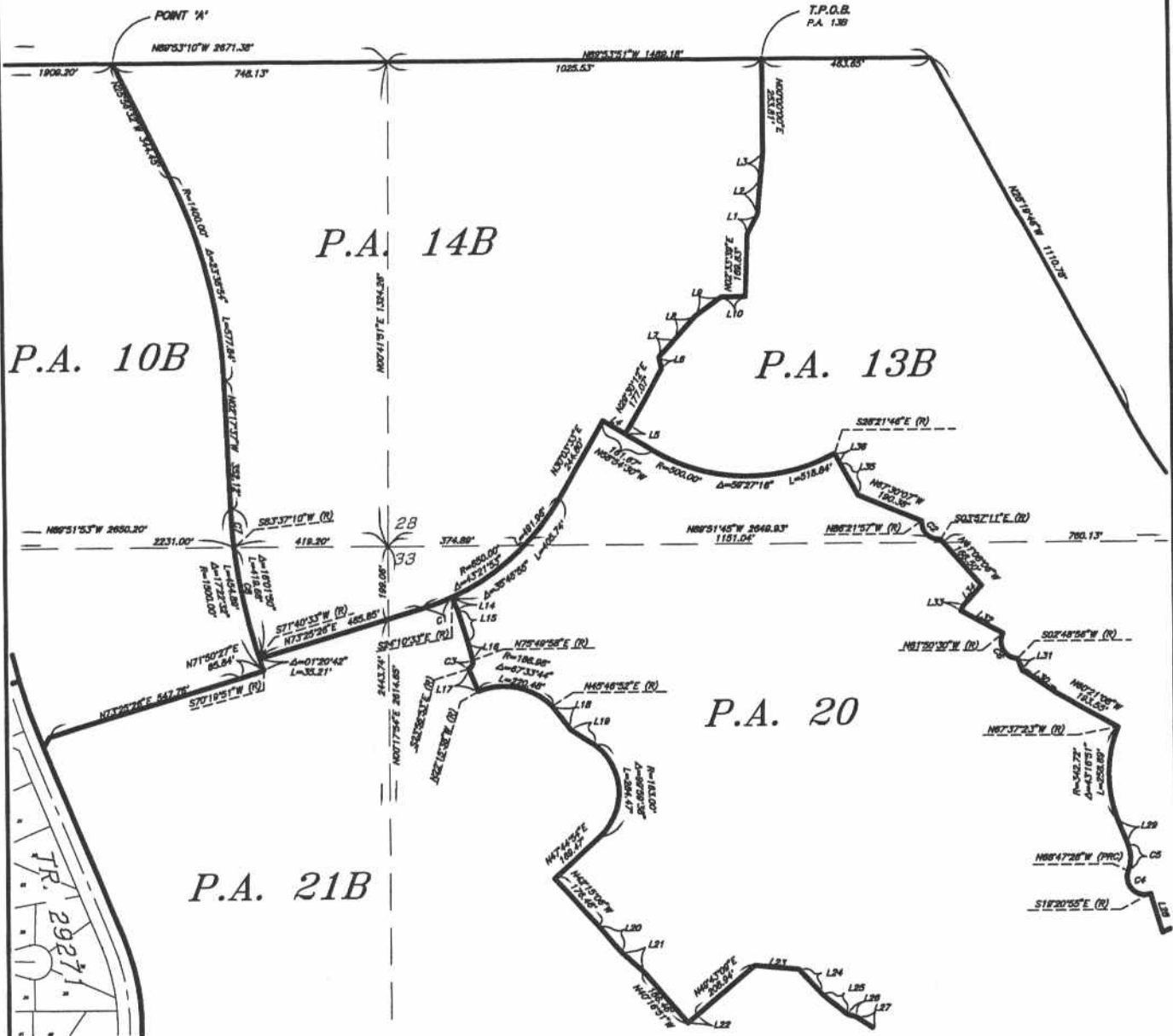
( IN FEET )  
 1 inch = 500 ft.

