

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

426 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 30, 2013

**SUBJECT: RESOLUTION NO. 2013-195 FOR SPECIFIC PLAN NO. 256, AMENDMENT NO. 2 (SYCAMORE CREEK), ORDINANCE NO. 348.4760 FOR CHANGE OF ZONE NO. 7786 – Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – REQUEST: To adopt Resolution No. 2013-195 for the Specific Plan Amendment which proposes to decrease the total residential acreage of the SP from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,734, while the net residential density would increase to 4.1 D.U./Ac.; areas proposed for commercial retail would remain unchanged at 14.6 acres; areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres; areas dedicated to park and greenbelts (i.e., “Open Space – Recreation”) would increase from 56.6 acres to 123.1 acres; areas devoted to open space (“Open Space – Conservation” and “Open Space – Conservation Habitat”) has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and, acreage for internal roadways would remain unchanged at 40.7 acres. To adopt Ordinance No. 348.4760 for the Change of Zone which proposes to revise the zoning ordinance for the Specific Plan and formalize the boundaries for the following Planning Areas 3, 4, 5a, 5b, 6, 7, 8, 9, 11, 16, 17a, 17b, 17c, 18, 20a, 23a, 23b, 23c, 23d, 24a, 24b, 24c, 24d, 26, and 27 of the Specific Plan.**

Continued on next page

*Carolyn Syms Luna*  
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Carolyn Syms Luna  
Planning Director

Initials:  
CSL:ms *D/m*

Policy  Policy

Consent  Consent

Dept't Recomm.:  
Per Exec. Ofc.:

SEP 13 13 3:58  
PLANNING DEPARTMENT

Prev. Agn. Ref.

District: 1/1

Agenda Number:

3-91

REVIEWED BY EXECUTIVE OFFICE  
DATE *Aug 21/13*  
Tina Grande  
Departmental Concurrence

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 256, AMENDMENT NO. 2 (SYCAMORE CREEK), CHANGE OF ZONE NO. 7786

Page 2 of 2

**RECOMMENDED MOTION:**

**ADOPTION of RESOLUTION NO. 2013-195 FOR SPECIFIC PLAN NO. 256 AMENDMENT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the resolution by the Board of Supervisors; and,

**ADOPTION of ORDINANCE NO. 348.4760 CHANGE OF ZONE NO. 7786**, formalizing the Planning Area Boundaries for Planning Areas 3, 4, 5A, 5B, 6, 7, 8, 9, 11, 16, 17A, 17B, 17C, 17D, 18, 20A, 23A, 23B, 23C, 23D, 24A, 24B, 24C, 24D, 26, 27, and 29 of Specific Plan No. 256, the Sycamore Creek Specific Plan in accordance with attached exhibit, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

**BACKGROUND:**

On May 15, 2013, the Riverside County Planning Commission voted to recommend approval of this project (Vote 3-0 - Commissioner Zuppardo was absent; Commissioner Leach recused herself). On July 2, 2013 the Board unanimously approved the project.

**RESOLUTION NO. 2013-195**

**ADOPTING**

**AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 256**

**(SYCAMORE CREEK)**

**WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., public hearings were held before the Riverside County Board of Supervisors in Riverside, California on July 2, 2013, and before the Riverside County Planning Commission in Riverside, California on May 15, 2013 to consider Amendment No.2 to Specific Plan No. 256 (Sycamore Creek), which Specific Plan was adopted by the Board of Supervisors pursuant to Resolution No. 94-329 on November 8, 1994, and Amendment No. 1 pursuant to Resolution No. 2003-222 which was adopted by the Board of Supervisors on May 13, 2003; and,

**WHEREAS**, the Board of Supervisors closed the July 2, 2013 public hearing and approved Specific Plan No. 256, Amendment No.1; and,

**WHEREAS**, all the provisions of the California Environmental Quality Act ("CEQA") and the Riverside County CEQA implementing procedures have been satisfied and an Addendum to Environmental Impact Report No. 325 ("EIR No. 325"), which was prepared in connection with this Amendment No. 2 to Specific Plan No. 256 and related cases Tentative Tract Map No. 36316 and Change of Zone No. 7786 (collectively referred to alternatively herein as "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and implementing procedures; and,

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

FILED  
M  
MICHAEL CLACK  
DATE 7/3/13

1           **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
2 of the County of Riverside, in regular session assembled August 20, 2013, that:

3           A.     Amendment No. 2 modifies Specific Plan No. 256 by the following:

- 4                 1.     Total residential acreage decreases from 440.2 acres to 426.2 acres;
- 5                 2.     Total number of dwelling units decrease from 1,765 to 1,737, while the net  
6                     residential density increases to 4.1 dwelling units per acre;
- 7                 3.     The proposed commercial retail area remains unchanged at 14.6 acres;
- 8                 4.     The public facilities areas increase from 10.4 acres to 12.7 acres, although the  
9                     school site within Planning Area No. 9 remains unchanged at 10.4 acres;
- 10                5.     Areas dedicated to park and greenbelts (Open Space – Recreation Areas) increase  
11                    from 56.6 acres to 123.1 acres;
- 12                6.     Areas devoted to open space (Open Space – Conservation and Open Space –  
13                    Conservation Habitat) decrease from 154.6 acres to 99.8 acres, and include the  
14                    dedication of 9.6 acres of habitat within Planning Area No. 22;
- 15                7.     Acreage for internal roadways remain unchanged at 40.7 acres.
- 16                8.     Planning Area Land Use designations are modified to be consistent with Riverside  
17                    County General Plan’s designations.
- 18                9.     The Circulation Plan allows three new local street designs.

19           B.     Amendment No. 2 also modifies the design guidelines to be consistent with the above  
20                    referenced changes to the Land Use Plan for Specific Plan No. 256.

21           C.     Specific Plan No. 256, Amendment No. 2 is associated with Tentative Tract Map No.  
22                    36316 and Change of Zone No. 7786, which were considered concurrently at the public  
23                    hearings before the Planning Commission and the Board of Supervisors.

24           D.     The environmental assessment prepared for the project concluded that some changes or  
25                    additions are necessary but none sufficient to necessitate the preparation of a subsequent  
26                    EIR. Accordingly, an Addendum to EIR No. 325 (“Addendum”) was prepared.

1 E. No potentially significant environmental impacts are associated with the proposed project  
2 other than those identified in EIR No. 325 as modified by the Addendum and those  
3 impacts would be avoided or lessened (reduced to a level of insignificance) by the  
4 mitigation measures listed in Resolution No. 94-329 adopting EIR No. 325.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 2 to Specific  
6 Plan No. 256 is consistent with the intent, design, and mitigation approved for Specific Plan No. 256 as  
7 modified through Amendment No 1 and is consistent with the Riverside County General Plan.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it accepts the findings of the  
9 Addendum, on the basis of which the Board of Supervisors finds that no further environmental  
10 documentation is required because only minor changes or additions are necessary but none of the  
11 conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have  
12 occurred.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and  
14 **CONSIDERED** the Addendum with EIR No. 325 in evaluating Specific Plan No. 256, Amendment No. 2  
15 and the related cases referenced above, that the Addendum to EIR No. 325 is an accurate and objective  
16 statement that complies with CEQA and reflects the County's independent judgment, and that EIR No.  
17 325 and the Addendum are incorporated herein by this reference.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.  
19 256, Amendment No. 2, on file with the Clerk of the Board, including the final conditions of approval and  
20 exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and  
21 shown in the plan, and said real property shall be developed substantially in accordance with the plan as  
22 amended, unless the plan is repealed or further amended by the Board.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.  
24 256, Amendment No. 2 shall be placed on file in the Office of the Clerk of the Board, in the Office of the  
25 Planning Director, and in the Office of the Building and Safety Director, and that no applications for  
26 subdivision maps, conditional use permits or other development proposals shall be accepted for the real  
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1 property described and shown in the plan, as amended, unless such applications are substantially  
2 accordance therewith.

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

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1 ORDINANCE NO. 348.4760

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 4.1 of Ordinance No. 348, and Official Zoning Map No. 2.2351, as  
7 amended, are further amended by placing in effect in the Glen Ivy, Temescal and Alberhill  
8 Areas, the zone or zones as shown on the map entitled, "Change of Official Zoning Plan  
9 Amending Ordinance No. 348, Map No. 2.2351, Change of Zone No. 7786," which map is made  
10 a part of this ordinance.

11 Section 2. Section 17.72 of Article XVIIa of Ordinance No. 348 is hereby amended  
12 in its entirety to read as follows:

13 SECTION 17.72 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR  
14 SPECIFIC PLAN NO. 256.

15 a. Planning Areas 1 and 12.

16 (1) The uses permitted in Planning Areas 1 and 12 of Specific Plan No. 256  
17 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No.  
18 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

19 (2) The development standards for Planning Areas 1 and 12 of Specific Plan  
20 No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93 of  
21 Ordinance No. 348 except that the development standards set forth in Article VIIIId,  
22 Section 8.93.b. and d. shall be deleted and replaced by the following:

23 A. The minimum lot area for the individual lots used as a residential  
24 building site shall be four thousand (4,000) square feet. The minimum width of  
25 each lot shall be forty feet (40') and the minimum depth shall be ninety feet (90')  
26 for standard lots. Wide and shallow lots shall have a minimum lot width of fifty  
27 feet (50') and a minimum depth of seventy feet (70').  
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1 established in Zone R3, 10 feet, 10 feet and 5 feet respectively, except that a side  
2 yard area may be reduced to zero feet if the dwelling units are arranged so that the  
3 party wall is on the lot line (commonly referred to as a zipper or zero lot line  
4 configuration).

5 C. Chimneys and fireplaces may encroach into the required side yard  
6 setback a maximum of two feet (2'), if it can be demonstrated that appropriate  
7 drainage can be maintained. Patio covers may encroach five feet (5') into the  
8 required rear yard setback. No other structural encroachments shall be permitted  
9 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance  
10 No. 348.

11 Additionally, the following development standards shall also apply:

12 AA. The maximum lot coverage of buildings with patio covers  
13 shall be sixty percent (60%). The maximum lot coverage of buildings  
14 without patio covers shall be fifty percent (50%).

15 BB. The minimum frontage of a lot shall be forty feet (40') for  
16 standard lots and fifty feet (50') for wide and shallow lots, except that lots  
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of  
18 thirty feet (30'). Lot frontage along curvilinear streets may be measured at  
19 the building setback in accordance with zone development standards.

20 CC. Where a zero lot line design is utilized, the total side setback  
21 between structures shall be ten feet (10') in width.

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

24 b. Planning Areas 2, 3, 4, 6, 8, 15A and 15B.

25 (1) The uses permitted in Planning Areas 2, 3, 4, 6, 8, 15A and 15B of  
26 Specific Plan No. 256 shall be the same as those uses permitted in Article VIIIId, Section  
27 8.91 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.91.f shall  
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1 not be permitted.

2 (2) The development standards for Planning Areas 2, 3, 4, 6, 8, 15A and 15B  
3 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIId,  
4 Section 8.93 of Ordinance No. 348 except that the development standards set forth in  
5 Article VIIIId, Section 8.93.a., b. and d. shall be deleted and replaced by the following:

6 A. The minimum lot area for the individual lots used as a residential  
7 building site shall be five thousand (5,000) square feet. The minimum width of  
8 each lot area shall be forty-five feet (45') and the minimum depth shall be eighty  
9 feet (80').

10 B. The front, rear, and side yards shall not be less than that  
11 established in Zone R-3, 10 feet, 10 feet and 5 feet respectively, except that a side  
12 yard area may be reduced to zero feet if the dwelling units are arranged so that the  
13 party wall is on the lot line (commonly referred to as a zipper or zero lot line  
14 configuration).

15 C. Chimneys and fireplaces may encroach into the required side yard  
16 setback a maximum of two feet (2'), if it can be demonstrated that appropriate  
17 drainage can be maintained. Patio covers may encroach five feet (5') into the  
18 required rear yard setback. No other structural encroachments shall be permitted  
19 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance  
20 No. 348.

21 Additionally, the following standards shall also apply:

22 AA. The maximum lot coverage of buildings with patio covers  
23 shall be fifty-five percent (55%). The maximum lot coverage of buildings  
24 without patio covers shall be fifty percent (50%).

25 BB. The minimum frontage of a lot shall be forty-five feet (45'),  
26 except that lots fronting on knuckles or cul-de-sacs may have a minimum  
27 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets  
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may be measured at the building setback in accordance with zone development standards.

CC. Where a zero lot line design is utilized, the alternate side yard shall be not less than ten feet (10') between structures.

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

c. Planning Areas 5A and 5B.

(1) The uses permitted in Planning Areas 5A and 5B of Specific Plan No. 256 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

(2) The development standards for Planning Areas 5A and 5B of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93 of Ordinance No. 348 except that the development standards set forth in Article VIIIId, Section 8.93.a., b. and d. shall be deleted and replaced by the following:

A. The minimum lot area for the individual lots used as a residential building site shall be three thousand (3,000) square feet. The minimum width of each lot shall be thirty-five feet (35') and the minimum depth shall be sixty feet (60').

B. The front, rear, and side yards shall not be less than that established in Zone R-3, 10 feet, 10 feet and 5 feet respectively, except that a side yard area may be reduced to zero feet if the dwelling units are arranged so that the party wall is on the lot line (commonly referred to as a zipper or zero lot line configuration).

C. Chimneys and fireplaces may encroach into the required side yard setback a maximum of two feet (2'), if it can be demonstrated that appropriate drainage can be maintained. Patio covers may encroach five feet (5') into the required rear yard setback. No other structural encroachments shall be permitted

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

3 Additionally, the following standards shall also apply:

4 AA. The maximum lot coverage of buildings with patio covers  
5 shall be sixty percent (60%). The maximum lot coverage of buildings  
6 without patio covers shall be fifty percent (50%).

7 BB. The minimum frontage of a lot shall be thirty-five feet  
8 (35'), except that lots fronting on knuckles or cul-de-sacs may have a  
9 minimum frontage of thirty feet (30'). Lot frontage along curvilinear  
10 streets may be measured at the building setback in accordance with zone  
11 development standards.

12 CC. Where a zero lot line design is utilized, the alternate side yard  
13 shall not be less than ten feet (10') between structures.

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

16 d. Planning Area 7.

17 (1) The uses permitted in Planning Area 7 of Specific Plan No. 256 shall be  
18 the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348  
19 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

20 (2) The development standards for Planning Area 7 of Specific Plan No. 256  
21 shall be the same as those standards identified in Article VIIIId, Section 8.93 of Ordinance  
22 No. 348 except that the development standards set forth in Article VIIIId, Section 8.93 a.,  
23 b., and d. shall be deleted and replaced by the following.

24 A. The minimum lot area for individual lots used as a residential  
25 building site shall be three thousand six hundred (3,600) square feet. The  
26 minimum width of each lot shall be forty five feet (45') and the minimum depth  
27 shall be seventy five feet (75').  
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1 B. The minimum front yard setback (to a habitable portion of the  
2 main structure or an above-grade porch) shall be twelve feet (12'). The minimum  
3 front yard setback for at-grade courtyards shall be six feet (6'). The minimum  
4 front yard setback to the garage shall be twenty feet (18') for standard garages and  
5 twelve feet (12') for side-in garages. The minimum interior side yard setback  
6 shall be five feet (5') and the minimum street side yard setback shall be ten feet  
7 (10'). The minimum rear yard setback shall be ten feet (10').

8 C. Chimneys and fireplaces may encroach into the required side yard  
9 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the  
10 required rear yard setback. No other structural encroachments shall be permitted  
11 in the front, rear, or side yard except as provided for in Section 18.19 of  
12 Ordinance No. 348.

13 D. The maximum lot coverage of buildings with patios shall be fifty  
14 five percent (55%). The maximum lot coverage of buildings without patios shall  
15 be fifty percent (50%).

16 E. A minimum of ten percent (10%) of homes in Planning Area 7  
17 shall have a single-story profile.

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

20 e. Planning Areas 10 and 14.

21 (1) The uses permitted in Planning Areas 10 and 14 of Specific Plan No. 256  
22 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No.  
23 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

24 (2) The development standards for Planning Areas 10 and 14 of Specific Plan  
25 No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93 of  
26 Ordinance No. 348 except that the development standards set forth in Article VIIIId,  
27 Section 8.93.a., b., and d. shall be deleted and replaced by the following:  
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1 A. The minimum lot area for the individual lots used as a residential  
2 building site shall be seven thousand two hundred (7,200) square feet. The  
3 minimum width of each lot shall be fifty feet and the minimum depth shall be  
4 eight feet (80').

5 B. The minimum front yard shall be ten feet (10') for buildings that do  
6 not exceed thirty-five feet (35') in height and the minimum rear yard shall be  
7 fifteen feet (15') for buildings that do not exceed thirty-five (35') in height. Any  
8 portion of a building which exceeds thirty-five feet (35') in height shall be set  
9 back from the front and rear lot lines no less than ten feet (10') for the front yard  
10 or fifteen feet (15') for the rear yard plus two feet (2') for each foot by which the  
11 height exceeds thirty-five feet (35'). The rear setback shall be measured from the  
12 existing rear lot line or from any recorded alley or easement.

13 C. The minimum side yard shall be five feet (5') for buildings that do  
14 not exceed thirty-five feet (35') in height. Any portion of a building which  
15 exceeds thirty-five feet (35') in height shall be set back from each side lot line five  
16 feet (5') plus two feet (2') for each foot by which the height exceeds thirty-five  
17 feet (35'); if the side yard adjoins a street, the side setback requirement shall be  
18 the same as required for a front setback. No structural encroachments shall be  
19 permitted in the front, rear or side yard except as provided in Section 18.19 of  
20 Ordinance No. 348.

21 In addition, the following standards shall also apply:

22 AA. The maximum lot coverage of buildings with patio covers  
23 shall be fifty percent (50%). The maximum lot coverage of buildings  
24 without patio covers shall be forty-five percent (45%).

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

27 f. Planning Area 9.

1 (1) The uses permitted in Planning Area 9 of Specific Plan No. 256 shall be  
2 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348  
3 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), and (4) and b.(1)  
4 and c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
5 8.100.a. shall also include public schools.

6 (2) The development standards for Planning Area 9 of Specific Plan No. 256  
7 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
8 Ordinance No. 348.

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

11 g. Planning Area 13.

12 (1) The uses permitted in Planning Area 13 of Specific Plan No. 256 shall be  
13 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

14 (2) The development standards for Planning Area 13 of Specific Plan No. 256  
15 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
16 348, except that the development standards set forth in Article VI, Section 6.2(b) and  
17 (e)(3), shall be deleted and replaced by the following:

18 A. Lot area shall not be less than ten thousand (10,000) square feet.  
19 The minimum lot area shall be determined by excluding that portion of a lot that  
20 is used solely for access to the portion of a lot used as a building site.

21 B. The rear yard shall be not less than twenty feet (20').

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

24 h. Planning Area 16.

25 (1) The uses permitted in Planning Area 16 of Specific Plan No. 256 shall be  
26 the same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348.

27 (2) The development standards for Planning Area 16 of Specific Plan No. 256  
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1 shall be the same as those standards identified in Article VIb of Ordinance No. 348,  
2 except that the development standards set forth in Article VIb, Section 6.52 shall be  
3 deleted and replaced by the following:

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

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

9 i. Planning Areas 17A and 17B.

10 (1) The uses permitted in Planning Areas 17A and 17B of Specific Plan No.  
11 256 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance  
12 No. 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

13 (2) The development standards for Planning Areas 17A and 17B of Specific  
14 Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93  
15 of Ordinance No. 348 except that the development standards set forth in Article VIIIId,  
16 Section 8.93.a., b., c., and d. shall be deleted and replaced by the following.

17 A. The minimum lot area for individual lots used as a residential  
18 building site shall be five thousand (5,000) square feet. The minimum width of  
19 each lot shall be fifty feet (50') and the minimum depth shall be one hundred feet  
20 (100').

21 B. The minimum front yard setback (to a habitable portion of the  
22 main structure or a porch) shall be twelve feet (12'). The minimum front yard  
23 setback to the garage shall be twenty feet (20') for standard garages and twelve  
24 feet (12') for side-in garages. The minimum interior side yard setback shall be  
25 five feet (5') and the minimum street side yard setback shall be ten feet (10').  
26 The minimum rear yard setback shall be twenty feet (20').

27 C. Chimneys and fireplaces may encroach into the required side yard  
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1 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the  
2 required rear yard setback. No other structural encroachments shall be permitted  
3 in the front, rear, or side yard except as provided for in Section 18.19 of  
4 Ordinance No. 348.

5 D. The maximum lot coverage of buildings with patios shall be fifty  
6 five percent (55%). The maximum lot coverage of buildings without patios shall  
7 be fifty percent (50%).

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

10 j. Planning Areas 17C and 17D.

