

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

507B



REVIEWED BY EXECUTIVE OFFICE

DATE

11/25/13
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 4, 2013

SUBJECT: RESOLUTION NO. 2013-204 FOR SPECIFIC PLAN NO. 312, AMENDMENT NO. 1 (FRENCH VALLEY); ORDINANCE NO. 348.4771 FOR CHANGE OF ZONE NO. 7769— Applicant: Riverside Mitland 03, LLC – Third/Third Supervisorial District - Location: Location: Easterly of Briggs Road, westerly of Highway 79 and Leon Road, southerly of Keller Road – 607 Gross Acres – Zoning: Specific Plan (SP00312) – REQUEST: Adopt Resolution No. 2013-0204; and adopt Ordinance No. 348.4771.

RECOMMENDED MOTION:

ADOPTION of RESOLUTION NO. 2013-207 FOR SPECIFIC PLAN NO. 312, AMENDMENT NO. 1, and,

ADOPTION of ORDINANCE NO. 348. 4771 CHANGE OF ZONE NO. 7769.

BACKGROUND:

The project was approved by the Board on October 8, 2013.

Y:\Planning Case Files-Riverside office\SP00312A1\DH-PC-BOS Hearings\BOS\Adoption\Form 11 for SP312A1 Adoption.docx

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:ms

Policy

Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: 3/3

Agenda Number:

3-42

2
3 **RESOLUTION NO. 2013-204**
4 **ADOPTING**
5 **AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 312**
6 **(FRENCH VALLEY)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq.,
8 public hearings were held before the Riverside County Board of Supervisors in Riverside,
9 California on October 8, 2013 and before the Riverside County Planning Commission in
10 Riverside, California on August 21, 2013 to consider Amendment No. 1 to Specific Plan No. 312
11 (French Valley), which was adopted by the Board of Supervisors pursuant to Resolution No.
12 2001-111 on June 5, 2001; and,


13 **WHEREAS**, the Board of Supervisors closed the October 8, 2013 public hearing and
14 approved Specific Plan No. 312, Amendment No.1; and,

15 **WHEREAS**, all the provisions of the California Environmental Quality Act ("CEQA")
16 and the Riverside County CEQA implementing procedures have been satisfied and an
17 Addendum to Environmental Impact Report No. 411 ("EIR No. 411"), which was prepared in
18 connection with this Amendment No. 1 to Specific Plan No. 312 and related cases Tentative
19 Tract Map No. 36418, Minor Change No. 1 to Tentative Tract Map No. 32289, and Change of
20 Zone No. 7769 (collectively referred to alternatively herein as "the project"), is sufficiently
21 detailed so that all the potentially significant effects of the project on the environment and
22 measures necessary to avoid or substantially lessen such effects have been evaluated in
23 accordance with the above-referenced Act and implementing procedures; and,

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

26 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
27 Supervisors of the County of Riverside, in regular session assembled on December 3, 2013, that:

- 28 A. Amendment No. 1 modifies Specific Plan No. 312 by the following:

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 11/13/13
MICHELLE CLACK

1. Decreases total acreage within the Specific Plan boundaries from 607.8 to 605.7 acres;
 2. Decreases total residential acreage from 456.7 to 448.4 acres;
 3. Reduces total number of dwelling units from 1,793 to 1,671, re-allocates dwelling units within the Specific Plan area and decreases the net residential density from 3.9 to 3.7 dwelling units per acre;
 4. Decreases acreage reserved for schools from 20.4 to 10.4 acres;
 5. Increases acreage reserved for parks and open space from 17.1 to 37.0 acres;
 6. Decreases acreage of stormwater and detention facilities from 50.8 to 48.8 acres;
 7. Removes Planning Area 4 from the Specific Plan area, as this area was annexed into the City of Murrieta;
 8. Modifies Planning Area land use designations to be consistent with the Riverside County General Plan's designations; and
 9. Modifies the design guidelines to be consistent with the Land Use Plan for Specific Plan No. 312.
- B. Specific Plan No. 312, Amendment No. 1 is associated with Tentative Tract Map No. 36418, Minor Change No. 1 to Tentative Tract Map No. 32289, and Change of Zone No. 7769, which were considered concurrently at the public hearings before the Planning Commission and the Board of Supervisors.
- C. The environmental assessment prepared for the project concluded that some changes or additions are necessary but none sufficient to necessitate the preparation of a subsequent EIR. Accordingly, an Addendum to EIR No. 411 ("Addendum") was prepared.
- D. No potentially significant environmental impacts are associated with the proposed project other than those identified in EIR No. 411 as modified by the Addendum

1 and those impacts would be avoided or lessened (reduced to a level of
2 insignificance) by the mitigation measures listed in Resolution No. 2001-111
3 adopting EIR No. 411, which is incorporated herein by this reference in its
4 entirety.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 1 to
6 Specific Plan No. 312 is consistent with the intent, design, and mitigation approved for Specific
7 Plan No. 312 and is consistent with the Riverside County General Plan.