The Kwith Companies **TKC**

2280 Center Avenue, Suite 300, Riverside, CA 92503-9004 (909) 833-8334

Platted 5/19/2004 11:07 PM by E:\SMITH\BVC\14\31587\REV\map\SP2066-SP\_21B-CHE-5173.dwg

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

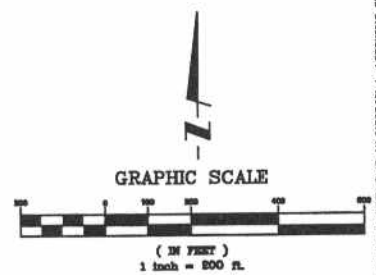


NO.	BEARING	DISTANCE
L1	N88°37'46"E	61.38'
L2	N85°01'21"E	88.71'
L3	N82°53'37"E	71.82'
L4	N85°41'30"W	78.72'
L5	N31°08'30"E	28.00'
L6	N11°38'15"W	32.88'
L7	N42°08'09"E	86.50'
L8	N42°13'35"E	84.99'
L9	N54°38'43"E	87.81'
L10	N87°15'17"E	86.00'
L11	N41°58'15"W	71.73'
L12	N59°02'58"W	101.72'
L13	N28°21'46"W	28.00'
L14	N24°08'44"W	37.35'
L15	N17°21'12"W	85.11'
L16	N14°10'09"W	48.83'
L17	N71°40'18"W	87.33'
L18	N37°48'18"W	80.78'
L19	N57°08'48"W	81.74'
L20	N42°32'31"W	88.10'
L21	N47°34'30"W	78.38'
L22	N48°43'08"E	33.44'
L23	N84°43'30"W	121.14'
L24	N42°35'27"W	83.23'
L25	N52°32'28"W	88.21'
L26	N24°12'02"W	26.30'

NO.	BEARING	DISTANCE
L27	N55°48'30"W	86.65'
L28	N11°58'11"W	111.18'
L29	N21°25'58"W	74.57'
L30	N55°18'06"W	106.79'
L31	N22°22'08"W	35.24'
L32	N81°24'37"W	130.00'
L33	N28°35'23"E	18.90'
L34	N47°34'35"W	78.38'
L35	N48°43'02"E	33.44'
L36	N54°43'30"W	121.14'
L37	N82°51'45"W	78.38'
L38	N42°44'48"W	101.18'

NO.	RADIUS	DELTA	ARC
C1	800.00'	07°35'59"	86.25'
C2	48.00'	87°35'15"	81.75'
C3	23.00'	89°13'08"	26.00'
C4	48.00'	130°33'28"	106.38'
C5	100.00'	43°08'11"	75.38'
C6	48.00'	115°20'34"	86.63'
C7	1500.00'	04°05'13"	106.89'
C8	1800.00'	11°58'37"	312.88'

**LEGEND**  
**SP 2864** SPECIFIC PLAN (SP 286A4)  
 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: MAY 18, 2004  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