11 (1) The uses permitted in Planning Areas 17C and 17D of Specific Plan No.  
12 256 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance  
13 No. 348 except the uses permitted pursuant to Section 8.91.f shall not be permitted.

14 (2) The development standards for Planning Areas 17C and 17D of Specific  
15 Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93  
16 of Ordinance No. 348 except that the development standards set forth in Article VIIIId,  
17 Section 8.93.a., b., c., and d. shall be deleted and replaced by the following.

18 A. The minimum lot area for individual lots used as a residential  
19 building site shall be six thousand (6,000) square feet. The minimum width of  
20 each lot shall be sixty feet (60') and the minimum depth shall be one hundred feet  
21 (100').

22 B. The minimum front yard setback (to a habitable portion of the  
23 main structure or a porch) shall be twelve feet (12'). The minimum front yard  
24 setback to the garage shall be twenty feet (20') for standard garages and twelve  
25 feet (12') for side-in garages. The minimum interior side yard setback shall be  
26 five feet (5') and the minimum street side yard setback shall be ten feet (10').  
27 The minimum rear yard setback shall be twenty feet (20').  
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1 C. Chimneys and fireplaces may encroach into the required side yard  
2 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the  
3 required rear yard setback. No other structural encroachments shall be permitted  
4 in the front, rear, or side yard except as provided for in Section 18.19 of  
5 Ordinance No. 348.

6 D. The maximum lot coverage of buildings with patios shall be fifty  
7 percent (50%). The maximum lot coverage of buildings without patios shall be  
8 forty five percent (45%).

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

11 k. Planning Areas 18 and 19.

12 (1) The uses permitted in Planning Areas 18 and 19 of Specific Plan No. 256  
13 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No.  
14 348, except that uses listed as 9.50.b.(22) and (23) shall not be permitted. In addition, the  
15 permitted uses identified under Section 9.50.a shall also include water works and other  
16 utilities, both public and private, and temporary real estate sales offices located within  
17 Specific Plan No. 256 to be used only for and during the original sale of dwelling units  
18 within Specific Plan No. 256.

19 (2) The development standards for Planning Areas 18 and 19 of Specific Plan  
20 No. 256 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  
23 as those requirements identified in Article IXb of Ordinance No. 348.

24 l. Planning Areas 11, 20A, 24A, 25 and 28

25 (1) The uses permitted in Planning Areas 11, 20A, 24A, 25 and 28 of Specific  
26 Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
27 Ordinance No. 348. except that the uses permitted pursuant to Section 8.100.a.(1) and (9)  
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1 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a  
2 shall also include playgrounds, tot lots, athletic fields, passive parks, undeveloped open  
3 space, trails and landscape buffers.

4 (2) The development standards for Planning Areas 11, 20A, 24A, 25 and 28  
5 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe,  
6 Section 8.101 of Ordinance No. 348.

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

9 m. Planning Areas 23A, 23B, 23C, and 23D

10 (1) The uses permitted in Planning Areas 23A, 23B, 23C, and 23D of Specific  
11 Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
12 Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6),  
13 (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses  
14 identified under Section 8.100.a. shall also include green belts and open space.

15 (2) The development standards for Planning Areas 23A, 23B, 23C, and 23D  
16 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe,  
17 Section 8.101 of Ordinance No. 348.

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

20 n. Planning Areas 20B and 21.

21 (1) The uses permitted in Planning Areas 20B and 21 of Specific Plan No. 256  
22 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance  
23 No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (6),  
24 (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses  
25 identified under Section 8.100.a. shall also include undeveloped open space and  
26 interpretive center.

27 (2) The development standards for Planning Areas 21 and 20B of Specific  
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1 Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section  
2 8.101 of Ordinance No. 348.

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

5 o. Planning Area 22.

6 (1) The uses permitted in Planning Area 22 of Specific Plan No. 256 shall be  
7 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), (3), (4), (5), (6), (7),  
9 (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses  
10 identified under Section 8.100.a. shall also include undeveloped open space.

11 (2) The development standards for Planning Area 22 of Specific Plan No. 256  
12 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  
15 as those requirements identified in Article VIIIe of Ordinance No. 348.

16 n. Planning Areas 24B and 24C.

17 (1) The uses permitted in Planning Areas 24B and 24C of Specific Plan No.  
18 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
19 Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3),  
20 (4), (5), (6), (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted  
21 uses identified under Section 8.100.a. shall also include undeveloped open space, trails  
22 and landscape buffers.

23 (2) The development standards for Planning Areas 24B and 24C of Specific  
24 Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section  
25 8.101 of Ordinance No. 348.

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

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1 n. Planning Area 24D.

2 (1) The uses permitted in Planning Area 24D of Specific Plan No. 256 shall  
3 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348  
4 except that the uses permitted pursuant to Section 8.100.a.(1),(2), (3), (4), (5), (6), (8) and  
5 (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under  
6 Section 8.100.a. shall also include open space and water tanks/pumping stations.

7 (2) The development standards for Planning Area 24D of Specific Plan No.  
8 256 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
9 Ordinance No. 348.

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

12 o. Planning Area 26

13 (1) The uses permitted in Planning Area 26 of Specific Plan No. 256 shall be  
14 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348  
15 except that the uses permitted pursuant to Section 8.100.a.(1) and (9) shall not be  
16 permitted. In addition, the permitted uses identified under Section 8.100.a shall also  
17 include playgrounds, tot lots, athletic fields, active recreation parks, passive parks,  
18 undeveloped open space, trails, and landscape buffers.

19 (2) The development standards for Planning Area 26 of Specific Plan No. 256  
20 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
21 Ordinance No. 348.

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

24 p. Planning Area 27.

25 (1) The uses permitted in Planning Area 27 of Specific Plan No. 256 shall be  
26 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348  
27 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8),  
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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 undeveloped open space and trails.

(2) The development standards for Planning Area 27 of Specific Plan No. 256 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.

p. Planning Area 29.

(1) The uses permitted in Planning Area 29 of Specific Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (8); Section 8.100.b.(1); and Section 8.1.c.(1) shall not be permitted.

(2) The development standards for Planning Area 29 of Specific Plan No. 256 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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2 Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after  
3 its adoption.

4  
5 BOARD OF SUPERVISORS OF THE COUNTY  
6 OF RIVERSIDE, STATE OF CALIFORNIA

7 By: \_\_\_\_\_  
8 Chairman, Board of Supervisors

9 ATTEST:  
10 KECIA HARPER-IHEM  
11 CLERK OF THE BOARD

12 By: \_\_\_\_\_  
13 Deputy

14 (SEAL)

15 APPROVED AS TO FORM:  
16 July 29, 2013

17   
18 Michelle Clack  
19 Deputy County Counsel

20 MPC:md  
21 052913  
22 G:\PROPERTY\AMD\USEKASPECIFIC PLAN ZONING ORDINANCES\SP 256A2 CZ 7786.DOCX  
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RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
MAY 15, 2013**

**I. AGENDA ITEM: 3.1**

**SPECIFIC PLAN NO. 256, AMENDMENT NO. 2 (SYCAMORE CREEK), CHANGE OF ZONE NO. 7786 and TENTATIVE TRACT MAP NO. 36316** – Consider Addendum No. 3 to EIR No. 325 – Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15. (Legislative)

**II. PROJECT DESCRIPTION:**

The Specific Plan Amendment proposes to decrease the total residential acreage of the SP from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,734, while the net residential density would increase to 4.1 D.U./Ac.; areas proposed for commercial retail would remain unchanged at 14.6 acres; areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres; areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres; areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and, acreage for internal roadways would remain unchanged at 40.7 acres. The Change of Zone proposes to revise the zoning ordinance for the Specific Plan and formalize the boundaries for the following Planning Areas 3, 4, 5a, 5b, 6, 7, 8, 9, 11, 16, 17a, 17b, 17c, 18, 20a, 23a, 23b, 23c, 23d, 24a, 24b, 24c, 24d, 26, and 27 of the Specific Plan. The Tentative Tract Map is a Schedule "A" a subdivision of 25.13 gross acres into 87 lots with an average size of 4,269 square feet for single family residential development within Planning Areas 7 and 9 of the Specific Plan.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

Joel Morse, applicant's representative, (714) 505-6360 x105, spoke in favor of the proposed project.

No one spoke in opposition or a neutral position to the proposed project.

**IV. CONTROVERSIAL ISSUES:**

NONE

**V. PLANNING COMMISSION ACTION:**

Motion by Commissioner Sloman, 2<sup>nd</sup> by Chairman Petty

A vote of 3-0 (Commissioner Zuppardo was Absent; Commissioner Leach rescued herself)

**CONSIDER ADDENDUM NO.3 to ENVIRONMENTAL IMPACT REPORT NO. 325, and,**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
MAY 15, 2013**

**TENTATIVELY APPROVED SPECIFIC PLAN NO. 256 AMENDMENT NO. 2, and,**

**TENTATIVELY APPROVED CHANGE OF ZONE NO. 7786, and,**

**APPROVED TENTATIVE TRACT NO. 36316.**

**CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).



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ORDINANCE NO. 348.4760

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

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

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Map No. 2.2351, as amended, are further amended by placing in effect in the Glen Ivy, Temescal and Alberhill Areas, the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2351, Change of Zone No. 7786," which map is made a part of this ordinance.

Section 2. Section 17.72 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.72 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 256.

a. Planning Areas 1 and 12.

(1) The uses permitted in Planning Areas 1 and 12 of Specific Plan No. 256 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

(2) The development standards for Planning Areas 1 and 12 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93 of Ordinance No. 348 except that the development standards set forth in Article VIIIId, Section 8.93.b. and d. shall be deleted and replaced by the following:

A. The minimum lot area for the individual lots used as a residential building site shall be four thousand (4,000) square feet. The minimum width of each lot shall be forty feet (40') and the minimum depth shall be ninety feet (90') for standard lots. Wide and shallow lots shall have a minimum lot width of fifty feet (50') and a minimum depth of seventy feet (70').

1 B. The front, rear, and side yards shall not be less than that  
2 established in Zone R3, 10 feet, 10 feet and 5 feet respectively, except that a side  
3 yard area may be reduced to zero feet if the dwelling units are arranged so that the  
4 party wall is on the lot line (commonly referred to as a zipper or zero lot line  
5 configuration).

6 C. Chimneys and fireplaces may encroach into the required side yard  
7 setback a maximum of two feet (2'), if it can be demonstrated that appropriate  
8 drainage can be maintained. Patio covers may encroach five feet (5') into the  
9 required rear yard setback. No other structural encroachments shall be permitted  
10 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance  
11 No. 348.

12 Additionally, the following development standards shall also apply:

13 AA. The maximum lot coverage of buildings with patio covers  
14 shall be sixty percent (60%). The maximum lot coverage of buildings  
15 without patio covers shall be fifty percent (50%).

16 BB. The minimum frontage of a lot shall be forty feet (40') for  
17 standard lots and fifty feet (50') for wide and shallow lots, except that lots  
18 fronting on knuckles or cul-de-sacs may have a minimum frontage of  
19 thirty feet (30'). Lot frontage along curvilinear streets may be measured at  
20 the building setback in accordance with zone development standards.

21 CC. Where a zero lot line design is utilized, the total side setback  
22 between structures shall be ten feet (10') in width.

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

25 b. Planning Areas 2, 3, 4, 6, 8, 15A and 15B.

26 (1) The uses permitted in Planning Areas 2, 3, 4, 6, 8, 15A and 15B of  
27 Specific Plan No. 256 shall be the same as those uses permitted in Article VIIIId, Section  
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1 8.91 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.91.f shall  
2 not be permitted.

3 (2) The development standards for Planning Areas 2, 3, 4, 6, 8, 15A and 15B  
4 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIId,  
5 Section 8.93 of Ordinance No. 348 except that the development standards set forth in  
6 Article VIIIId, Section 8.93.a., b. and d. shall be deleted and replaced by the following:

7 A. The minimum lot area for the individual lots used as a residential  
8 building site shall be five thousand (5,000) square feet. The minimum width of  
9 each lot area shall be forty-five feet (45') and the minimum depth shall be eighty  
10 feet (80').

11 B. The front, rear, and side yards shall not be less than that  
12 established in Zone R-3, 10 feet, 10 feet and 5 feet respectively, except that a side  
13 yard area may be reduced to zero feet if the dwelling units are arranged so that the  
14 party wall is on the lot line (commonly referred to as a zipper or zero lot line  
15 configuration).

16 C. Chimneys and fireplaces may encroach into the required side yard  
17 setback a maximum of two feet (2'), if it can be demonstrated that appropriate  
18 drainage can be maintained. Patio covers may encroach five feet (5') into the  
19 required rear yard setback. No other structural encroachments shall be permitted  
20 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance  
21 No. 348.

22 Additionally, the following standards shall also apply:

23 AA. The maximum lot coverage of buildings with patio covers  
24 shall be fifty-five percent (55%). The maximum lot coverage of buildings  
25 without patio covers shall be fifty percent (50%).

26 BB. The minimum frontage of a lot shall be forty-five feet (45'),  
27 except that lots fronting on knuckles or cul-de-sacs may have a minimum  
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1 frontage of thirty- five feet (35'). Lot frontage along curvilinear streets  
2 may be measured at the building setback in accordance with zone  
3 development standards.

4 CC. Where a zero lot line design is utilized, the alternate side  
5 yard shall be not less than ten feet (10') between structures.

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

8 c. Planning Areas 5A and 5B.

9 (1) The uses permitted in Planning Areas 5A and 5B of Specific Plan No. 256  
10 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No.  
11 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

12 (2) The development standards for Planning Areas 5A and 5B of Specific  
13 Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93  
14 of Ordinance No. 348 except that the development standards set forth in Article VIIIId,  
15 Section 8.93.a., b. and d. shall be deleted and replaced by the following:

16 A. The minimum lot area for the individual lots used as a residential  
17 building site shall be three thousand (3,000) square feet. The minimum width of  
18 each lot shall be thirty-five feet (35') and the minimum depth shall be sixty feet  
19 (60').

20 B. The front, rear, and side yards shall not be less than that  
21 established in Zone R-3, 10 feet, 10 feet and 5 feet respectively, except that a side  
22 yard area may be reduced to zero feet if the dwelling units are arranged so that the  
23 party wall is on the lot line (commonly referred to as a zipper or zero lot line  
24 configuration).

25 C. Chimneys and fireplaces may encroach into the required side yard  
26 setback a maximum of two feet (2'), if it can be demonstrated that appropriate  
27 drainage can be maintained. Patio covers may encroach five feet (5') into the  
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1 required rear yard setback. No other structural encroachments shall be permitted  
2 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance  
3 No. 348.

4 Additionally, the following standards shall also apply:

5 AA. The maximum lot coverage of buildings with patio covers  
6 shall be sixty percent (60%). The maximum lot coverage of buildings  
7 without patio covers shall be fifty percent (50%).

8 BB. The minimum frontage of a lot shall be thirty-five feet  
9 (35'), except that lots fronting on knuckles or cul-de-sacs may have a  
10 minimum frontage of thirty feet (30'). Lot frontage along curvilinear  
11 streets may be measured at the building setback in accordance with zone  
12 development standards.

13 CC. Where a zero lot line design is utilized, the alternate side yard  
14 shall not be less than ten feet (10') between structures.

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

17 d. Planning Area 7.

18 (1) The uses permitted in Planning Area 7 of Specific Plan No. 256 shall be  
19 the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348  
20 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

21 (2) The development standards for Planning Area 7 of Specific Plan No. 256  
22 shall be the same as those standards identified in Article VIIIId, Section 8.93 of Ordinance  
23 No. 348 except that the development standards set forth in Article VIIIId, Section 8.93 a.,  
24 b., and d. shall be deleted and replaced by the following.

25 A. The minimum lot area for individual lots used as a residential  
26 building site shall be three thousand six hundred (3,600) square feet. The  
27 minimum width of each lot shall be forty five feet (45') and the minimum depth  
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1 shall be seventy five feet (75').

2 B. The minimum front yard setback (to a habitable portion of the  
3 main structure or an above-grade porch) shall be twelve feet (12'). The minimum  
4 front yard setback for at-grade courtyards shall be six feet (6'). The minimum  
5 front yard setback to the garage shall be twenty feet (18') for standard garages and  
6 twelve feet (12') for side-in garages. The minimum interior side yard setback  
7 shall be five feet (5') and the minimum street side yard setback shall be ten feet  
8 (10'). The minimum rear yard setback shall be ten feet (10').

9 C. Chimneys and fireplaces may encroach into the required side yard  
10 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the  
11 required rear yard setback. No other structural encroachments shall be permitted  
12 in the front, rear, or side yard except as provided for in Section 18.19 of  
13 Ordinance No. 348.

14 D. The maximum lot coverage of buildings with patios shall be fifty  
15 five percent (55%). The maximum lot coverage of buildings without patios shall  
16 be fifty percent (50%).

17 E. A minimum of ten percent (10%) of homes in Planning Area 7  
18 shall have a single-story profile.

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

21 e. Planning Areas 10 and 14.

22 (1) The uses permitted in Planning Areas 10 and 14 of Specific Plan No. 256  
23 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No.  
24 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

25 (2) The development standards for Planning Areas 10 and 14 of Specific Plan  
26 No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93 of  
27 Ordinance No. 348 except that the development standards set forth in Article VIIIId,  
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1 Section 8.93.a., b., and d. shall be deleted and replaced by the following:

2 A. The minimum lot area for the individual lots used as a residential  
3 building site shall be seven thousand two hundred (7,200) square feet. The  
4 minimum width of each lot shall be fifty feet and the minimum depth shall be  
5 eight feet (80').

6 B. The minimum front yard shall be ten feet (10') for buildings that do  
7 not exceed thirty-five feet (35') in height and the minimum rear yard shall be  
8 fifteen feet (15') for buildings that do not exceed thirty-five (35') in height. Any  
9 portion of a building which exceeds thirty-five feet (35') in height shall be set  
10 back from the front and rear lot lines no less than ten feet (10') for the front yard  
11 or fifteen feet (15') for the rear yard plus two feet (2') for each foot by which the  
12 height exceeds thirty-five feet (35'). The rear setback shall be measured from the  
13 existing rear lot line or from any recorded alley or easement.

14 C. The minimum side yard shall be five feet (5') for buildings that do  
15 not exceed thirty-five feet (35') in height. Any portion of a building which  
16 exceeds thirty-five feet (35') in height shall be set back from each side lot line five  
17 feet (5') plus two feet (2') for each foot by which the height exceeds thirty-five  
18 feet (35'); if the side yard adjoins a street, the side setback requirement shall be  
19 the same as required for a front setback. No structural encroachments shall be  
20 permitted in the front, rear or side yard except as provided in Section 18.19 of  
21 Ordinance No. 348.

22 In addition, the following standards shall also apply:

23 AA. The maximum lot coverage of buildings with patio covers  
24 shall be fifty percent (50%). The maximum lot coverage of buildings  
25 without patio covers shall be forty-five percent (45%).

26 (3) Except as provided above, all other zoning requirements shall be the same  
27 as those requirements identified in Article VIIIId, of Ordinance No. 348.  
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1 f. Planning Area 9.

2 (1) The uses permitted in Planning Area 9 of Specific Plan No. 256 shall be  
3 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348  
4 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), and (4) and b.(1)  
5 and c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
6 8.100.a. shall also include public schools.

7 (2) The development standards for Planning Area 9 of Specific Plan No. 256  
8 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
9 Ordinance No. 348.

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

12 g. Planning Area 13.

13 (1) The uses permitted in Planning Area 13 of Specific Plan No. 256 shall be  
14 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

15 (2) The development standards for Planning Area 13 of Specific Plan No. 256  
16 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
17 348, except that the development standards set forth in Article VI, Section 6.2(b) and  
18 (e)(3), shall be deleted and replaced by the following:

19 A. Lot area shall not be less than ten thousand (10,000) square feet.  
20 The minimum lot area shall be determined by excluding that portion of a lot that  
21 is used solely for access to the portion of a lot used as a building site.

22 B. The rear yard shall be not less than twenty feet (20').

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

25 h. Planning Area 16.

26 (1) The uses permitted in Planning Area 16 of Specific Plan No. 256 shall be  
27 the same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348.  
28



1 (2) The development standards for Planning Area 16 of Specific Plan No. 256  
2 shall be the same as those standards identified in Article VIb of Ordinance No. 348,  
3 except that the development standards set forth in Article VIb, Section 6.52 shall be  
4 deleted and replaced by the following:

5 A. Lot size shall not be less than one (1) acre, with a minimum lot  
6 width of one hundred feet (100') and a minimum lot depth of one hundred fifty  
7 feet (150').

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

10 i. Planning Areas 17A and 17B.