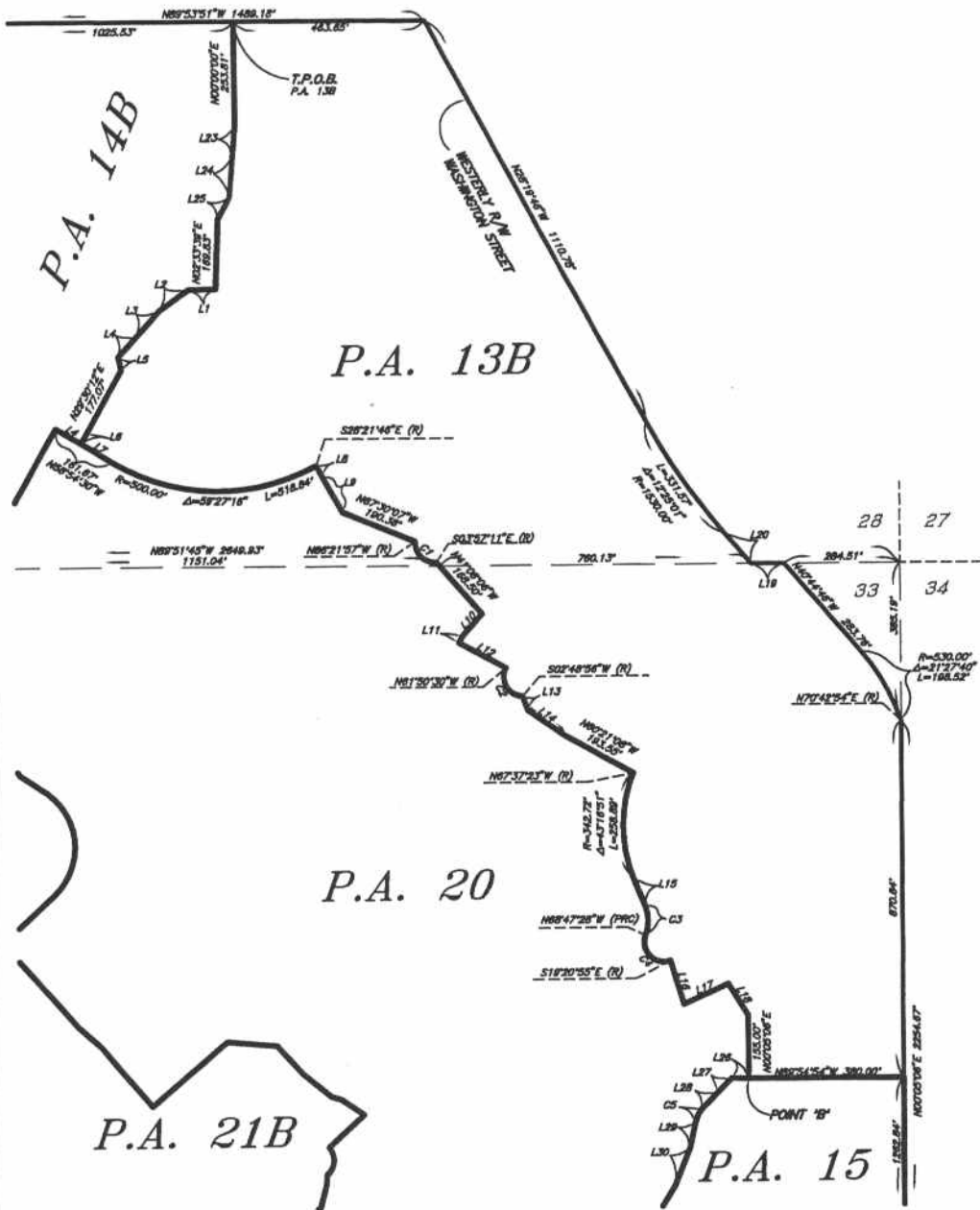


The Keith Companies **TKC**  
 2280 Center Avenue, Suite 300, Riverside Valley, CA 92523-0284 (909) 853-0254

NOTE:  
SEE SHEET 9 FOR LOT APNS

Plotted: 5/18/2004 11:54:00 AM By: R. SMITH DWG: W:\GIS\SP\2864\SP286A4\SP286A4-3.DWG -CHG-SIT-4.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°15'17\"E	66.05'
L2	N89°35'43\"E	87.61'
L3	N42°13'35\"E	84.99'
L4	N42°08'06\"E	66.50'
L5	N11°35'15\"W	32.66'
L6	N11°05'30\"E	26.00'
L7	N89°54'30\"W	90.95'
L8	N89°21'48\"W	38.00'
L9	N89°02'58\"W	101.72'
L10	N41°56'38\"E	71.73'
L11	N89°36'23\"E	16.90'
L12	N81°24'37\"W	130.00'
L13	N82°22'08\"W	35.24'
L14	N85°19'08\"W	106.79'
L15	N21°55'38\"W	74.57'
L16	N16°58'11\"W	111.18'
L17	N85°40'38\"E	118.17'
L18	N31°22'03\"W	91.37'
L19	N89°51'45\"W	72.38'
L20	N42°44'48\"W	101.18'
L21	N89°53'51\"W	28.17'
L22	N89°53'51\"W	132.80'
L23	N05°53'31\"E	71.82'
L24	N05°01'21\"E	88.17'
L25	N89°37'46\"E	61.38'
L26	N89°18'12\"W	41.62'
L27	N44°43'41\"E	47.84'
L28	N45°04'38\"E	57.06'
L29	N12°40'43\"E	64.28'
L30	N21°40'54\"E	88.42'

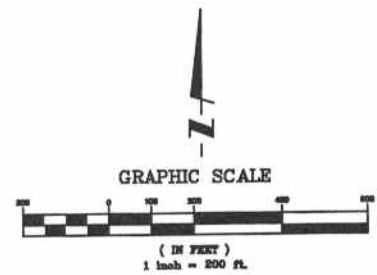
CURVE DATA

NO.	RADIUS	DELTA	ARC
C1	48.00'	87°38'15\"	81.75'
C2	48.00'	115°20'56\"	86.63'
C3	100.00'	43°08'11\"	75.29'
C4	48.00'	132°33'28\"	106.39'
C5	85.22'	24°30'00\"	38.68'

**LEGEND**  
**SP 2016** SPECIFIC PLAN (SP 286A4)  
 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: MAY 18, 2004  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



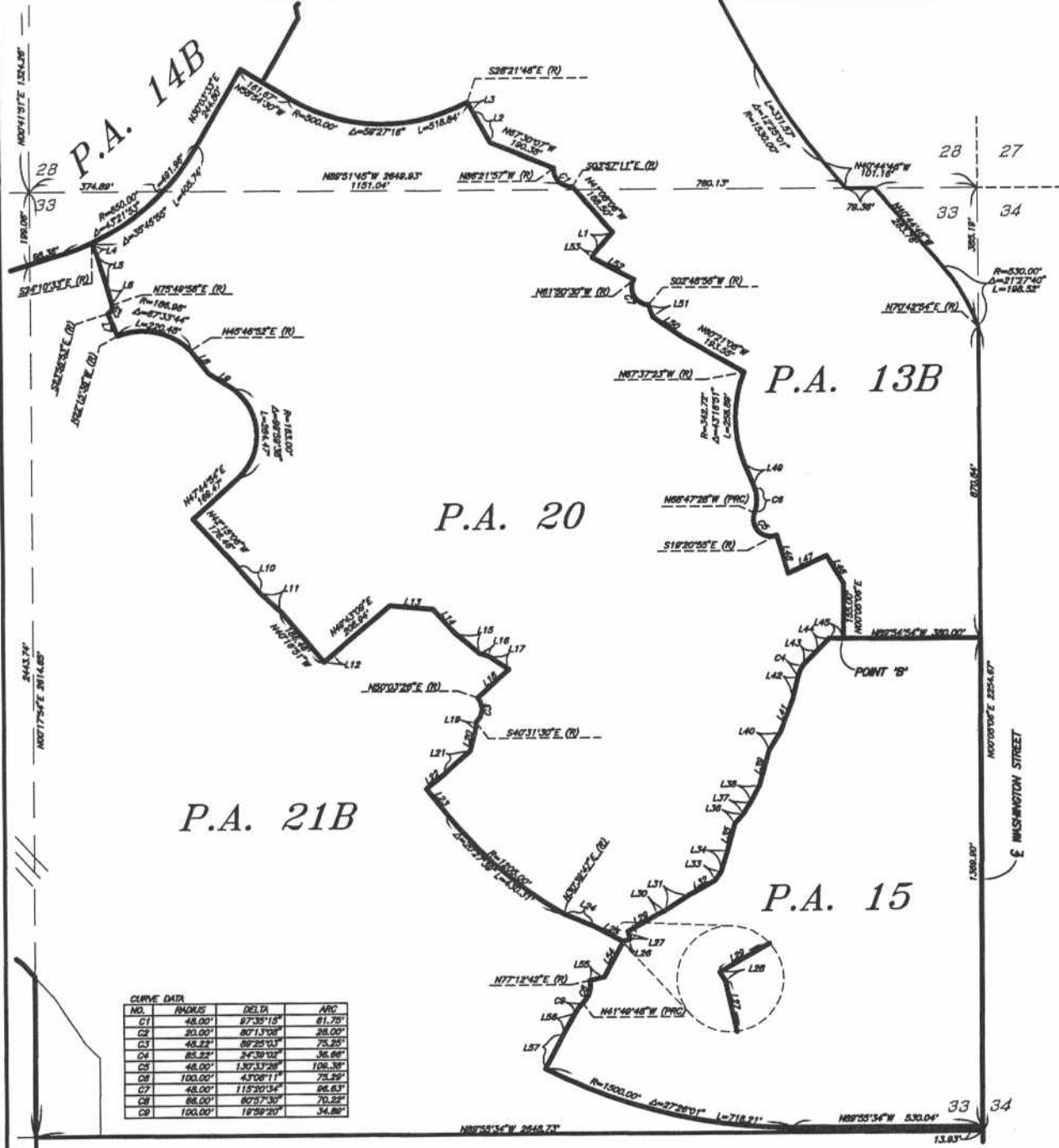
The Kuhl Companies **TKC**

2280 Center Avenue, Suite 300 Mirra Valley, CA 92553-6224 (909) 853-8234

NOTE:  
SEE SHEET 9 FOR LOT APNS

Project 5/10/2004 10:48 PM By: R. SMITH Plc: M32057252/Map/PLANS0014-SP\_ZONE-CHG-SHT5.dwg

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	20.00'	80°13'08"	28.00'
C3	48.22'	89°25'03"	70.25'
C4	83.22'	74°30'02"	36.86'
C5	48.00'	130°33'28"	106.35'