11 (1) The uses permitted in Planning Areas 17A and 17B of Specific Plan No.  
12 256 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance  
13 No. 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

14 (2) The development standards for Planning Areas 17A and 17B of Specific  
15 Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93  
16 of Ordinance No. 348 except that the development standards set forth in Article VIIIId,  
17 Section 8.93.a., b., c., and d. shall be deleted and replaced by the following.

18 A. The minimum lot area for individual lots used as a residential  
19 building site shall be five thousand (5,000) square feet. The minimum width of  
20 each lot shall be fifty feet (50') and the minimum depth shall be one hundred feet  
21 (100').

22 B. The minimum front yard setback (to a habitable portion of the  
23 main structure or a porch) shall be twelve feet (12'). The minimum front yard  
24 setback to the garage shall be twenty feet (20') for standard garages and twelve  
25 feet (12') for side-in garages. The minimum interior side yard setback shall be  
26 five feet (5') and the minimum street side yard setback shall be ten feet (10').  
27 The minimum rear yard setback shall be twenty feet (20').  
28

1 C. Chimneys and fireplaces may encroach into the required side yard  
2 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the  
3 required rear yard setback. No other structural encroachments shall be permitted  
4 in the front, rear, or side yard except as provided for in Section 18.19 of  
5 Ordinance No. 348.

6 D. The maximum lot coverage of buildings with patios shall be fifty  
7 five percent (55%). The maximum lot coverage of buildings without patios shall  
8 be fifty percent (50%).

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

11 j. Planning Areas 17C and 17D.

12 (1) The uses permitted in Planning Areas 17C and 17D of Specific Plan No.  
13 256 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance  
14 No. 348 except the uses permitted pursuant to Section 8.91.f shall not be permitted.

15 (2) The development standards for Planning Areas 17C and 17D of Specific  
16 Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93  
17 of Ordinance No. 348 except that the development standards set forth in Article VIIIId,  
18 Section 8.93.a., b., c., and d. shall be deleted and replaced by the following.

19 A. The minimum lot area for individual lots used as a residential  
20 building site shall be six thousand (6,000) square feet. The minimum width of  
21 each lot shall be sixty feet (60') and the minimum depth shall be one hundred feet  
22 (100').

23 B. The minimum front yard setback (to a habitable portion of the  
24 main structure or a porch) shall be twelve feet (12'). The minimum front yard  
25 setback to the garage shall be twenty feet (20') for standard garages and twelve  
26 feet (12') for side-in garages. The minimum interior side yard setback shall be  
27 five feet (5') and the minimum street side yard setback shall be ten feet (10').  
28

1 The minimum rear yard setback shall be twenty feet (20').

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

7 D. The maximum lot coverage of buildings with patios shall be fifty  
8 percent (50%). The maximum lot coverage of buildings without patios shall be  
9 forty five percent (45%).

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

12 k. Planning Areas 18 and 19.

13 (1) The uses permitted in Planning Areas 18 and 19 of Specific Plan No. 256  
14 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No.  
15 348, except that uses listed as 9.50.b.(22) and (23) shall not be permitted. In addition, the  
16 permitted uses identified under Section 9.50.a shall also include water works and other  
17 utilities, both public and private, and temporary real estate sales offices located within  
18 Specific Plan No. 256 to be used only for and during the original sale of dwelling units  
19 within Specific Plan No. 256.

20 (2) The development standards for Planning Areas 18 and 19 of Specific Plan  
21 No. 256 shall be the same as those standards identified in Article IXb, Section 9.53 of  
22 Ordinance No. 348.

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

25 l. Planning Areas 11, 20A, 24A, 25 and 28

26 (1) The uses permitted in Planning Areas 11, 20A, 24A, 25 and 28 of Specific  
27 Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
28

1 Ordinance No. 348. except that the uses permitted pursuant to Section 8.100.a.(1) and (9)  
2 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a  
3 shall also include playgrounds, tot lots, athletic fields, passive parks, undeveloped open  
4 space, trails and landscape buffers.

5 (2) The development standards for Planning Areas 11, 20A, 24A, 25 and 28  
6 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe,  
7 Section 8.101 of Ordinance No. 348.

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

10 m. Planning Areas 23A, 23B, 23C, and 23D

11 (1) The uses permitted in Planning Areas 23A, 23B, 23C, and 23D of Specific  
12 Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
13 Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6),  
14 (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses  
15 identified under Section 8.100.a. shall also include green belts and open space.

16 (2) The development standards for Planning Areas 23A, 23B, 23C, and 23D  
17 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe,  
18 Section 8.101 of Ordinance No. 348.

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

21 n. Planning Areas 20B and 21.

22 (1) The uses permitted in Planning Areas 20B and 21 of Specific Plan No. 256  
23 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance  
24 No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (6),  
25 (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses  
26 identified under Section 8.100.a. shall also include undeveloped open space and  
27 interpretive center.

1 (2) The development standards for Planning Areas 21 and 20B of Specific  
2 Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section  
3 8.101 of Ordinance No. 348.

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

6 o. Planning Area 22.

7 (1) The uses permitted in Planning Area 22 of Specific Plan No. 256 shall be  
8 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348  
9 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7),  
10 (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses  
11 identified under Section 8.100.a. shall also include undeveloped open space.

12 (2) The development standards for Planning Area 22 of Specific Plan No. 256  
13 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
14 Ordinance No. 348.

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

17 n. Planning Areas 24B and 24C.

18 (1) The uses permitted in Planning Areas 24B and 24C of Specific Plan No.  
19 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
20 Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3),  
21 (4), (5), (6), (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted  
22 uses identified under Section 8.100.a. shall also include undeveloped open space, trails  
23 and landscape buffers.

24 (2) The development standards for Planning Areas 24B and 24C of Specific  
25 Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section  
26 8.101 of Ordinance No. 348.

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

1 as those requirements identified in Article VIIIe of Ordinance No. 348.

2 n. Planning Area 24D.

3 (1) The uses permitted in Planning Area 24D of Specific Plan No. 256 shall  
4 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348  
5 except that the uses permitted pursuant to Section 8.100.a.(1),(2), (3), (4), (5), (6), (8) and  
6 (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under  
7 Section 8.100.a. shall also include open space and water tanks/pumping stations.

8 (2) The development standards for Planning Area 24D of Specific Plan No.  
9 256 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
10 Ordinance No. 348.

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

13 o. Planning Area 26

14 (1) The uses permitted in Planning Area 26 of Specific Plan No. 256 shall be  
15 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348  
16 except that the uses permitted pursuant to Section 8.100.a.(1) and (9) shall not be  
17 permitted. In addition, the permitted uses identified under Section 8.100.a shall also  
18 include playgrounds, tot lots, athletic fields, active recreation parks, passive parks,  
19 undeveloped open space, trails, and landscape buffers.

20 (2) The development standards for Planning Area 26 of Specific Plan No. 256  
21 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
22 Ordinance No. 348.

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

25 p. Planning Area 27.

26 (1) The uses permitted in Planning Area 27 of Specific Plan No. 256 shall be  
27 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348  
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except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (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 undeveloped open space and trails.

(2) The development standards for Planning Area 27 of Specific Plan No. 256 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.

p. Planning Area 29.

(1) The uses permitted in Planning Area 29 of Specific Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (8); Section 8.100.b.(1); and Section 8.1.c.(1) shall not be permitted.

(2) The development standards for Planning Area 29 of Specific Plan No. 256 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.

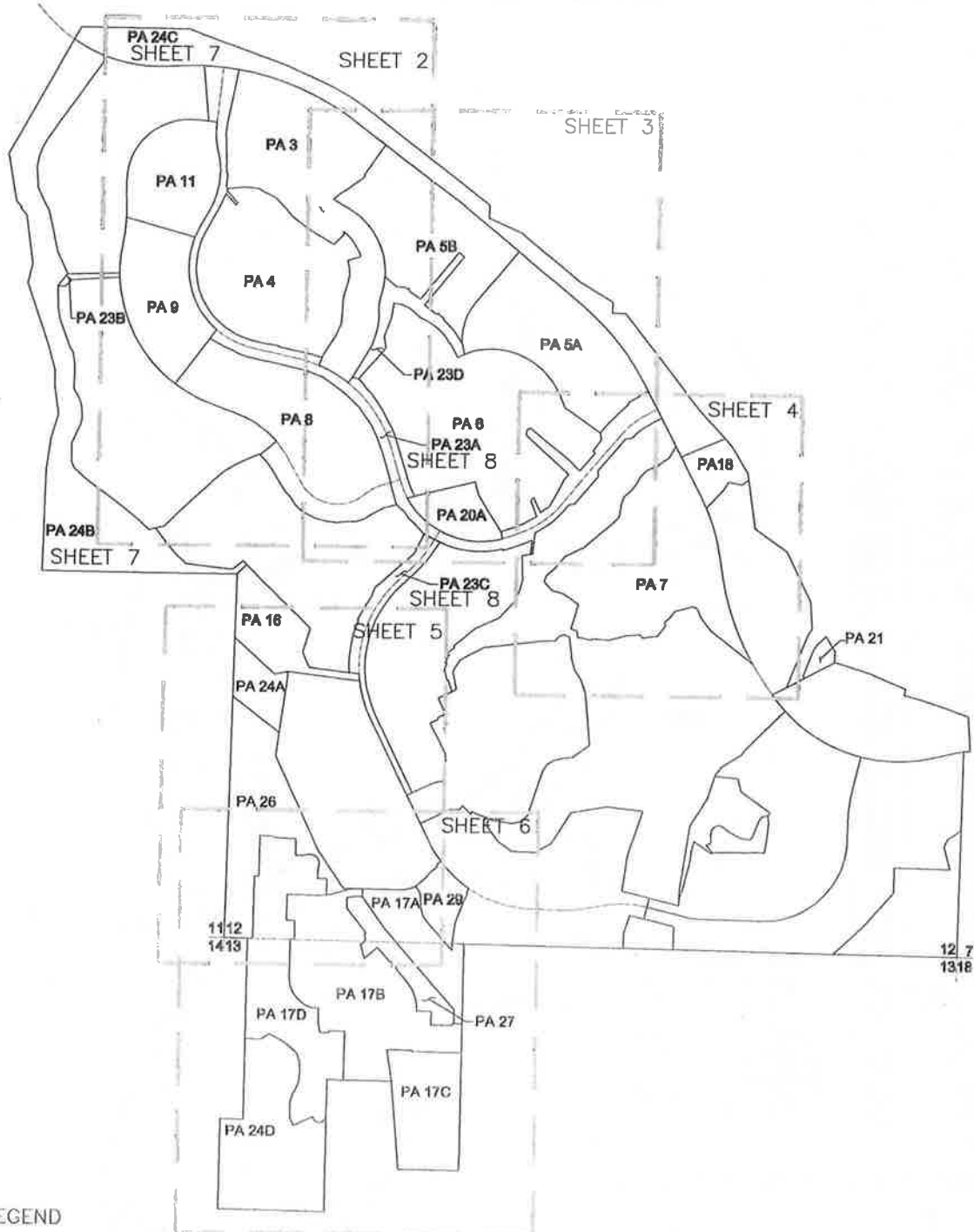
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ALBERHILL/GLEN IVY/TEMESCAL  
SECS 11 & 12, T.5S., R.6W S.B.M.



LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

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

CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



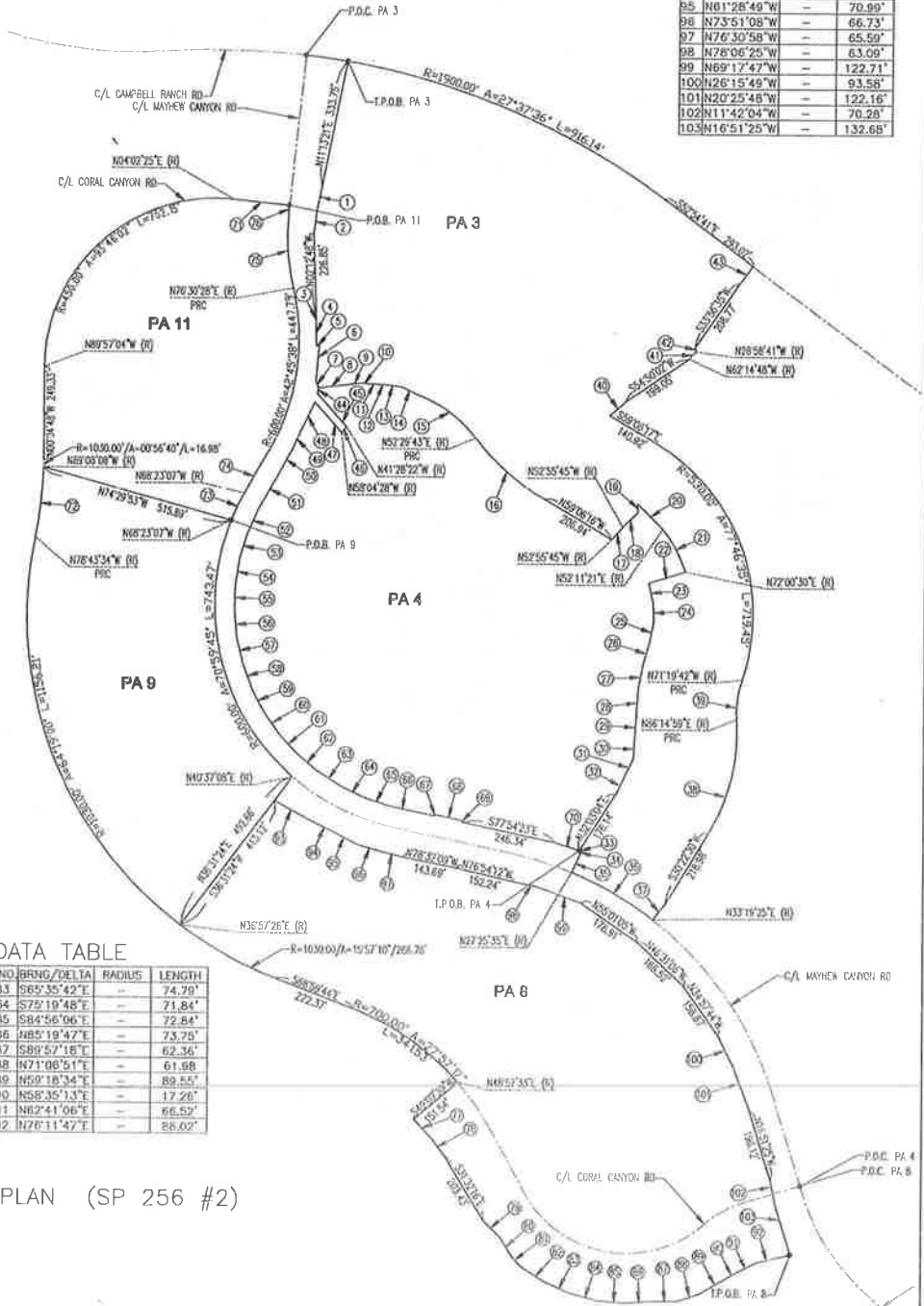
ALBERHILL/GLEN IVY/TEMESCAL  
SECS 11 & 12, T.5S., R.6W S.B.M.

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	N11°35'06"E	—	85.73'
2	N06°46'55"E	—	66.20'
3	N88°01'26"E	—	1.70'
4	N01°58'34"W	—	70.00'
5	S88°01'26"W	—	6.75'
6	N04°50'58"E	—	95.05'
7	N23°36'35"W	—	19.16'
8	S53°01'02"W	—	71.85'
9	S84°20'29"W	—	48.01'
10	N78°44'12"W	—	5.22'
11	N86°20'22"W	—	44.44'
12	N88°31'53"W	—	3.82'
13	N85°01'26"W	—	48.43'
14	N63°30'16"W	—	47.23'
15	31°39'57"	352.00	184.54'
16	21°35'39"	648.00	244.29'
17	07°26'17"	330.00	42.84'
18	S44°30'32"W	—	86.44'
19	S03°56'01"E	—	22.45'
20	N45°05'36"W	—	93.81'
21	19°49'09"	370.00	127.99'
22	N72°00'30"E	—	100.00'
23	N13°00'42"W	—	53.25'
24	N01°35'40"W	—	53.36'
25	N11°10'04"E	—	53.33'
26	N16°40'20"E	—	60.08'
27	N09°54'45"E	—	67.74'
28	N03°25'38"E	—	67.82'
29	N03°47'56"E	—	62.23'
30	N03°18'15"E	—	52.22'
31	N25°24'36"E	—	52.94'
32	N24°57'26"E	—	51.64'
33	N03°10'18"W	—	4.90'
34	N30°27'41"E	—	8.16'
35	N22°44'25"E	—	52.94'
36	15°16'38"	925.00	246.64'
37	S38°01'03"W	—	52.51'
38	34°07'31"	530.00	315.67'
39	22°25'19"	270.00	105.66'
40	S48°13'31"W	—	56.61'
41	33°16'07"	48.00	27.87'
42	S23°05'11"E	—	11.25'
43	S37°05'19"W	—	56.00'
44	S13°37'33"W	—	14.64'
45	S41°28'22"E	—	119.60'
46	16°36'06"	70.00	20.28'
47	N41°28'22"W	—	108.82'
48	S25°24'53"W	—	83.02'
49	S23°45'39"W	—	58.25'
50	S27°46'37"W	—	58.02'
51	S29°16'06"W	—	120.77'
52	S23°58'35"W	—	70.37'
53	S16°34'23"W	—	70.37'
54	S08°21'23"W	—	70.31'
55	S01°45'59"W	—	70.24'
56	S05°38'13"E	—	70.24'
57	S13°02'26"E	—	70.24'
58	S20°26'37"E	—	70.24'
59	S27°50'49"E	—	70.24'
60	S35°15'01"E	—	70.24'
61	S42°39'13"E	—	70.24'
62	S50°03'25"E	—	70.24'
63	S57°27'37"E	—	70.24'
64	S64°03'02"E	—	70.31'
65	S72°16'01"E	—	70.37'
66	S77°54'17"E	—	121.88'
67	N88°15'46"E	—	3.41'
68	S77°54'23"E	—	70.00'
69	S34°04'32"E	—	6.43'
70	S71°40'31"E	—	88.54'
71	S84°18'46"E	—	149.50'
72	10°24'34"	1030.00	187.13'
73	07°39'13"	600.00	80.15'
74	S29°16'06"W	—	129.21'
75	19°10'46"	600.00	200.85'
76	S05°41'14"W	—	20.07'
77	S43°07'31"E	—	84.00'
78	S35°57'58"E	—	60.87'
79	S44°21'00"E	—	61.68'
80	S31°28'32"E	—	54.24'
81	S40°11'42"E	—	38.32'
82	S92°42'43"E	—	74.64'

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
93	N61°28'49"W	—	101.84'
94	N64°21'03"W	—	70.09'
95	N01°28'48"W	—	70.99'
96	N73°51'08"W	—	66.73'
97	N76°30'58"W	—	65.59'
98	N78°06'25"W	—	63.09'
99	N69°17'47"W	—	122.71'
100	N26°15'49"W	—	93.58'
101	N20°25'48"W	—	122.16'
102	N11°42'04"W	—	70.28'
103	N16°51'25"W	—	132.68'

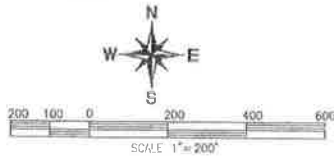


DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
83	S85°35'42"E	—	74.79'
84	S75°19'48"E	—	71.84'
85	S84°56'06"E	—	72.84'
86	N85°19'47"E	—	73.78'
87	S89°57'18"E	—	62.36'
88	N71°08'51"E	—	61.98'
89	N59°18'34"E	—	89.85'
90	N58°35'13"E	—	17.26'
91	N82°41'06"E	—	66.52'
92	N76°11'47"E	—	88.02'

LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)



- APN'S: 290-110-042
- 290-110-050
- 290-060-070
- 290-430-001 THROUGH 045
- 290-431-001 THROUGH 028
- 290-432-001 THROUGH 017
- 290-432-019 THROUGH 032
- 290-440-001 THROUGH 011
- 290-440-013 THROUGH 076
- 290-441-001 THROUGH 021
- 290-450-001 THROUGH 008
- 290-451-001 THROUGH 004
- 290-460-001 THROUGH 012

MAP NO. 2,2351

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

- APN'S: 290-570-001 THROUGH 005
- 290-571-001 THROUGH 024
- 290-572-001 THROUGH 017
- 290-580-001 THROUGH 005
- 290-581-001 THROUGH 006
- 290-582-001 THROUGH 005
- 290-583-001 THROUGH 012
- 290-584-001 THROUGH 019