C6	100.00'	43°08'11"	75.25'
C7	48.00'	115°20'34"	86.63'
C8	86.00'	60°57'30"	70.22'
C9	100.00'	18°59'20"	34.86'

**LINE DATA**

NO.	BEARING	DISTANCE
L1	N41°58'38"E	71.73'
L2	N29°12'36"W	101.72'
L3	N26°21'48"W	28.00'
L4	N24°50'42"W	37.35'
L5	N17°21'12"W	26.11'
L6	N14°10'02"W	48.83'
L7	N2°14'18"W	87.33'
L8	N37°24'08"W	80.78'
L9	N87°06'48"W	81.24'
L10	N40°33'31"W	86.10'
L11	N47°34'38"W	78.38'
L12	N40°43'09"E	33.44'
L13	N45°45'30"W	121.14'
L14	N42°38'34"W	83.73'
L15	N50°23'28"W	88.21'
L16	N74°12'08"W	26.36'
L17	N55°48'30"W	86.80'
L18	N47°21'28"E	112.24'
L19	N25°17'05"E	25.63'
L20	N14°26'32"E	58.85'
L21	N48°33'50"E	100.84'
L22	N51°02'26"E	81.79'
L23	N38°52'34"W	84.63'
L24	N47°29'38"W	86.79'
L25	N41°48'08"W	82.15'
L26	N45°42'42"E	18.41'
L27	N12°24'36"W	18.38'
L28	N22°51'41"W	3.00'
L29	N40°08'18"E	84.86'

**LINE DATA**

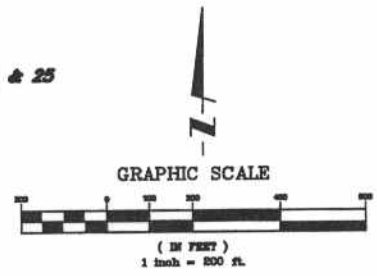
NO.	BEARING	DISTANCE
L30	N42°42'34"E	24.18'
L31	N57°40'22"E	78.70'
L32	N47°14'55"E	86.55'
L33	N17°15'12"E	29.83'
L34	N17°15'12"E	80.88'
L35	N15°34'22"E	78.14'
L36	N44°18'04"E	37.18'
L37	N31°38'15"E	37.87'
L38	N28°08'55"E	53.01'
L39	N15°28'05"E	102.10'
L40	N17°21'17"E	80.36'
L41	N51°40'54"E	88.42'
L42	N12°40'43"E	84.28'
L43	N45°04'35"E	57.06'
L44	N44°43'41"E	47.84'
L45	N48°18'12"W	41.47'
L46	N15°28'05"E	112.72'
L47	N55°40'38"E	118.17'
L48	N18°58'11"W	111.18'
L49	N21°55'38"W	74.57'
L50	N55°18'08"W	108.78'
L51	N20°22'08"W	35.24'
L52	N41°34'37"W	130.00'
L53	N48°38'33"E	18.80'
L54	N28°10'52"E	112.37'
L55	N77°02'48"E	41.58'
L56	N28°10'52"E	86.34'
L57	N27°42'56"E	108.47'

**LEGEND**  
 SP 2008 SPECIFIC PLAN (SP 286A4)  
 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: MAY 18, 2004  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



The Keith Companies **TKC**  
 2280 Coker Avenue, Suite 300, Norwalk, CA 92553-8024 (909) 853-6254

NOTE:  
 SEE SHEET 8 FOR LOT APNS

Plotted 5/10/2004 10:52:08 AM By: P. SMITH DWG: M:\31587\DWG\PCS00015-SP\_ZONE-CAC-SHT6.dwg