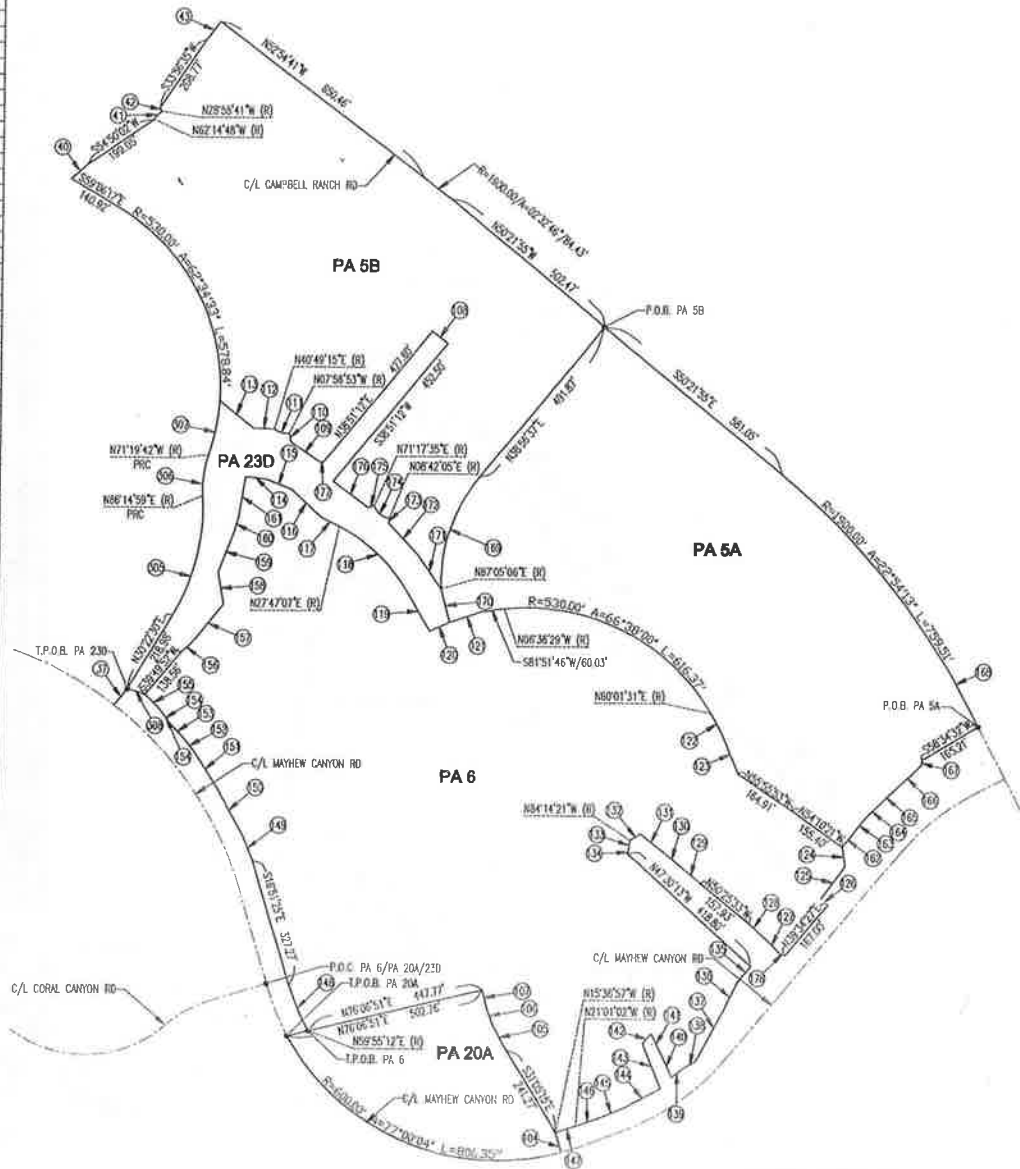
CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



DATA TABLE

NO	BKNG/DLTA	RADIUS	LENGTH
37	N38°01'03"E	-	52.51'
40	S48°13'31"W	-	56.61'
41	S3°16'07"E	48.00	27.87'
42	N23°05'11"W	-	11.25'
43	N45°00'00"E	-	12.22'
44	N05°55'06"E	-	94.31'
45	07°11'02"	663.00	85.64'
46	N10°48'43"W	-	10.02'
47	S37°05'19"W	-	58.00'
48	N43°01'08"W	-	108.07'
49	N46°59'46"W	-	55.84'
50	N33°45'26"W	-	53.83'
51	N49°17'17"W	-	78.47'
52	S19°36'58"E	-	53.00'
53	S28°34'58"E	-	74.57'
54	S18°39'48"E	-	48.18'
55	S13°33'52"E	-	43.58'
56	S51°18'40"E	-	50.00'
57	S55°35'38"E	-	90.29'
58	S07°56'53"E	-	22.32'
59	48°46'08"	48.00	40.88'
60	S88°45'11"E	-	53.71'
61	S51°08'48"E	-	110.39'
62	N84°11'31"W	-	53.00'
63	N67°49'22"W	-	68.00'
64	N47°10'10"W	-	104.27'
65	N63°08'11"W	-	51.76'
66	S31°43'19"	430.00	238.07'
67	N30°29'34"W	-	116.54'
68	S64°57'28"W	-	53.20'
69	S70°51'48"W	-	82.03'
70	N27°40'41"W	-	60.01'
71	N27°00'38"W	-	108.27'
72	N08°00'26"W	-	50.19'
73	N35°11'38"E	-	100.91'
74	N50°25'33"W	-	22.93'
75	S44°59'48"E	-	55.00'
76	S47°33'49"E	-	53.00'
77	S49°47'54"E	-	59.87'
78	S50°20'54"E	-	65.22'
79	S50°40'49"E	-	68.62'
80	N57°57'44"E	-	31.16'
81	S04°37'09"	330.00	26.00'
82	N10°22'48"E	-	8.22'
83	N39°23'53"E	-	50.26'
84	N26°11'40"E	-	86.03'
85	N27°30'50"E	-	140.99'
86	N59°29'31"E	-	32.68'
87	N52°46'11"E	-	40.10'
88	S24°11'37"E	-	60.00'
89	S26°33'14"E	-	61.17'
90	N39°23'53"E	-	32.83'
91	N21°52'58"W	-	122.18'
92	N81°11'03"E	-	103.61'
93	N67°53'30"E	-	70.66'
94	N70°22'23"E	-	60.73'
95	S05°24'05"	547.00	51.57'
96	S13°13'24"	547.00	126.24'
97	S22°24'26"E	-	70.00'
98	S28°39'40"E	-	145.21'
99	S32°07'57"E	-	95.46'
100	S38°00'21"E	-	47.96'
101	S42°57'36"E	-	49.99'
102	S36°40'45"E	-	49.30'
103	S44°49'30"E	-	49.29'
104	S47°01'18"W	-	39.95'
105	S38°30'50"W	-	122.87'
106	S10°26'59"E	-	83.00'
107	S21°21'21"W	-	111.16'
108	S16°30'33"W	-	38.82'
109	S08°59'25"W	-	103.00'
110	S38°21'19"W	-	46.56'
111	S38°18'57"W	-	47.75'
112	S44°50'10"W	-	48.22'
113	S44°50'15"W	-	51.60'
114	S47°15'35"W	-	92.78'
115	S06°53'30"W	-	15.00'
116	S27°27'42"E	-	55.14'
117	41°51'31"	420.00	306.84'
118	N13°58'07"W	-	86.90'
119	S34°27'29"E	-	105.61'
120	S43°25'58"E	-	107.61'
121	S06°42'05"W	-	12.19'
122	S2°35'30"	48.00	52.44'

ALBERHILL/GLEN IVY/TEMESCAL  
SEC 12, T.5S., R.6W S.B.M.

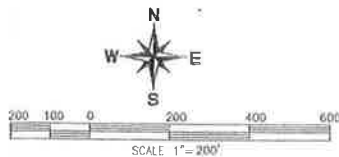


DATA TABLE

NO	BKNG/DLTA	RADIUS	LENGTH
123	N71°17'35"E	-	15.53'
124	S53°12'28"E	-	110.04'
125	N77°32'29"E	-	10.75'
126	S66°04'34"E	-	16.00'
127	S40°07'31"	530.00	315.67'
128	S22°25'19"	270.00	105.66'
129	S15°12'02"	530.00	140.61'
130	N06°10'21"W	-	45.36'

LEGEND

[SP\_ZONE] SPECIFIC PLAN (SP 256 #2)



- APN'S: 290-460-014 THROUGH 047
- 290-460-049 THROUGH 081
- 290-461-001 THROUGH 011
- 290-470-001 THROUGH 051
- 290-470-054 THROUGH 063
- 290-471-001 THROUGH 040
- 290-472-001 THROUGH 007
- 290-473-001 THROUGH 010
- 290-480-001 THROUGH 025
- 290-481-001 THROUGH 036
- 290-482-001 THROUGH 017

MAP NO. 2.2351

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

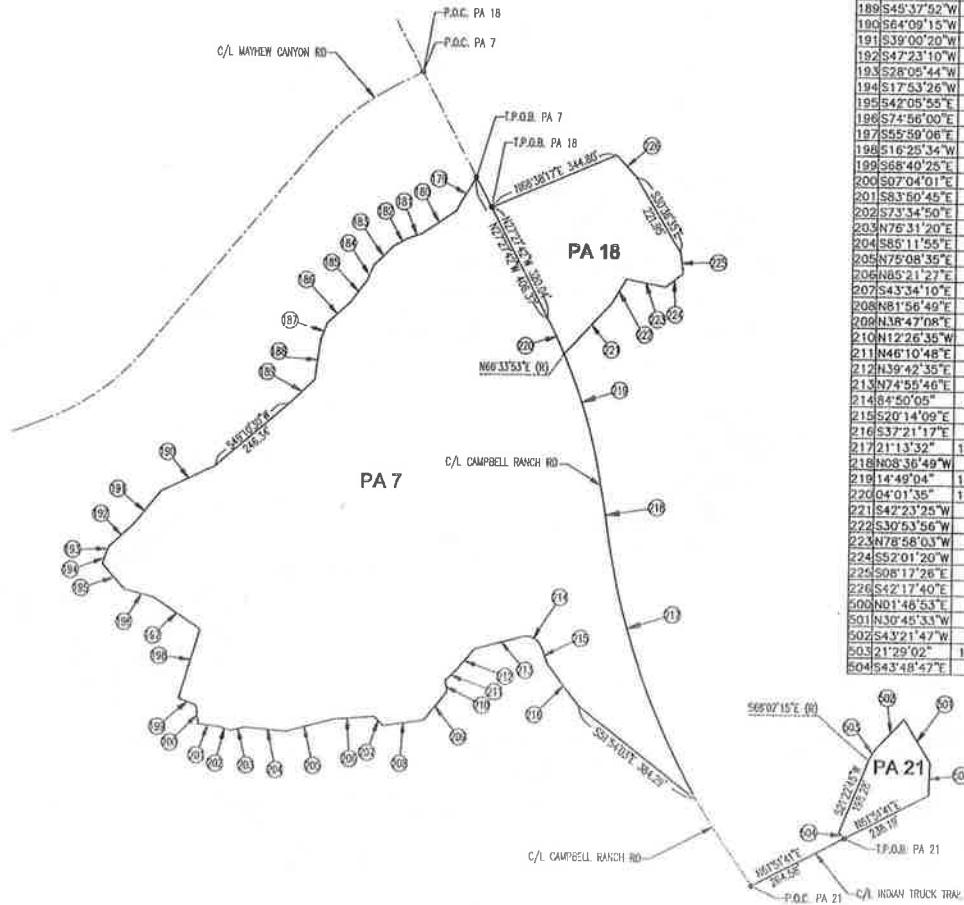
CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL  
SEC 12, T.5S., R.6W S.B.M.

DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
178	S28°45'21"W	--	100.38'
180	S85°39'30"W	--	105.09'
181	S71°05'43"W	--	26.85'
182	S62°30'46"W	--	51.83'
183	S45°07'21"W	--	70.05'
184	S23°20'11"W	--	43.76'
185	S36°06'54"W	--	69.70'
186	S48°22'25"W	--	78.43'
187	S19°44'53"W	--	46.06'
188	S07°47'20"W	--	102.98'
189	S45°37'52"W	--	86.43'
190	S64°09'15"W	--	151.26'
191	S39°00'20"W	--	113.39'
192	S47°23'10"W	--	78.33'
193	S26°05'44"W	--	19.46'
194	S17°53'26"W	--	31.49'
195	S47°05'55"E	--	83.81'
196	S74°56'00"E	--	77.16'
197	S55°59'06"E	--	142.72'
198	S16°25'34"W	--	184.28'
199	S68°40'25"E	--	47.13'
200	S07°04'01"E	--	48.13'
201	S83°50'45"E	--	51.04'
202	S73°34'50"E	--	35.41'
203	N76°31'20"E	--	35.73'
204	S85°11'55"E	--	104.51'
205	N75°08'35"E	--	125.01'
206	N85°21'27"E	--	103.11'
207	S43°34'10"E	--	30.94'
208	N81°56'49"E	--	104.76'
209	N38°47'08"E	--	94.73'
210	N12°26'35"W	--	27.03'
211	N46°10'48"E	--	43.21'
212	N39°42'35"E	--	67.59'
213	N74°55'46"E	--	125.87'
214	S4°50'05"	40.00	59.23'
215	S20°14'09"E	--	48.77'
216	S37°21'17"E	--	130.98'
217	21°13'32"	1900.00	703.87'
218	N08°36'49"W	--	128.14'
219	14°49'04"	1400.00	362.07'
220	04°01'35"	1400.00	98.38'
221	S42°23'25"W	--	175.71'
222	S30°53'56"W	--	73.70'
223	N78°58'03"W	--	101.59'
224	S52°01'20"W	--	54.86'
225	S08°17'28"E	--	54.06'
226	S42°17'40"E	--	76.75'
500	N01°46'53"E	--	84.38'
501	N30°45'33"W	--	127.16'
502	S43°21'47"W	--	98.85'
503	21°29'02"	110.00	41.25'
504	S43°48'47"E	--	20.88'

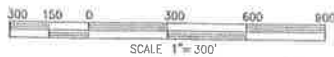


LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

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

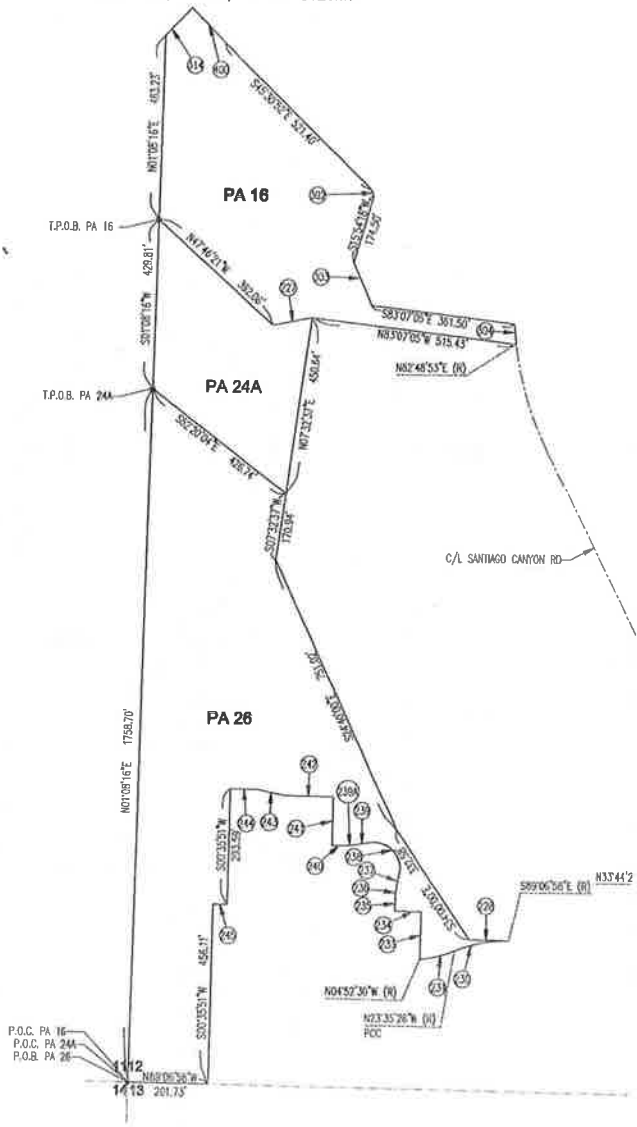


APN'S: 290-130-066, 290-130-067  
290-670-001

CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL  
SEC 12, T.5S., R.6W S.B.M.



DATA TABLE

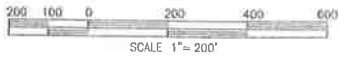
NO./BRNG./DELTA	RADIUS	LENGTH
227 S76°36'42\" W	-	100.08'
228 S89°06'58\" E	-	100.81'
230 24°28'28\"	328.00	140.11'
231 N18°42'56\"	272.00	88.85'
233 N00°35'51\" E	-	120.88'
234 N89°24'09\" W	-	66.62'
235 N00°35'51\" E	-	37.81'
236 10°17'47\"	100.00	17.97'
237 N10°53'38\" E	-	40.99'
238 110°35'35\"	66.00	127.39'
239 S80°18'03\" W	-	40.99'
238 10°17'47\"	100.00	17.97'
240 N89°24'09\" W	-	36.08'
241 N00°35'51\" E	-	123.12'
242 N89°24'09\" W	-	122.00'
243 N76°51'10\" W	-	66.59'
244 N89°24'09\" W	-	70.92'
245 N89°24'09\" W	-	36.13'
300 N43°56'01\" E	-	98.00'
301 S44°06'29\" E	-	120.54'
302 S14°54'45\" E	-	16.30'
303 S23°12'31\" E	-	119.00'
304 03°22'02\"	850.00	51.19'
S14 N43°56'01\" E	-	98.00'
N00 S44°06'29\" E	-	120.54'

LEGEND

SP\_ZONE SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

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



APN'S: 290-660-002  
290-670-004  
290-670-006  
290-670-007

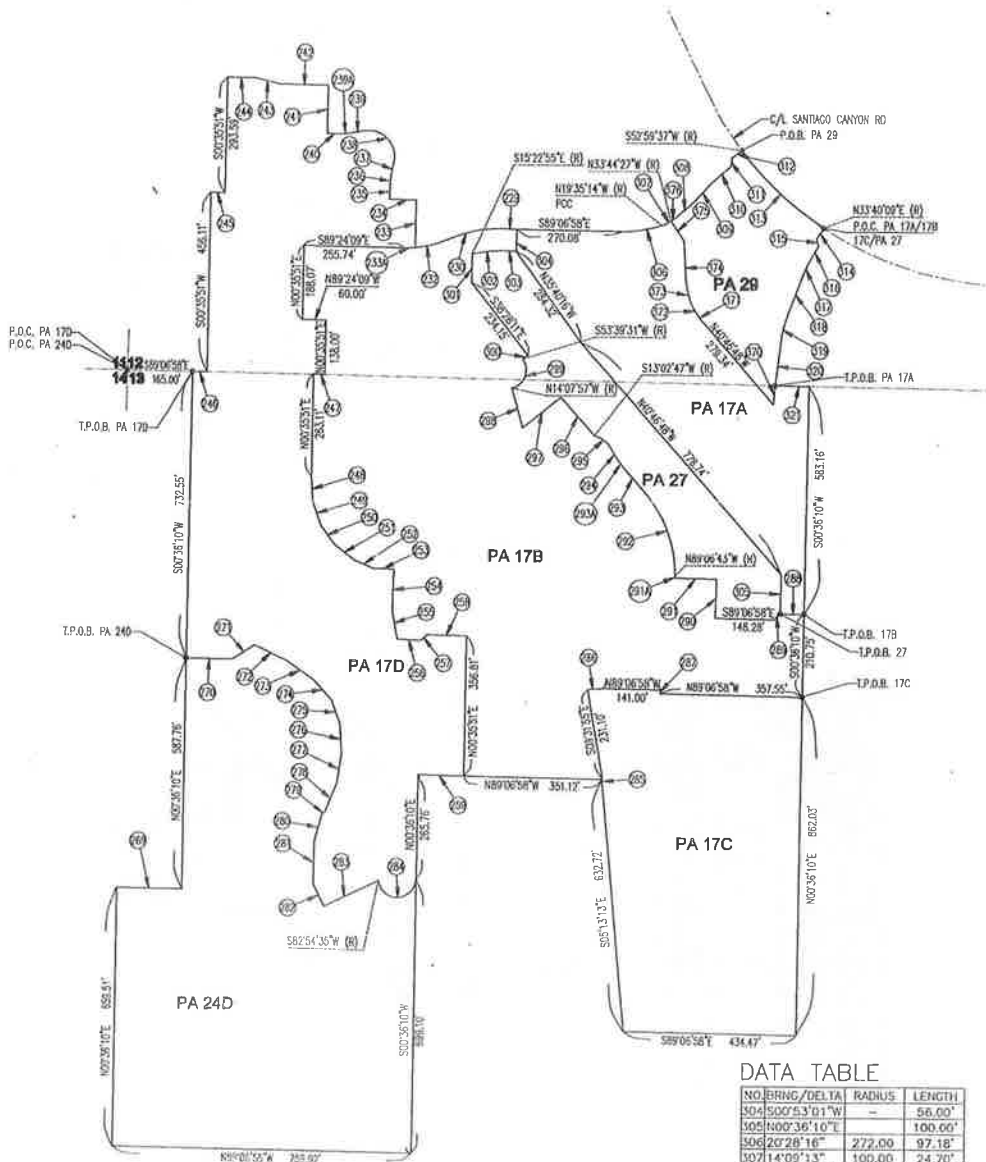
CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL  
SECS 12 & 13, T.5S., R.6W S.B.M.

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
229	S89°06'56"E	-	35.92'
230	S24°35'35"	328.00	140.79'
232	S24°23'19"	272.00	115.78'
233	N00°35'51"E	-	120.88'
234	N89°40'24"	272.00	26.93'
234	N89°24'09"W	-	66.62'
235	N00°35'51"E	-	37.81'
236	S10°17'47"	100.00	17.97'
237	N10°53'36"E	-	40.99'
238	S11°35'35"	66.00	127.39'
239	S89°18'03"W	-	40.99'
239	S10°17'47"	100.00	17.97'
240	N89°24'09"W	-	36.06'
241	N00°35'51"E	-	123.12'
242	N89°24'09"W	-	122.00'
243	N76°51'10"W	-	66.59'
244	N89°24'09"W	-	70.82'
245	N89°24'09"W	-	36.13'
246	N89°08'58"W	-	36.73'
247	S89°24'09"E	-	29.00'
248	N03°51'44"W	-	64.72'
249	N18°47'02"W	-	63.01'
250	N36°04'41"W	-	62.83'
251	N51°56'31"W	-	59.71'
252	N68°42'41"W	-	55.07'
253	N88°58'54"W	-	51.65'
254	N00°53'17"E	-	107.58'
255	N02°56'15"W	-	72.19'
256	N86°58'61"W	-	60.06'
257	S42°44'34"W	-	21.27'
258	N89°06'56"W	-	100.93'
259	S89°06'58"E	-	116.08'
260	S89°06'40"E	-	185.00'
270	S89°24'10"E	-	118.22'
271	N57°21'26"E	-	66.83'
272	S64°18'24"E	-	89.65'
273	S55°10'07"E	-	85.26'
274	S41°44'48"E	-	67.78'
275	S19°25'07"E	-	66.53'
276	S02°51'15"E	-	75.96'
277	S08°22'21"W	-	75.64'
278	S21°37'17"W	-	80.19'
279	N89°08'43"W	-	6.20'
280	S13°35'52"W	-	76.14'
281	S00°55'51"W	-	108.15'
282	S25°34'44"E	-	62.45'
283	N64°25'16"E	-	153.64'
284	S12°18'25"	48.00	144.35'
285	S03°11'20"W	-	11.86'
286	S85°32'37"E	-	40.45'
287	N00°53'17"E	-	10.02'
288	N89°06'58"W	-	60.00'
289	N45°55'26"E	-	21.20'
290	S00°53'02"W	-	100.00'
291	S89°06'58"E	-	105.00'
291A	N00°53'02"E	-	3.02'
292	S2°09'48"	328.00	241.37'
293	S41°16'31"E	-	77.67'
293A	S10°47'17"	100.00	17.97'
294	S30°58'44"E	-	40.99'
295	S44°01'31"	66.00	50.71'
296	S41°16'31"E	-	128.54'
297	N50°43'18"E	-	124.63'
298	S15°30'23"E	-	105.36'
299	S12°12'32"	48.00	94.00'
300	S53°39'31"W	-	16.36'
301	S00°35'50"W	-	72.20'
302	S16°17'34"	272.00	77.35'
303	N89°06'58"W	-	35.94'

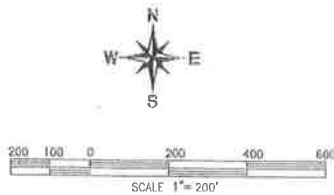


LEGEND

[SP\_ZONE] SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

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



APN'S: 290-660-002  
290-660-003  
290-660-005  
290-660-012

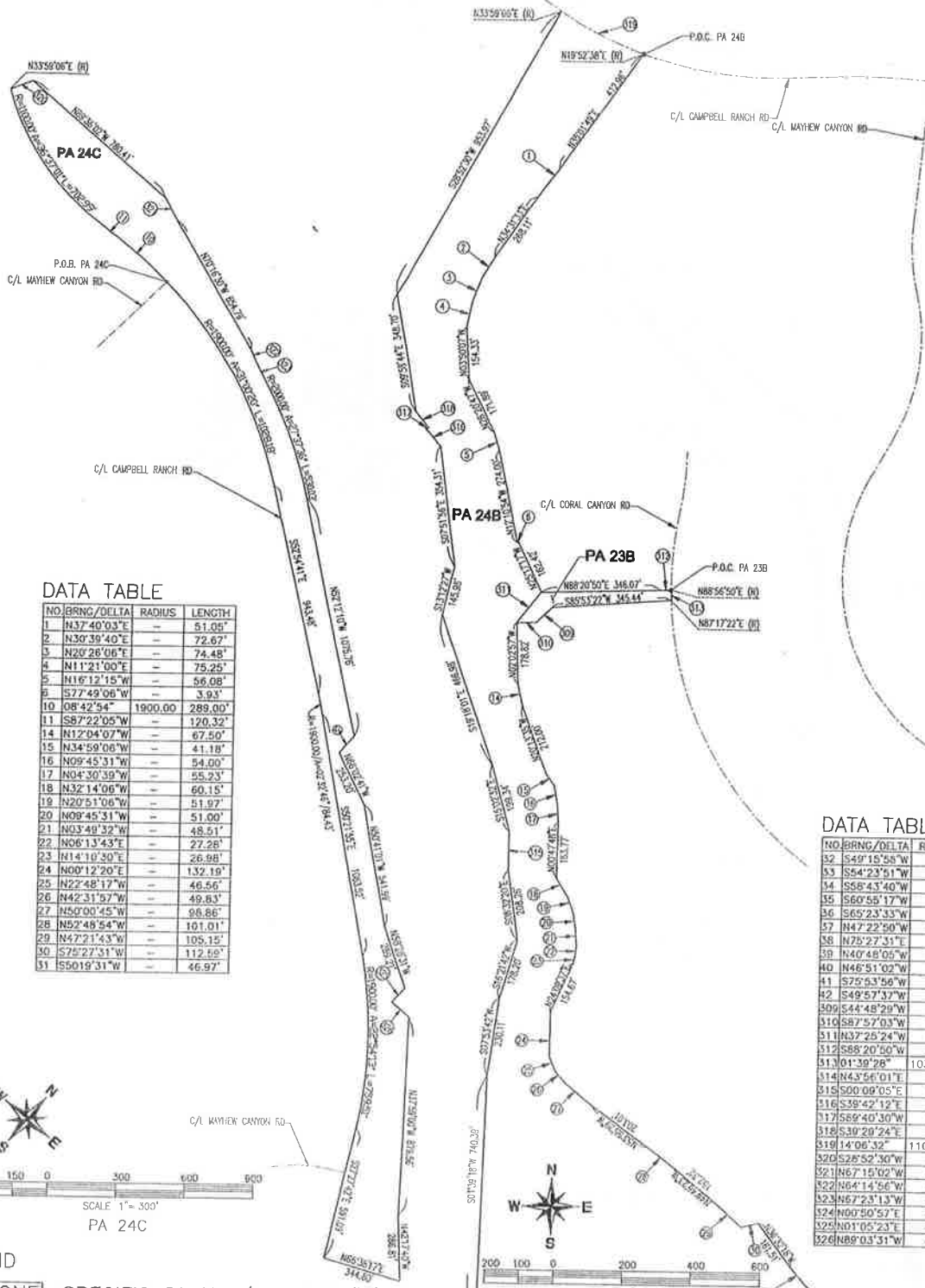
CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
304	S00°53'01"W	-	56.00'
305	N00°36'10"E	-	100.00'
306	S20°28'16"	272.00	97.18'
307	S14°09'13"	100.00	24.70'
308	N48°53'02"E	-	63.12'
309	N41°35'33"E	-	63.03'
310	N48°53'02"E	-	65.56'
311	N04°40'57"E	-	21.92'
312	N52°59'37"E	-	33.00'
313	S19°19'28"	850.00	286.69'
314	S33°40'08"W	-	33.00'
315	S14°46'36"E	-	20.02'
316	S30°55'17"W	-	26.03'
317	S10°26'05"	328.00	59.74'
318	S20°28'12"W	-	98.61'
319	S15°52'37"	340.00	82.35'
320	S06°36'35"W	-	106.79'
321	S89°06'58"E	-	85.00'
322	S04°21'00"W	-	48.75'
323	N37°28'05"W	-	19.77'
324	N30°38'05"W	-	21.33'
325	S24°01'51"	172.00	72.14'
326	N03°02'57"W	-	100.00'
327	N33°44'27"W	-	59.50'
328	S70°07'22'31"	100.00	12.87'



ALBERHILL/GLEN IVY/TEMESCAL  
SECS 11 & 12, T.5S., R.6W S.B.M.



DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	N37°40'03"E	--	51.05'
2	N30°39'40"E	--	72.67'
3	N20°26'06"E	--	74.48'
4	N11°21'00"E	--	75.25'
5	N16°12'15"W	--	56.08'
6	S77°49'06"W	--	3.93'
10	08°42'54"	1900.00	289.00'
11	S87°22'05"W	--	120.32'
14	N12°04'07"W	--	67.50'
15	N34°59'06"W	--	41.18'
16	N09°45'31"W	--	54.00'
17	N04°30'39"W	--	55.23'
18	N32°14'06"W	--	60.15'
19	N20°51'06"W	--	51.97'
20	N09°45'31"W	--	51.00'
21	N03°48'32"W	--	48.51'
22	N06°13'43"E	--	27.26'
23	N14°10'30"E	--	26.98'
24	N00°12'20"E	--	132.19'
25	N22°48'17"W	--	46.56'
26	N42°31'57"W	--	49.83'
27	N50°00'45"W	--	98.86'
28	N52°48'54"W	--	101.01'
29	N42°21'43"W	--	105.15'
30	S75°27'31"W	--	112.59'
31	S50°19'31"W	--	46.97'

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
32	S49°15'58"W	--	58.77'
33	S54°23'51"W	--	44.19'
34	S58°43'40"W	--	42.71'
35	S60°55'17"W	--	78.51'
36	S65°23'33"W	--	131.24'
37	N47°22'50"W	--	10.30'
38	N75°27'31"E	--	61.20'
39	N40°48'05"W	--	73.97'
40	N46°51'02"W	--	103.75'
41	S75°53'56"W	--	25.36'
42	S49°57'37"W	--	86.75'
309	S44°48'29"W	--	63.23'
310	S87°57'03"W	--	57.40'
311	N37°25'24"W	--	114.50'
312	S58°20'50"W	--	30.00'
313	01°39'28"	1030.00	29.80'
314	N43°56'01"E	--	88.00'
315	S00°09'05"E	--	114.99'
316	S38°42'12"E	--	69.77'
317	S58°40'30"W	--	10.03'
318	S30°20'24"E	--	62.30'
319	N40°06'32"	1100.00	270.87'
320	S28°52'30"W	--	103.83'
321	N67°15'02"W	--	107.30'
322	N64°14'56"W	--	55.40'
323	N67°23'13"W	--	114.22'
324	N00°50'52"E	--	95.51'
325	N01°05'23"E	--	80.76'
326	N89°03'31"W	--	98.33'

LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)

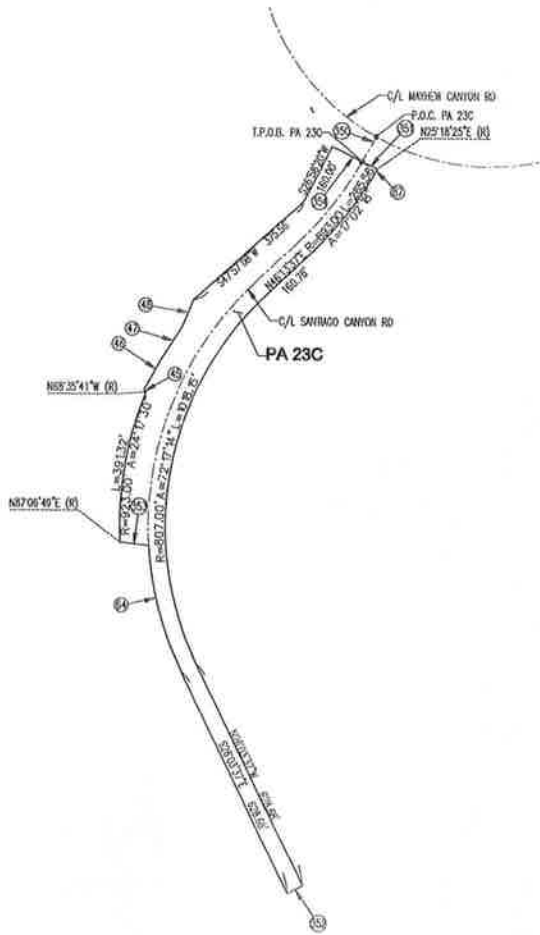
- APN'S: 290-060-067
- 290-060-025
- 290-060-069
- 290-110-055
- 290-130-044
- 290-550-019

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

CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL  
 SEC 12, T.5S., R.6W S.B.M.

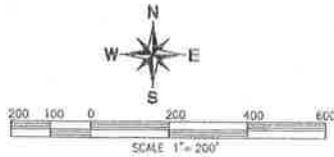


DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
45	S37°53'28"E	-	7.12'
46	S28°16'41"W	-	85.59'
47	S32°04'23"W	-	105.48'
48	S21°59'47"W	-	70.00'
64	18°52'30"	850.00	280.02'
87	N29°11'19"E	-	7.24'
350	S29°11'19"W	-	78.70'
351	N63°07'11"W	-	43.04'
352	N63°56'23"E	-	43.00'
353	S83°07'05"E	-	74.17'
354	N63°07'11"W	-	83.98'

LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)



MAP NO. 2.2351

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

APN'S: 290-600-020  
 290-602-021  
 290-602-050  
 290-630-053  
 290-640-041

CHANGE OF ZONE CASE NO. 7786  
 ADOPTED BY ORDINANCE NO. 348.4760  
 AUGUST 20, 2013  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS





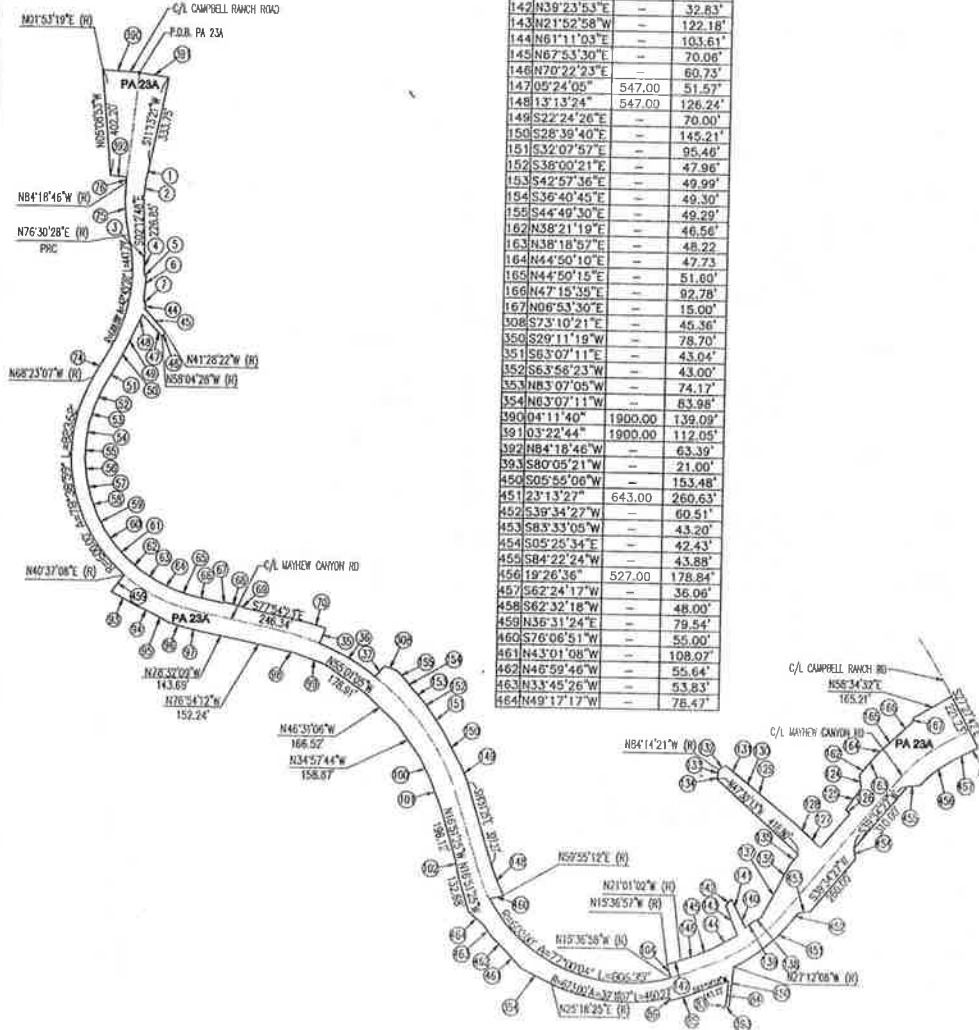
ALBERHILL/GLEN IVY/TEMESCAL  
SECS 11 & 12, T.5S., R.6W S.B.M.

DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
140	S24°11'37"E	-	60.00'
141	S26°33'14"E	-	61.17'
142	N39°23'53"E	-	32.83'
143	N21°52'58"W	-	122.18'
144	N61°11'03"E	-	103.61'
145	N67°53'30"E	-	70.08'
146	N70°22'23"E	-	60.75'
147	S24°05'05"	547.00	51.57'
148	S13°13'24"	547.00	126.24'
149	S22°24'26"E	-	70.00'
150	S28°39'40"E	-	145.21'
151	S32°07'57"E	-	95.46'
152	S36°00'21"E	-	47.96'
153	S42°57'36"E	-	49.99'
154	S36°40'45"E	-	49.30'
155	S44°49'30"E	-	49.29'
162	N38°21'19"E	-	46.56'
163	N38°18'57"E	-	48.22'
164	N44°50'10"E	-	47.73'
165	N44°50'15"E	-	51.00'
166	N47°15'35"E	-	92.78'
167	N06°53'30"E	-	15.00'
908	S73°10'21"E	-	45.36'
950	S29°11'19"W	-	78.70'
951	S83°07'11"E	-	43.04'
952	S63°56'23"W	-	43.00'
953	N83°07'05"W	-	74.17'
954	N63°07'11"W	-	83.96'
990	04°11'40"	1900.00	139.09'
991	103°22'44"	1900.00	112.05'
992	N84°18'46"W	-	63.39'
993	S80°05'21"W	-	21.00'
450	S05°58'06"W	-	153.48'
451	S23°13'27"	643.00	260.63'
452	S39°34'27"W	-	60.51'
453	S83°33'05"W	-	43.20'
454	S03°25'34"E	-	42.43'
455	S84°22'24"W	-	43.88'
456	S9°26'36"	527.00	178.84'
457	S62°24'17"W	-	36.06'
458	S62°32'18"W	-	48.00'
459	N36°31'24"E	-	79.54'
460	S76°06'51"W	-	55.00'
461	N43°01'08"W	-	108.07'
462	N46°59'46"W	-	55.64'
463	N33°45'26"W	-	53.83'
464	N49°17'12"W	-	78.47'

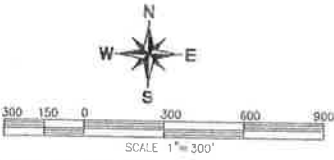
DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
1	S11°35'06"W	-	65.73'
2	S06°46'55"W	-	66.20'
3	S88°01'26"W	-	1.70'
4	S01°58'34"E	-	70.00'
5	N88°01'26"E	-	6.75'
6	S04°50'58"W	-	95.05'
7	S23°36'35"E	-	19.18'
35	S22°44'25"W	-	52.94'
36	S15°16'38"	925.00	246.64'
37	N38°01'03"E	-	52.51'
44	S13°37'33"W	-	14.64'
45	S41°28'22"E	-	119.66'
46	S16°36'08"	70.00	20.28'
47	N41°28'22"W	-	108.62'
48	S25°24'53"W	-	83.02'
49	S23°45'39"W	-	98.25'
50	S27°46'37"W	-	58.02'
51	S29°16'06"W	-	120.77'
52	S23°58'35"W	-	70.37'
53	S16°34'23"W	-	70.37'
54	S08°21'23"W	-	70.31'
55	S01°45'59"W	-	70.24'
56	S05°38'13"E	-	70.24'
57	S13°02'25"E	-	70.24'
58	S20°26'37"E	-	70.24'
59	S27°50'49"E	-	70.24'
60	S35°15'01"E	-	70.24'
61	S42°39'13"E	-	70.24'
62	S50°03'25"E	-	70.24'
63	S57°27'37"E	-	70.24'
64	S64°03'02"E	-	70.31'
65	S72°16'01"E	-	70.37'
66	S77°54'17"E	-	121.88'
67	N58°15'46"E	-	5.41'
68	S77°54'23"E	-	70.00'
69	S34°04'32"E	-	6.43'
70	S71°40'31"E	-	68.54'
74	N29°16'06"E	-	129.21'
75	S9°10'46"	600.00	200.85'
76	N05°41'14"E	-	20.07'
83	N45°00'00"E	-	12.21'
84	N05°55'06"E	-	94.31'
85	07°11'02"	683.00	85.64'
86	N10°48'43"W	-	10.02'
87	S29°11'19"W	-	7.24'
93	N61°28'49"W	-	101.84'
94	N64°21'03"W	-	70.09'
95	N61°28'49"W	-	70.99'
96	N73°51'08"W	-	66.73'
97	N76°30'58"W	-	65.59'
98	N78°06'25"W	-	63.09'
99	N69°12'47"W	-	122.71'
100	N28°15'49"W	-	93.58'
101	N20°25'48"W	-	122.16'
102	N11°42'04"W	-	70.28'
104	N15°36'58"W	-	53.00'
124	N08°09'26"W	-	50.19'
125	N35°11'38"E	-	100.91'
126	N50°25'33"W	-	22.03'
127	S44°58'46"E	-	55.00'
128	S47°33'49"E	-	53.00'
129	S49°47'54"E	-	59.87'
130	S50°20'54"E	-	65.22'
131	S50°40'49"E	-	68.62'
132	N57°57'44"E	-	31.16'
133	04°37'09"	330.00	26.00'
134	N10°22'48"E	-	8.22'
135	N30°23'53"E	-	50.26'
136	N26°11'40"E	-	86.03'
137	N27°30'50"E	-	140.58'
138	N59°29'31"E	-	32.66'
139	N52°46'11"E	-	40.10'



LEGEND

[SP ZONE] SPECIFIC PLAN (SP 256 #2)



MAP NO. 2.2351

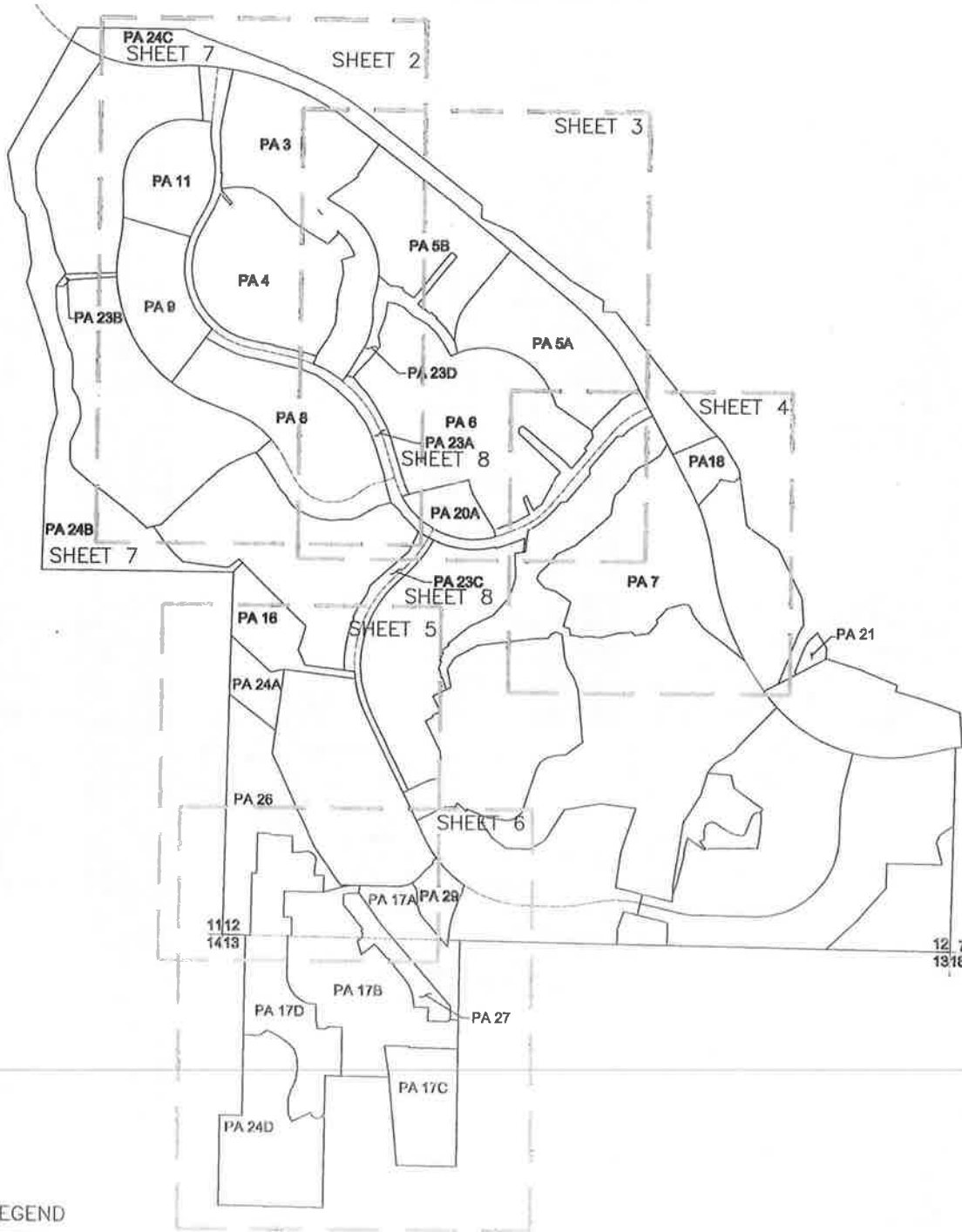
- APN'S: 290-430-031 290-5834-013  
 290-432-018 290-600-020  
 290-440-012 290-630-054 TO 055  
 290-440-077 290-670-003  
 290-441-023 TO 024  
 290-460-013  
 290-460-085  
 290-470-052  
 290-470-054  
 290-473-011  
 290-481-034  
 290-481-036  
 290-482-018  
 290-570-006  
 290-572-018  
 290-582-006

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

CHANGE OF ZONE CASE NO. 7786  
 ADOPTED BY ORDINANCE NO. 348.4760  
 AUGUST 20, 2013  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL  
SECS 11 & 12, T.5S., R.6W S.B.M.

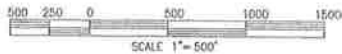


LEGEND

SP\_ZONE SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

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



CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



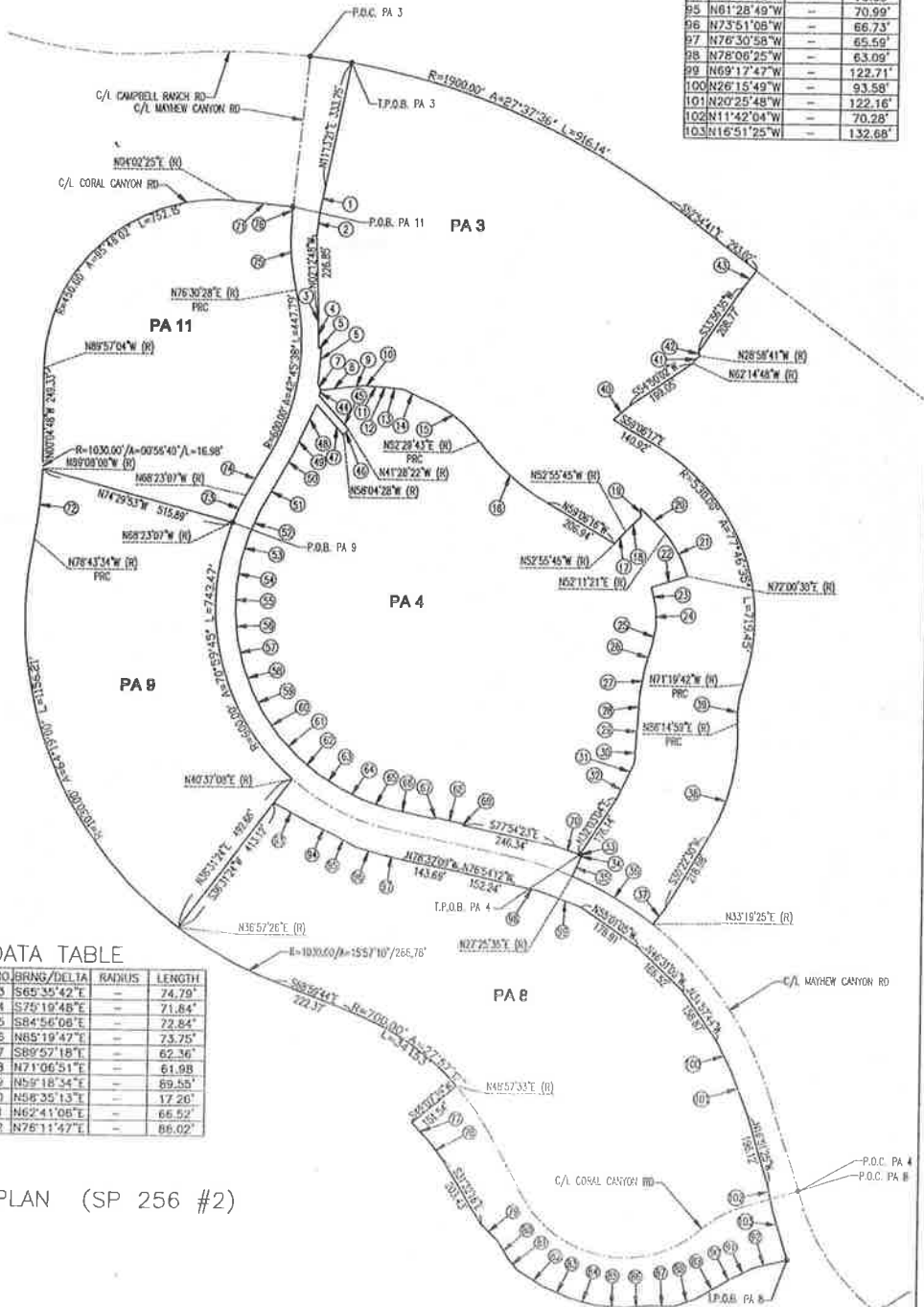
ALBERHILL/GLEN IVY/TEMESCAL  
SECS 11 & 12, T.5S., R.6W S.B.M.

DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
1	N11°35'06"E	--	65.73'
2	N06°46'55"E	--	66.20'
3	N88°01'26"E	--	1.70'
4	N01°58'34"W	--	70.00'
5	S88°01'26"W	--	6.75'
6	N04°50'58"E	--	95.05'
7	N23°36'36"W	--	19.16'
8	S83°01'02"W	--	71.85'
9	S84°20'29"W	--	48.01'
10	N78°44'12"W	--	5.22'
11	N86°20'22"W	--	44.44'
12	N86°31'55"W	--	3.62'
13	N85°01'26"W	--	48.43'
14	N63°30'16"W	--	47.23'
15	S31°39'57"	352.00	194.54'
16	S21°35'39"	646.00	244.29'
17	S72°26'17"	330.00	42.84'
18	S44°30'32"W	--	56.44'
19	S03°56'01"E	--	22.45'
20	N45°05'36"W	--	93.81'
21	S19°49'09"	370.00	127.99'
22	N72°00'30"E	--	100.00'
23	N13°00'42"W	--	53.25'
24	N01°35'40"W	--	53.36'
25	N11°10'04"E	--	53.33'
26	N16°40'20"E	--	60.08'
27	N09°54'45"E	--	67.74'
28	N03°25'38"E	--	67.82'
29	N03°47'56"E	--	62.23'
30	N03°18'15"E	--	52.22'
31	N25°24'36"E	--	52.94'
32	N24°57'26"E	--	51.64'
33	N63°10'18"W	--	4.90'
34	N30°27'41"E	--	8.18'
35	N22°44'25"E	--	52.94'
36	S15°16'38"	925.00	246.64'
37	S38°01'03"W	--	52.51'
38	S43°07'31"	530.00	318.67'
39	S22°25'19"	270.00	105.66'
40	S48°13'31"W	--	56.81'
41	S31°16'07"	48.00	27.87'
42	S23°05'11"E	--	11.25'
43	S37°05'19"W	--	56.00'
44	S13°37'33"W	--	14.64'
45	S41°28'22"E	--	119.66'
46	S6°36'06"	70.00	20.28'
47	N41°28'22"W	--	108.62'
48	S25°24'53"W	--	83.02'
49	S23°45'39"W	--	58.25'
50	S27°46'37"W	--	58.02'
51	S29°16'06"W	--	120.77'
52	S23°58'35"W	--	70.37'
53	S16°34'23"W	--	70.37'
54	S08°21'23"W	--	70.31'
55	S01°45'59"W	--	70.24'
56	S05°38'13"E	--	70.24'
57	S13°02'25"E	--	70.24'
58	S20°26'37"E	--	70.24'
59	S27°50'49"E	--	70.24'
60	S35°15'01"E	--	70.24'
61	S42°39'13"E	--	70.24'
62	S50°03'25"E	--	70.24'
63	S57°27'37"E	--	70.24'
64	S64°03'02"E	--	70.31'
65	S72°16'01"E	--	70.37'
66	S77°54'17"E	--	121.88'
67	N58°15'46"E	--	5.41'
68	S77°54'23"E	--	70.00'
69	S34°04'32"E	--	6.43'
70	S71°40'31"E	--	68.54'
71	S84°18'46"E	--	149.50'
72	S10°24'34"	1030.00	187.13'
73	S7°39'13"	600.00	60.15'
74	S29°16'06"W	--	129.21'
75	S19°10'46"	600.00	200.85'
76	S05°41'14"W	--	20.07'
77	S43°07'31"E	--	64.00'
78	S35°57'58"E	--	60.87'
79	S44°21'00"E	--	61.68'
80	S31°26'32"E	--	54.24'
81	S40°11'42"E	--	38.32'
82	S57°47'43"E	--	74.84'

DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
93	N61°28'49"W	--	101.84'
94	N64°21'03"W	--	70.00'
95	N61°28'49"W	--	70.99'
96	N73°51'08"W	--	66.73'
97	N76°30'58"W	--	65.59'
98	N78°06'25"W	--	63.09'
99	N69°17'47"W	--	122.71'
100	N26°15'49"W	--	93.58'
101	N20°25'48"W	--	122.16'
102	N11°42'04"W	--	70.28'
103	N16°51'25"W	--	132.68'

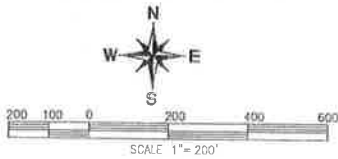


DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
83	S65°35'42"E	--	74.79'
84	S75°19'48"E	--	71.84'
85	S84°56'08"E	--	72.84'
86	N85°19'47"E	--	73.75'
87	S89°57'18"E	--	62.36'
88	N71°06'51"E	--	61.98'
89	N59°18'34"E	--	69.55'
90	N58°35'13"E	--	17.26'
91	N62°41'08"E	--	66.52'
92	N76°11'47"E	--	66.02'

LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)



- APN'S: 290-110-042  
290-110-050  
290-060-070  
290-430-001 THROUGH 045  
290-431-001 THROUGH 028  
290-432-001 THROUGH 017  
290-432-019 THROUGH 032  
290-440-001 THROUGH 011  
290-440-013 THROUGH 076  
290-441-001 THROUGH 021  
290-450-001 THROUGH 008  
290-451-001 THROUGH 004  
290-460-001 THROUGH 012

MAP NO. 2.2351

- APN'S: 290-570-001 THROUGH 005  
290-571-001 THROUGH 024  
290-572-001 THROUGH 017  
290-580-001 THROUGH 005  
290-581-001 THROUGH 006  
290-582-001 THROUGH 005  
290-583-001 THROUGH 012  
290-584-001 THROUGH 019

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

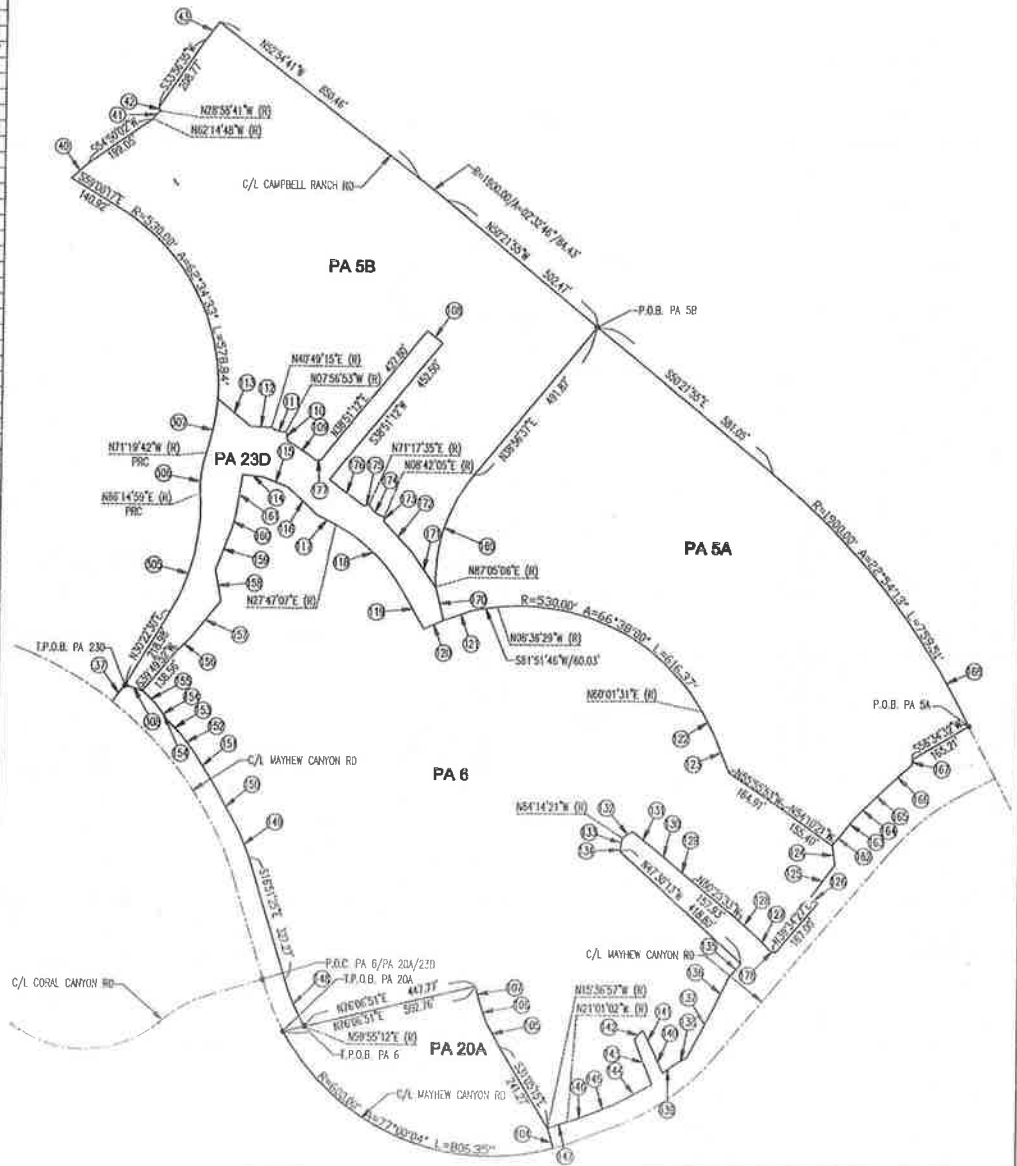
CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
37	N38°01'03"E	--	52.51'
40	S48°13'31"W	--	56.61'
41	S3°16'07"	48.00	27.87'
42	N23°05'11"W	--	11.25'
43	N45°00'00"E	--	12.22'
44	N05°55'06"E	--	94.31'
45	07°11'02"	683.00	65.64'
46	N10°48'43"W	--	10.02'
43	S37°05'19"W	--	56.00'
49	N43°01'08"W	--	108.07'
50	N46°59'46"W	--	55.64'
51	N33°45'26"W	--	53.83'
52	N49°17'17"W	--	78.47'
104	S15°36'58"E	--	53.00'
105	S28°34'58"E	--	74.57'
106	S18°39'48"E	--	48.18'
107	S13°33'52"E	--	43.58'
108	S51°18'40"E	--	50.00'
109	S55°35'38"E	--	90.29'
110	S07°56'53"E	--	22.32'
111	N48°46'08"	48.00	40.86'
112	S88°45'11"E	--	53.71'
113	S51°08'48"E	--	110.39'
114	N84°11'31"W	--	53.00'
115	N67°49'22"W	--	88.00'
116	N47°10'10"W	--	104.27'
117	N63°08'11"W	--	51.78'
118	S1°43'19"	430.00	238.07'
119	N30°29'34"W	--	116.54'
120	S64°57'28"W	--	53.20'
121	S70°51'48"W	--	82.03'
122	N27°40'41"W	--	60.01'
123	N22°00'38"W	--	108.27'
124	N08°09'26"W	--	50.19'
125	N35°11'38"E	--	100.91'
126	N50°25'33"W	--	22.93'
127	S44°59'46"E	--	55.00'
128	S47°33'49"E	--	53.00'
129	S49°47'54"E	--	59.87'
130	S50°20'54"E	--	65.22'
131	S50°40'49"E	--	68.62'
132	N57°57'44"E	--	31.16'
133	N41°32'09"	330.00	26.00'
134	N10°22'48"E	--	8.22'
135	N39°23'53"E	--	50.26'
136	N26°11'40"E	--	88.03'
137	N27°30'50"E	--	140.99'
138	N59°29'31"E	--	32.68'
139	S24°46'11"E	--	40.16'
140	S24°11'37"E	--	60.00'
141	S26°33'14"E	--	61.17'
142	N39°23'53"E	--	32.83'
143	N21°52'58"W	--	122.18'
144	N81°11'03"E	--	103.61'
145	N67°53'30"E	--	70.06'
146	N70°22'23"E	--	60.73'
147	S5°24'05"	547.00	51.57'
148	S13°13'24"	547.00	126.24'
149	S22°24'26"E	--	70.00'
150	S28°39'40"E	--	145.21'
151	S32°07'57"E	--	95.46'
152	S38°00'21"E	--	47.96'
153	S42°57'36"E	--	49.99'
154	S36°40'45"E	--	49.30'
155	S44°49'30"E	--	49.29'
156	S47°01'16"W	--	39.85'
157	S38°30'56"W	--	122.87'
158	S10°26'59"E	--	83.00'
159	S21°21'21"W	--	111.16'
160	S16°30'33"W	--	38.89'
161	S08°59'25"W	--	103.00'
162	S38°21'19"W	--	46.56'
163	S38°18'57"W	--	48.22'
164	S44°50'10"W	--	47.73'
165	S44°50'15"W	--	51.60'
166	S47°15'35"W	--	92.78'
167	S06°53'30"W	--	15.00'
168	S27°27'42"E	--	55.14'
169	N1°51'31"	420.00	306.84'
170	N13°58'07"W	--	86.90'
171	S34°27'29"E	--	105.81'
172	S43°25'58"E	--	107.81'
173	S08°42'05"W	--	12.19'
174	S7°35'30"	48.00	52.44'