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

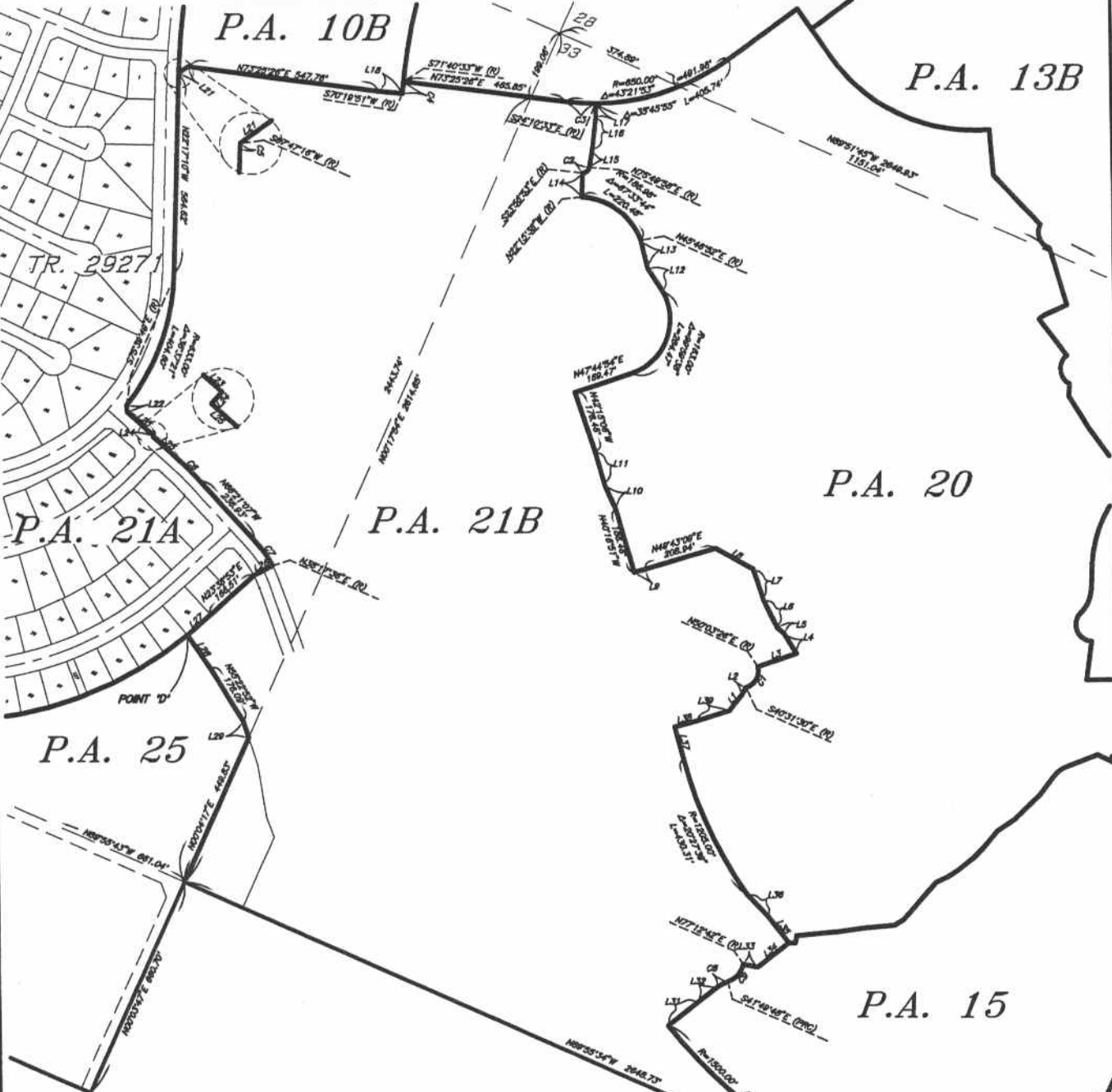
P.A. 10B

P.A. 13B

P.A. 20

P.A. 21B

P.A. 15



**LINE DATA**

NO.	BEARING	DISTANCE
L1	N14°28'32"E	58.95'
L2	N05°13'00"E	22.63'
L3	N47°21'26"E	117.84'
L4	N55°48'30"W	66.60'
L5	N74°12'00"W	26.30'
L6	N50°23'28"W	65.81'
L7	N45°30'54"W	83.73'
L8	N04°45'30"W	121.14'
L9	N44°43'00"E	33.44'
L10	N47°34'30"W	79.38'
L11	N40°32'31"W	96.10'
L12	N57°04'48"W	81.74'
L13	N37°24'08"W	65.78'
L14	N01°46'16"W	67.33'
L15	N14°10'02"W	48.83'
L16	N17°21'12"W	66.11'
L17	N04°06'44"W	37.35'
L18	N71°30'27"E	65.64'
L19	N03°25'26"E	65.00'
L20	N03°25'26"E	118.13'
L21	N00°18'55"E	39.72'
L22	N06°34'51"W	18.07'
L23	N71°29'52"W	101.58'
L24	N18°30'08"E	3.00'
L25	N71°29'52"W	67.58'
L26	N04°17'36"E	65.00'
L27	N01°20'31"E	66.44'
L28	N05°31'21"W	116.14'
L29	N43°10'01"W	48.58'
L30	N00°05'06"E	13.93'
L31	N57°43'56"E	108.47'
L32	N06°10'52"E	68.34'
L33	N77°08'46"E	41.58'
L34	N01°10'55"E	112.37'
L35	N01°46'08"W	82.32'
L36	N07°29'38"W	69.70'
L37	N30°55'54"W	84.53'
L38	N07°07'38"E	81.70'
L39	N40°33'50"E	100.84'

**CURVE DATA**

NO.	RADIUS	DELTA	ARC
C1	48.22'	89°25'03"	75.25'
C2	20.00'	80°13'00"	26.00'
C3	850.00'	07°35'26"	86.32'
C4	1500.00'	01°20'42"	35.21'
C5	2187.00'	02°04'28"	5.80'
C6	1030.00'	05°08'48"	82.51'
C7	330.00'	14°38'42"	84.35'
C8	100.00'	18°39'20"	34.89'
C9	66.00'	60°57'30"	70.22'

**LEGEND**  
**SP 2006** SPECIFIC PLAN (SP 28644)  
 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: MAY 18, 2004  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

NOTE:  
SEE SHEET 8 FOR LOT APNS

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 800 ft.