ALBERHILL/GLEN IVY/TEMESCAL  
SEC 12, T.5S., R.6W S.B.M.

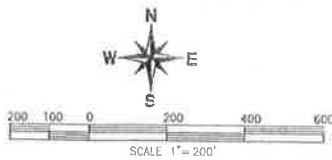


DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
175	N71°17'35"E	--	15.53'
176	S53°12'28"E	--	110.04'
177	N77°32'29"E	--	10.75'
178	S68°04'34"E	--	16.00'
306	S4°07'31"	530.00	315.67'
308	S2°25'19"	270.00	105.66'
307	S15°12'02"	530.00	140.61'
308	N73°10'21"W	--	45.36'

LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)



- APN'S: 290-460-014 THROUGH 047  
 290-460-049 THROUGH 081  
 290-461-001 THROUGH 011  
 290-470-001 THROUGH 051  
 290-470-054 THROUGH 063  
 290-471-001 THROUGH 040  
 290-472-001 THROUGH 007  
 290-473-001 THROUGH 010  
 290-480-001 THROUGH 025  
 290-481-001 THROUGH 036  
 290-482-001 THROUGH 017

MAP NO. 2.2351

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

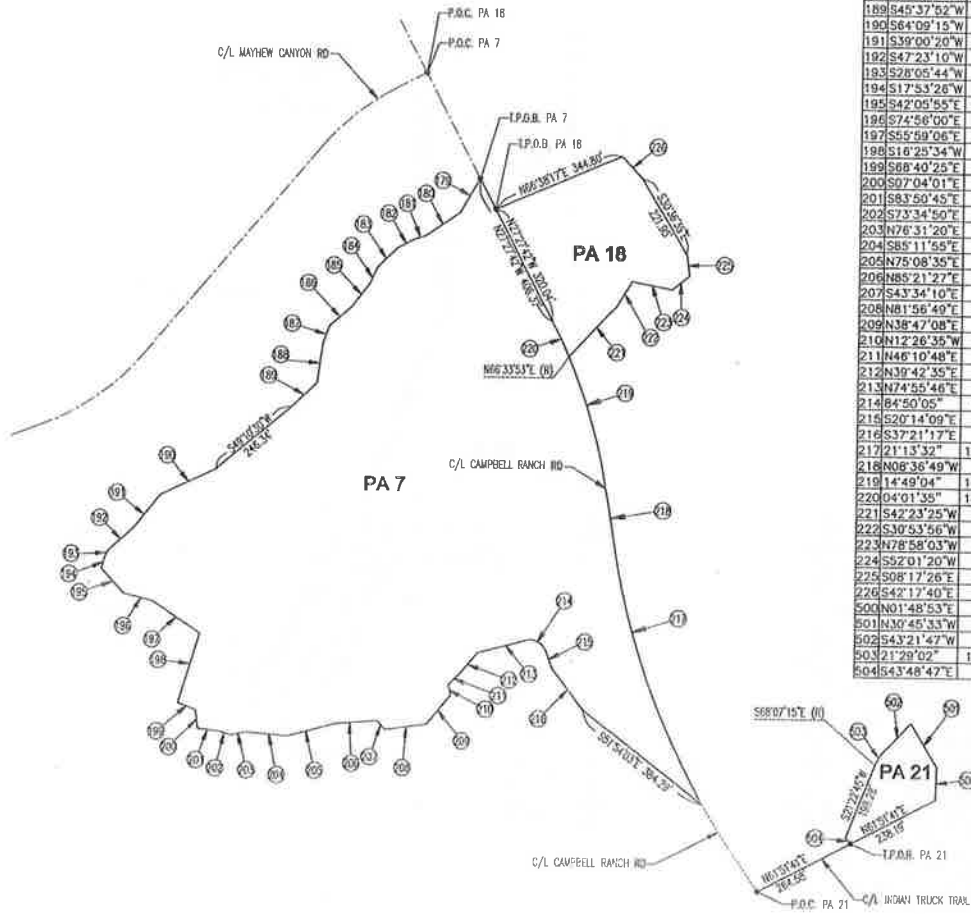
CHANGE OF ZONE CASE NO. 77B6  
 ADOPTED BY ORDINANCE NO. 348.4760  
 AUGUST 20, 2013  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL  
 SEC 12, T.5S., R.6W S.B.M.

DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
179	S28°45'21"W	--	100.38'
180	S58°39'30"W	--	105.09'
181	S71°05'43"W	--	26.85'
182	S62°30'46"W	--	51.83'
183	S45°07'21"W	--	70.05'
184	S23°20'11"W	--	43.76'
185	S36°06'54"W	--	69.70'
186	S48°22'25"W	--	78.43'
187	S19°44'53"W	--	46.08'
188	S07°47'20"W	--	102.99'
189	S45°37'52"W	--	86.43'
190	S64°09'15"W	--	151.26'
191	S39°00'20"W	--	113.39'
192	S47°23'10"W	--	78.33'
193	S28°05'44"W	--	19.46'
194	S17°53'28"W	--	31.49'
195	S42°05'55"E	--	83.81'
196	S74°56'00"E	--	77.15'
197	S55°59'06"E	--	142.72'
198	S16°25'34"W	--	184.28'
199	S88°40'25"E	--	47.13'
200	S07°04'01"E	--	48.13'
201	S83°50'45"E	--	51.04'
202	S73°34'50"E	--	35.41'
203	N76°31'20"E	--	35.73'
204	S85°11'55"E	--	104.51'
205	N75°08'35"E	--	125.01'
206	N85°21'27"E	--	103.11'
207	S43°34'10"E	--	30.94'
208	N81°56'49"E	--	104.76'
209	N38°47'08"E	--	94.73'
210	N12°26'35"W	--	27.03'
211	N46°10'48"E	--	43.21'
212	N39°42'35"E	--	67.59'
213	N74°55'46"E	--	125.87'
214	S4°50'05"	40.00	59.23'
215	S20°14'09"E	--	46.77'
216	S37°21'17"E	--	130.98'
217	21°13'32"	1900.00	703.87'
218	N08°36'49"W	--	126.14'
219	14°49'04"	1400.00	362.07'
220	04°01'35"	1400.00	98.38'
221	S42°23'25"W	--	175.71'
222	S30°53'56"W	--	73.70'
223	N78°58'03"W	--	101.59'
224	S52°01'20"W	--	54.86'
225	S08°17'26"E	--	54.96'
226	S42°17'40"E	--	76.75'
500	N01°48'53"E	--	84.38'
501	N0°45'33"W	--	127.18'
502	S43°21'47"W	--	98.65'
503	21°29'02"	110.00	41.25'
504	S43°48'47"E	--	20.88'

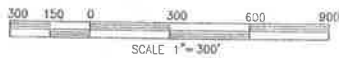


LEGEND

SP\_ZONE SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

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

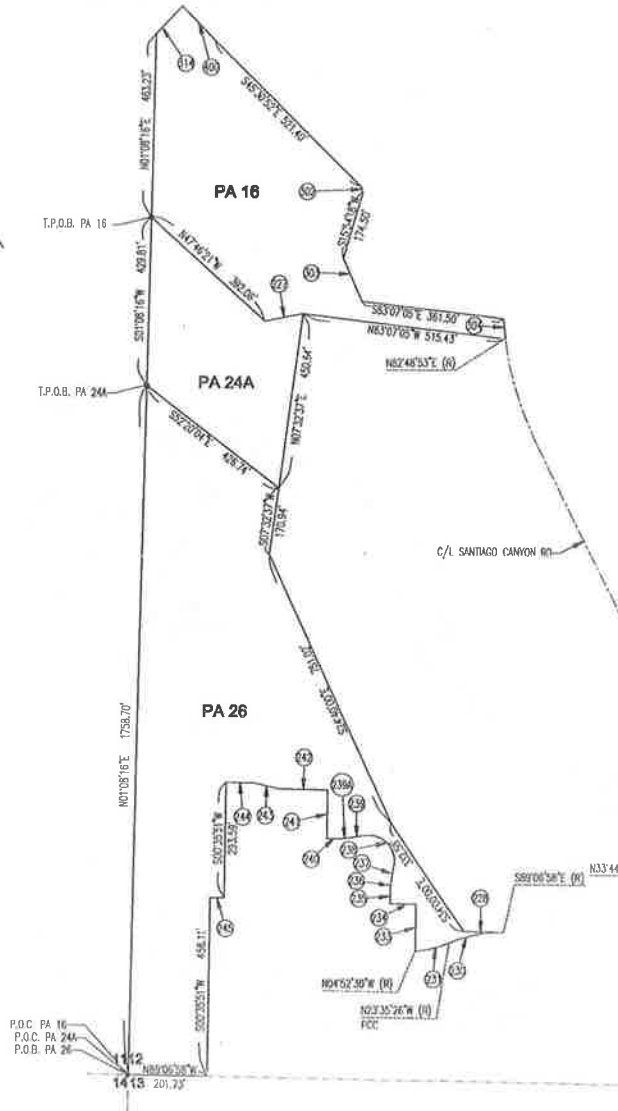


APN'S: 290-130-066, 290-130-067  
 290-670-001

CHANGE OF ZONE CASE NO. 7786  
 ADOPTED BY ORDINANCE NO. 348.4760  
 AUGUST 20, 2013  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL  
SEC 12, T.5S., R.6W S.B.M.



DATA TABLE

NO	BRNG/Delta	RADIUS	LENGTH
227	S78°36'42\"W	-	100.08'
228	S89°06'58\"E	-	100.81'
230	24°28'28\"	328.00	140.11'
231	18°42'56\"	272.00	88.85'
233	N00°35'51\"E	-	120.68'
234	N89°24'09\"W	-	66.62'
235	N00°35'51\"E	-	37.81'
236	10°17'47\"	100.00	17.97'
237	N10°53'38\"E	-	40.99'
238	110°35'35\"	66.00	127.39'
239	S80°18'03\"W	-	40.99'
239A	10°17'47\"	100.00	17.97'
240	N89°24'09\"W	-	36.06'
241	N00°35'51\"E	-	123.12'
242	N89°24'09\"W	-	122.00'
243	N76°51'10\"W	-	66.59'
244	N89°24'09\"W	-	70.92'
245	N89°24'09\"W	-	36.13'
300	N43°56'01\"E	-	98.00'
301	S44°06'29\"E	-	120.54'
302	S14°54'45\"E	-	16.39'
303	S23°12'31\"E	-	119.00'
304	03°27'02\"	850.00	51.10'
314	N43°56'01\"E	-	98.00'
400	S44°06'29\"E	-	120.54'

LEGEND

SP\_ZONE SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

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



APN'S: 290-660-002  
290-670-004  
290-670-006  
290-670-007

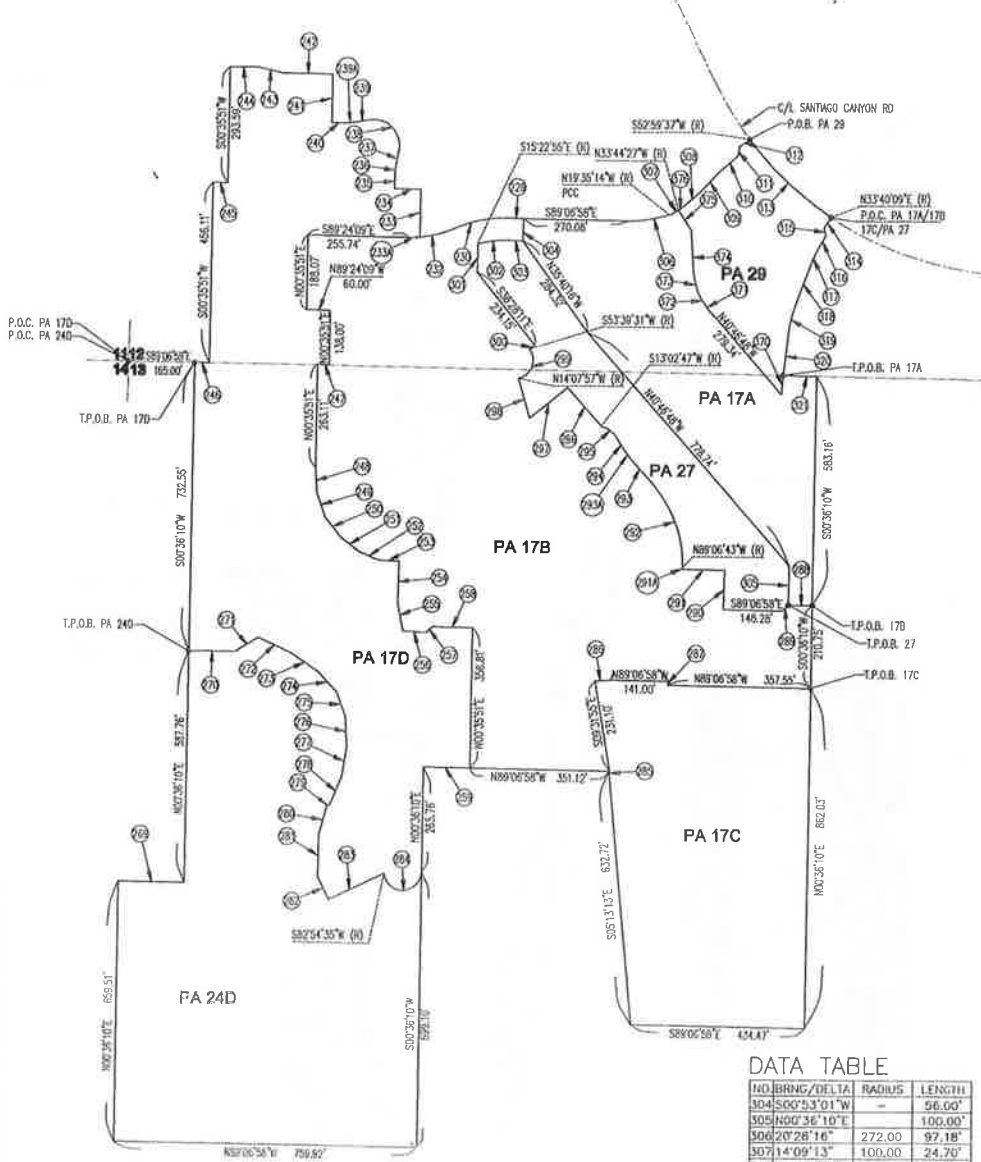
CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL  
SECS 12 & 13, T.5S., R.6W S.B.M.

DATA TABLE

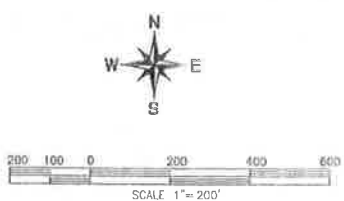
NO.	BRNG./DELTA	RADIUS	LENGTH
229	S89°06'58"E	--	35.92'
230	S24°35'35"	328.00	140.70'
232	S24°23'19"	272.00	115.78'
233	N00°35'51"E	--	120.86'
234	S89°40'24"	272.00	28.93'
234	N89°24'09"W	--	66.82'
235	N00°35'51"E	--	37.81'
236	S10°17'42"	100.00	17.97'
237	N10°53'38"E	--	40.99'
238	S11°35'35"	66.00	127.39'
239	S80°18'03"W	--	40.99'
239	S10°17'42"	100.00	17.97'
240	N89°24'09"W	--	36.08'
241	N00°35'51"E	--	123.12'
242	N89°24'09"W	--	122.00'
243	N76°51'10"W	--	66.59'
244	N89°24'09"W	--	70.92'
245	N89°24'09"W	--	36.13'
246	N89°06'58"W	--	36.73'
247	S89°24'09"E	--	29.00'
248	N03°51'44"W	--	64.72'
249	N19°47'02"W	--	63.01'
250	N36°04'41"W	--	62.83'
251	N51°56'31"W	--	59.71'
252	N66°47'41"W	--	55.07'
253	N88°58'54"W	--	51.65'
254	N00°53'17"E	--	107.68'
255	N09°56'15"W	--	72.19'
256	N86°58'51"W	--	60.05'
257	S45°44'34"W	--	21.27'
258	N89°06'58"W	--	100.93'
259	S89°06'58"E	--	116.08'
260	S89°06'46"E	--	185.00'
270	S89°24'10"E	--	118.22'
271	N57°21'26"E	--	66.83'
272	S64°16'24"E	--	89.65'
273	S55°10'07"E	--	85.26'
274	S41°44'46"E	--	67.78'
275	S19°25'07"E	--	66.53'
276	S02°51'15"E	--	75.96'
277	S08°22'21"W	--	75.64'
278	S21°37'17"W	--	80.19'
279	N89°06'43"W	--	6.20'
280	S13°35'52"W	--	76.14'
281	S00°55'51"W	--	108.15'
282	S25°34'44"E	--	62.45'
283	N64°25'16"E	--	153.64'
284	S17°18'20"	48.00	144.35'
285	S03°11'20"W	--	11.88'
286	S85°32'37"W	--	40.45'
287	N00°53'17"E	--	10.02'
288	N89°06'58"W	--	60.00'
289	N45°25'26"E	--	21.20'
290	S00°53'02"W	--	100.00'
291	S89°06'58"E	--	105.00'
291A	N00°53'02"E	--	3.02'
292	S2°09'48"	328.00	241.37'
293	S41°16'31"E	--	77.67'
294	S10°47'17"	100.00	17.97'
294A	S30°58'44"E	--	40.99'
295	S44°01'31"	66.00	50.71'
296	S41°16'31"E	--	129.54'
297	N50°43'16"E	--	124.83'
298	S15°30'23"E	--	105.36'
299	S12°12'32"	48.00	94.00'
300	S63°39'31"W	--	16.38'
301	S00°35'50"W	--	72.20'
302	S16°17'34"	272.00	77.35'
303	N89°06'58"W	--	35.94'



LEGEND  
SP ZONE SPECIFIC PLAN (SP 256 #2)

DATA TABLE

NO.	BRNG./DELTA	RADIUS	LENGTH
304	S00°53'01"W	--	56.00'
305	N00°36'10"E	100.00	100.00'
306	S20°28'16"	272.00	97.18'
307	S14°09'13"	100.00	24.70'
308	N46°53'02"E	--	63.12'
309	N41°35'33"E	--	63.03'
310	N46°53'02"E	--	65.56'
311	N03°40'57"E	--	21.92'
312	N52°58'57"E	--	33.00'
313	S19°19'28"	850.00	286.69'
314	S33°40'00"W	--	33.00'
315	S14°46'36"E	--	20.02'
316	S30°55'17"W	--	26.03'
317	S10°26'05"	328.00	56.74'
318	S20°29'12"W	--	98.61'
319	S13°52'37"	340.00	82.35'
320	S06°38'35"W	--	106.79'
321	S89°06'58"E	--	85.00'
322	S04°21'00"W	--	48.75'
323	S29°05'05"	--	19.77'
324	N30°38'05"W	--	21.33'
325	S24°01'51"	172.00	79.14'
326	N03°02'57"W	--	100.00'
327	N33°44'27"W	--	59.50'
328	S07°22'31"	100.00	12.87'



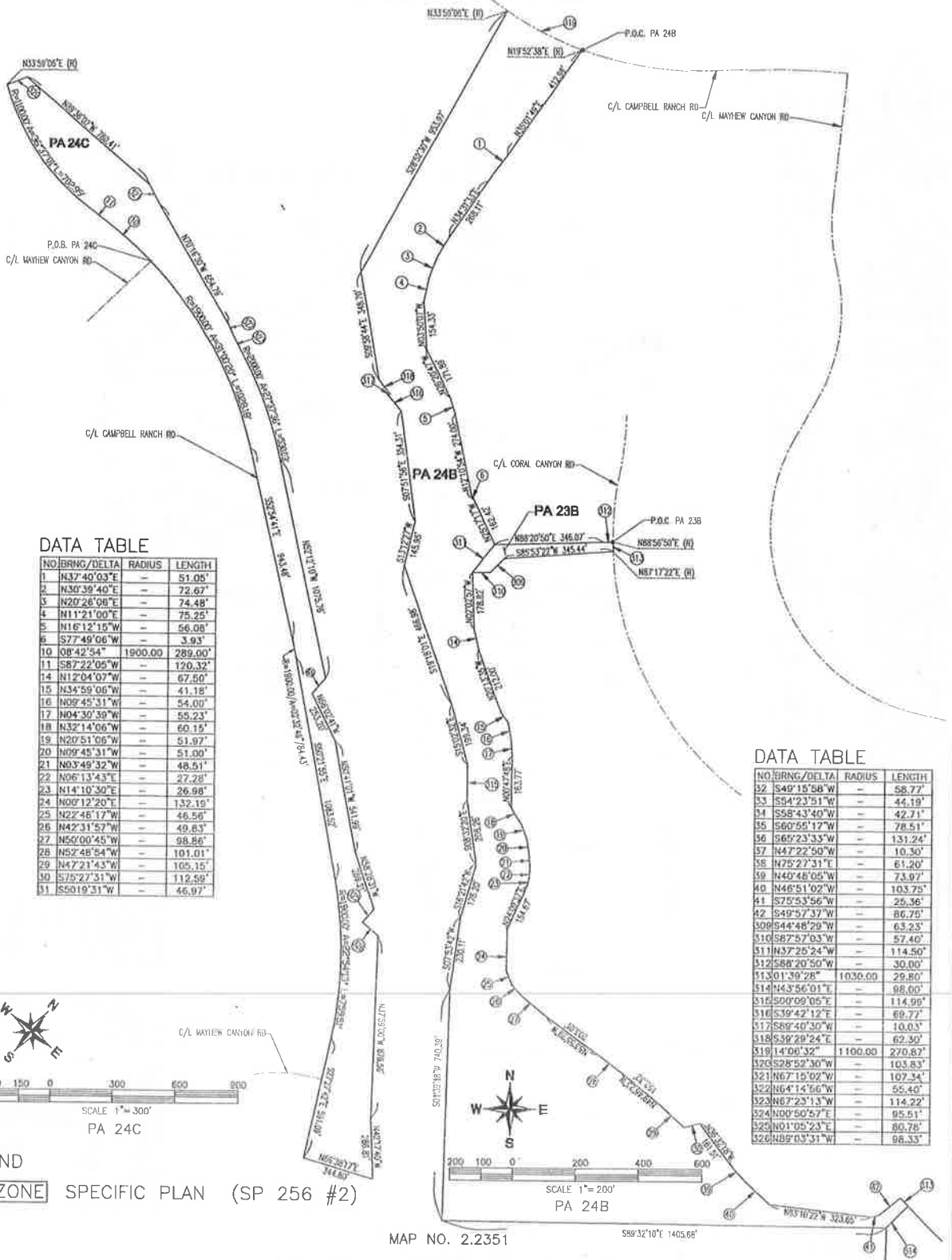
APN'S: 290-660-002  
 290-660-003  
 290-660-005  
 290-660-012

MAP NO. 2.2351  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7786  
 ADOPTED BY ORDINANCE NO. 348.4760  
 AUGUST 20, 2013  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



ALBERHILL/GLEN IVY/TEMESCAL  
SECS 11 & 12, T.5S., R.6W S.B.M.

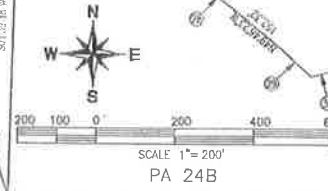
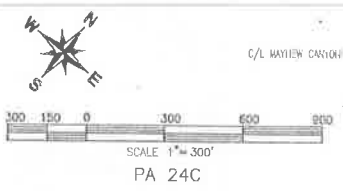


DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
1	N37°40'03"E	--	51.05'
2	N30°39'40"E	--	72.67'
3	N20°26'08"E	--	74.48'
4	N11°21'00"E	--	75.25'
5	N16°12'15"W	--	56.08'
6	S77°49'06"W	--	3.93'
10	S87°42'54"	1900.00	289.00'
11	S87°22'05"W	--	170.32'
14	N12°04'07"W	--	67.50'
15	N34°59'06"W	--	41.18'
16	N09°45'31"W	--	54.00'
17	N04°30'39"W	--	55.23'
18	N32°14'06"W	--	60.12'
19	N20°51'06"W	--	51.97'
20	N09°45'31"W	--	51.00'
21	N03°49'32"W	--	48.51'
22	N06°13'43"E	--	27.28'
23	N14°10'30"E	--	26.98'
24	N00°12'20"E	--	132.19'
25	N22°48'17"W	--	46.56'
26	N42°31'57"W	--	49.83'
27	N50°00'45"W	--	98.86'
28	N52°48'54"W	--	101.01'
29	N47°21'43"W	--	105.15'
30	S75°27'31"W	--	112.59'
31	S50°19'31"W	--	46.97'

DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
32	S49°15'58"W	--	58.77'
33	S84°23'51"W	--	44.19'
34	S58°43'40"W	--	42.71'
35	S60°55'17"W	--	78.51'
36	S65°23'33"W	--	131.24'
37	N47°22'50"W	--	10.30'
38	N75°27'31"E	--	61.20'
39	N40°48'05"W	--	73.97'
40	N46°51'02"W	--	103.75'
41	S75°53'56"W	--	25.36'
42	S49°57'37"W	--	86.75'
308	S44°48'29"W	--	63.23'
310	S87°57'03"W	--	57.40'
311	N37°25'24"W	--	114.50'
312	S88°20'50"W	--	30.00'
313	N43°39'28"	1030.00	29.80'
314	N43°56'01"E	--	98.00'
315	S00°09'05"E	--	114.99'
316	S39°42'12"E	--	69.77'
317	S89°40'30"W	--	10.03'
318	S39°29'24"E	--	62.30'
319	N4°06'32"	1100.00	270.87'
320	S28°52'30"W	--	103.83'
321	N67°15'02"W	--	107.34'
322	N64°14'56"W	--	55.40'
323	N67°23'13"W	--	114.22'
324	N09°50'57"E	--	95.51'
325	N01°05'23"E	--	80.78'
326	N85°03'31"W	--	98.33'



LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

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

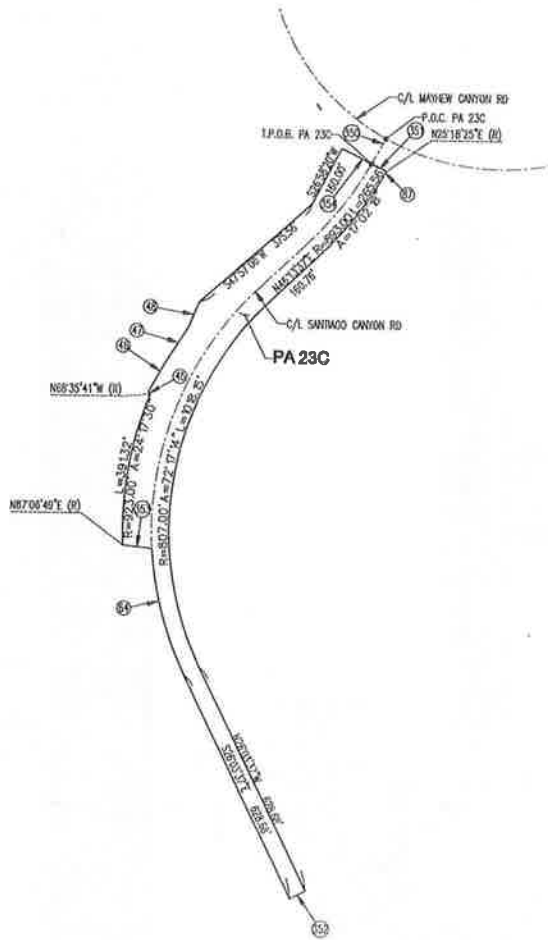
- APN'S: 290-060-067
- 290-080-025
- 290-060-089
- 290-110-055
- 290-130-044
- 290-550-019

CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS





ALBERHILL/GLEN IVY/TEMESCAL  
 SEC 12, T.5S., R.6W S.B.M.

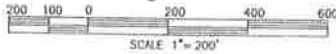


DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
45	S32°53'28"E	-	7.12'
46	S28°16'41"W	-	85.59'
47	S32°04'23"W	-	105.48'
48	S21°59'47"W	-	70.00'
64	18°52'30"	850.00	280.02'
67	N28°11'19"E	-	7.24'
350	S20°11'19"W	-	78.70'
351	N63°07'11"W	-	43.04'
352	N63°56'23"E	-	43.00'
353	S83°07'05"E	-	74.17'
354	N63°07'11"W	-	83.98'

LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)



MAP NO. 2.2351

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

APN'S: 290-600-020  
 290-602-021  
 290-602-050  
 290-630-053  
 290-640-041

CHANGE OF ZONE CASE NO. 7786  
 ADOPTED BY ORDINANCE NO. 348.4760  
 AUGUST 20, 2013  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



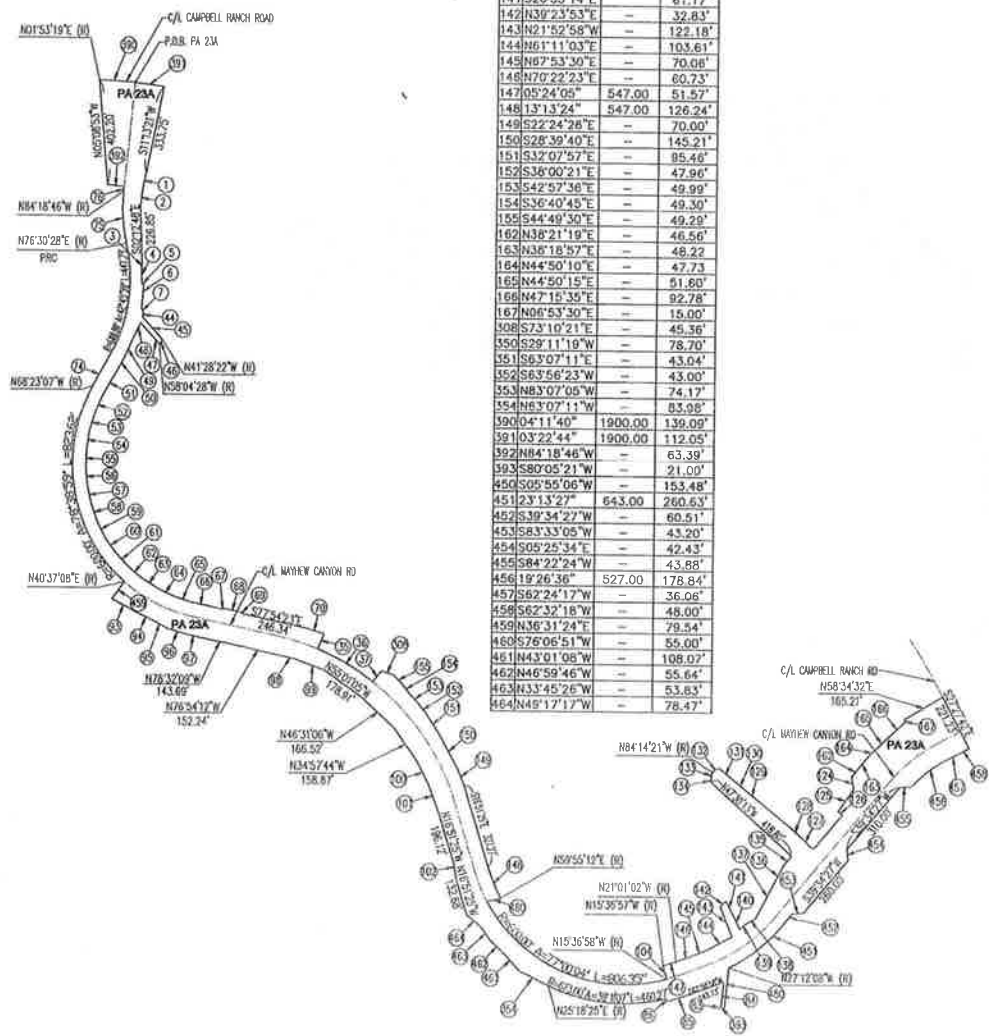
ALBERHILL/GLEN IVY/TEMESCAL  
SECS 11 & 12, T.5S., R.6W S.B.M.

DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
140	S24°11'37"E	—	60.00'
141	S26°33'14"E	—	61.17'
142	N30°23'53"E	—	32.83'
143	N21°52'58"W	—	122.18'
144	N6°11'03"E	—	103.61'
145	N87°53'30"E	—	70.00'
146	N70°22'23"E	—	60.73'
147	S24°05'—	547.00	51.57'
148	S13°13'24"—	547.00	126.24'
149	S22°24'28"E	—	70.00'
150	S28°39'40"E	—	145.21'
151	S32°07'57"E	—	85.48'
152	S36°00'21"E	—	47.96'
153	S42°57'36"E	—	49.99'
154	S36°40'45"E	—	49.30'
155	S44°49'50"E	—	49.29'
162	N38°21'19"E	—	46.56'
163	N38°18'57"E	—	48.22'
164	N44°50'10"E	—	47.73'
165	N44°50'15"E	—	51.80'
166	N47°15'35"E	—	92.78'
167	N06°53'30"E	—	15.00'
308	S73°10'21"E	—	45.36'
350	S29°11'19"W	—	78.70'
351	S63°07'11"E	—	43.04'
352	S63°56'23"W	—	43.00'
353	N83°07'05"W	—	74.17'
354	N63°07'11"W	—	83.08'
390	04°11'40"	1900.00	139.09'
391	03°22'44"	1900.00	112.05'
392	N84°18'46"W	—	63.39'
393	S80°05'21"W	—	21.00'
450	S05°50'06"W	—	153.48'
451	S23°13'27"	643.00	260.63'
452	S39°34'27"W	—	60.51'
453	S83°33'05"W	—	43.20'
454	S05°25'34"E	—	42.43'
455	S84°22'24"W	—	43.88'
456	S9°26'36"	527.00	178.84'
457	S62°24'17"W	—	36.06'
458	S62°32'18"W	—	48.00'
459	N36°31'24"E	—	79.54'
460	S76°06'51"W	—	55.00'
461	N43°01'08"W	—	108.07'
462	N46°59'46"W	—	55.64'
463	N33°45'26"W	—	53.83'
464	N49°17'17"W	—	78.47'

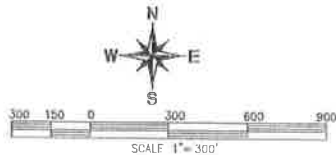
DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
1	S11°35'06"W	—	65.73'
2	S06°46'55"W	—	66.20'
3	S88°01'26"W	—	1.70'
4	S01°58'34"E	—	70.00'
5	N88°01'26"E	—	6.75'
6	S04°50'58"W	—	95.05'
7	S23°36'35"E	—	19.16'
8	S22°44'25"W	—	52.94'
36	S18°16'38"	925.00	246.64'
37	N38°01'03"E	—	52.51'
44	S13°37'33"W	—	14.64'
45	S41°28'22"E	—	119.66'
46	S16°38'06"	70.00	20.28'
47	N41°28'22"W	—	108.62'
48	S25°24'53"W	—	83.02'
49	S23°45'39"W	—	58.25'
50	S27°46'37"W	—	58.02'
51	S29°16'06"W	—	120.77'
52	S23°58'55"W	—	70.37'
53	S16°34'23"W	—	70.37'
54	S08°21'23"W	—	70.31'
55	S01°45'59"W	—	70.24'
56	S05°38'13"E	—	70.24'
57	S13°02'25"E	—	70.24'
58	S20°26'37"E	—	70.24'
59	S27°50'49"E	—	70.24'
60	S35°15'01"E	—	70.24'
61	S42°39'13"E	—	70.24'
62	S50°05'25"E	—	70.24'
63	S57°27'37"E	—	70.24'
64	S64°03'02"E	—	70.31'
65	S72°16'01"E	—	70.37'
66	S77°54'17"E	—	121.68'
67	N58°15'46"E	—	5.41'
68	S77°54'23"E	—	70.00'
69	S34°04'32"E	—	6.43'
70	S71°40'31"E	—	68.54'
74	N28°16'06"E	—	129.21'
75	S19°10'46"	600.00	200.85'
76	N08°41'14"E	—	20.07'
83	N45°00'00"E	—	12.21'
84	N05°55'06"E	—	94.31'
85	07°11'02"	683.00	85.64'
86	N10°48'43"W	—	10.02'
87	S29°11'19"W	—	7.24'
93	N61°28'49"W	—	101.84'
94	N6°42'03"W	—	70.08'
95	N61°28'49"W	—	70.98'
96	N73°51'08"W	—	66.73'
97	N76°30'58"W	—	65.59'
98	N78°06'25"W	—	63.05'
99	N88°17'47"W	—	122.71'
100	N26°15'49"W	—	93.58'
101	N20°25'48"W	—	122.16'
102	N11°42'04"W	—	70.28'
104	N15°36'58"W	—	53.00'
124	N08°09'20"W	—	50.19'
125	N35°11'36"E	—	160.91'
126	N50°25'33"W	—	22.93'
127	S44°59'46"E	—	55.00'
128	S47°33'49"E	—	53.00'
129	S49°47'54"E	—	59.87'
130	S50°20'54"E	—	65.22'
131	S50°40'49"E	—	68.62'
132	N57°57'44"E	—	31.16'
133	04°37'09"	330.00	26.60'
134	N10°22'46"E	—	8.22'
135	N38°23'53"E	—	50.26'
136	N26°11'40"E	—	86.03'
137	N27°30'50"E	—	140.99'
138	N59°29'31"E	—	32.68'
139	N52°46'11"E	—	40.10'



LEGEND

SP\_ZONE SPECIFIC PLAN (SP 256 #2)



MAP NO. 2.2351

- APN'S: 290-430-031 290-5834-013  
 290-432-018 290-600-020  
 290-440-012 290-630-054 TO 055  
 290-440-077 290-670-003  
 290-441-023 TO 024  
 290-460-013  
 290-460-085  
 290-470-052  
 290-470-054  
 290-473-011  
 290-481-034  
 290-481-036  
 290-482-018  
 290-570-006  
 290-572-018  
 290-582-006

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

CHANGE OF ZONE CASE NO. 7786  
 ADOPTED BY ORDINANCE NO. 348.4760  
 AUGUST 20, 2013  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