The Kwith Companies **TKC**  
 2200 Center Avenue, Suite 200, Riverside Valley, CA 92503-6024 (909) 853-8254

Plotted 5/10/2004 10:42 PM By: A. SMITH INFO: M:\31587\20-04\SP28644-SP\_2006-COG-SHT7.dwg

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

P.A. 10B

P.A. 19

P.A. 21B

TR. 29271

TR. 29270

P.A. 21A

TR. 29268

P.A. 25

POINT 'C'  
T.P.O.B.  
P.A. 19

POINT 'D'

E POURROY ROAD

E POURROY ROAD

PARCEL MAP 8502  
PMB 34/47-48

CURVE DATA	NO.	RADIUS	DELTA	ARC
C1	103.00'	070°48'	22.51'	
C2	330.00'	14°38'42"	84.35'	

LINE DATA	NO.	BEARING	DISTANCE
L1	N89°34'51"W	18.07'	
L2	N71°29'52"W	101.58'	
L3	N18°30'08"E	3.00'	
L4	N71°29'52"W	87.89'	
L5	N38°11'36"E	83.00'	
L6	N24°20'31"E	88.44'	
L7	N28°49'10"E	83.08'	
L8	N33°23'56"E	82.23'	
L9	N37°18'01"E	82.63'	
L10	N43°02'11"E	82.70'	
L11	N43°02'11"E	24.07'	
L12	N48°11'30"E	80.98'	
L13	N52°28'41"E	82.74'	
L14	N57°40'41"E	48.57'	
L15	N66°30'10"E	30.01'	
L16	N00°21'23"E	39.28'	
L17	N08°48'50"E	38.57'	
L18	N78°29'06"E	127.50'	
L19	N72°26'13"E	85.00'	
L20	N88°31'21"W	116.14'	
L21	N48°10'01"W	48.58'	

LEGEND

**SP 286A4** SPECIFIC PLAN (SP 286A4)  
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

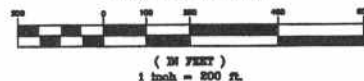
CHANGE OF ZONE CASE NO. 6718

ADOPTED BY ORDINANCE NO. 348.4177

DATE: MAY 18, 2004

RIVERSIDE COUNTY BOARD OF SUPERVISORS

GRAPHIC SCALE



The Kuhl Companies **TKC**

2280 Contra Avenue, Suite 300 Mirra Valley, CA 92553-0204 (909) 853-0204

NOTE:  
SEE SHEET 9 FOR LOT APNS

Printed 5/19/2004 11:50 AM by R. SMITH DWG. N:\31587\20\map\SP286A4-SP\_ZONE-CAC-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

29269 TABLE with columns NO., APN NO., NO., APN NO. and rows 1-34 listing APNs from 487-481-001 to 487-483-007.

29269 TABLE with columns NO., APN NO., NO., APN NO. and rows 69-102 listing APNs from 487-483-008 to 487-483-040.

29269 TABLE with columns NO., APN NO. and rows 137-144 listing APNs from 487-483-010 to OPEN SPACE.

TRACT NO. 29271

29271 TABLE with columns NO., APN NO., NO., APN NO. and rows 1-33 listing APNs from 487-521-001 to 487-523-018.

TRACT NO. 29270

29270 TABLE with columns NO., APN NO., NO., APN NO. and rows 1-34 listing APNs from 487-511-001 to 487-513-003.

29270 TABLE with columns NO., APN NO., NO., APN NO. and rows 67-99 listing APNs from 487-513-004 to 487-513-033.

TRACT NO. 29268

29268 TABLE with columns NO., APN NO., NO., APN NO. and rows 1-33 listing APNs from 487-531-001 to 487-531-033.

29268 TABLE with columns NO., APN NO., NO., APN NO. and rows 67-99 listing APNs from 487-531-004 to 487-531-033.

LEGEND

SP 2864 SPECIFIC PLAN (SP 2864A)  
PLANNING AREAS 108,132,148,15,16,18,20,21A,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: MAY 18, 2004

RIVERSIDE COUNTY BOARD OF SUPERVISORS