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

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
14 **CONSIDERED** the Addendum with EIR No. 411 in evaluating Specific Plan No. 312,
15 Amendment No. 1 and the related cases referenced above, that the Addendum to EIR No. 411 is
16 an accurate and objective statement that complies with CEQA and reflects the County's
17 independent judgment, and that EIR No. 411 and the Addendum are incorporated herein by this
18 reference.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific
20 Plan No. 312, Amendment No. 1, on file with the Clerk of the Board, including the final
21 conditions of approval and exhibits, is hereby adopted as the Amended Specific Plan of Land
22 Use for the real property described and shown in the plan, and said real property shall be
23 developed substantially in accordance with the plan as amended, unless the plan is repealed or
24 further amended by the Board.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific
26 Plan No. 312, Amendment No. 1 shall be placed on file in the Office of the Clerk of the Board,
27 in the Office of the Planning Director, and in the Office of the Building and Safety Director, and
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1 that no applications for subdivision maps, conditional use permits or other development
2 proposals shall be accepted for the real property described and shown in the plan, as amended,
3 unless such applications are substantially in accordance therewith.

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

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18 MPC:mld
11/13/13
19 G:\PROPERTY\MDUSEK\MPC\RESOLUTIONS\CLEAN FINAL BOARD RESOLUTION ADOPTING SP312A1.DOCX
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1 (1) The uses permitted in Planning Areas 2A, 2B, 2C, 2D, 2E and 2F of Specific Plan
2 No. 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
3 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and
4 (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
5 8.100.a. shall also include open space and trails.

6 (2) The development standards for Planning Areas 2A, 2B, 2C, 2D, 2E and 2F Specific
7 Plan No. 312 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 as those
10 requirements identified in Article VIIIe of Ordinance No. 348.

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

12 (1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No.
13 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
14 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and
15 (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
16 8.100.a. shall also include open space detention facilities and trails.

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

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

22 d. Planning Areas 5, 6, 9, 11, and 13.

23 (1) The uses permitted in Planning Areas 5, 6, 9, 11 and 13 of Specific Plan No. 312
24 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
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1 that the uses permitted pursuant to Section 6.1.a.(3) and (4), b.(1) and (3) and e. shall not be
2 permitted.

3 (2) The development standards for Planning Areas 5, 6, 9, 11 and 13 of Specific Plan
4 No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
5 348, except that the development standards set forth in Article VI, Section 6.2.b., and e.(4) shall be
6 deleted and replaced by the following:

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

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

13 In addition, the following development standards shall also apply:
14

15 AA. Interior side yards may be reduced to accommodate zero lot line
16 situations, except that in no case shall the reduction in the side yard areas reduce
17 the separation between structures to less than ten feet (10').
18

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

21 e. Planning Areas 14, 17A, 20/21, 23, 27, and 31.

22 (1) The uses permitted in Planning Areas 14, 17A, 20/21, 23, 27, and 31 of Specific
23 Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
24 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1), (3) and (5); and e.
25 shall not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also
26 include community recreation centers.
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1 (2) The development standards for Planning Areas 14, 17A, 20/21, 23, 27, and 31 of
2 Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of
3 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
4 and e.(4) shall be deleted and replaced by the following:

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

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

11 In addition, the following development standards shall also apply:
12

13 AA. Interior side yards may be reduced to accommodate zero lot line
14 situations, except that in no case shall the reduction in the side yard areas reduce
15 the separation between structures to less than ten feet (10').
16

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

19 f. Planning Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and 30.

20 (1) The uses permitted in Planning Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and 30 of
21 Specific Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of
22 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and
23 (3); and e. shall not be permitted.

24 (2) The development standards for Planning Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and
25 30 of Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section
26 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section
27
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1 6.2.e.(4) shall be deleted and replaced by the following:

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

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

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

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

12 g. Planning Areas 7, 32 and 33.

13 (1) The uses permitted in Planning Areas 7, 32 and 33 of Specific Plan No. 312 shall
14 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
15 the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be
16 permitted.
17

18 (2) The development standards for Planning Areas 7, 32 and 33 of Specific Plan No.
19 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
20 348, except that the development standards set forth in Article VI, Section 6.2.b. and e.(4) shall be
21 deleted and replaced by the following:

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

25
26 B. Chimneys and fireplaces shall be allowed, to encroach into side yards a
27 maximum of two feet (2'). No other structural encroachments shall be permitted in the
28

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

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

4 h. Planning Area 15.

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

10
11 (2) The development standards for Planning Area 15 of Specific Plan No. 312 shall be
12 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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16 i. Planning Area 8.

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

22 (2) The development standards for Planning Areas 8 of Specific Plan No. 312 shall be
23 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

26
27 j. Planning Areas 16, 18A, 22, and 34.

1 (1) The uses permitted in Planning Areas 16, 18A, 22, and 34 of Specific Plan No. 312
2 shall be 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), (6) and (8); b.(1); and c.(1) shall
4 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
5 include public parks, private parks, dog parks, and trails.

6 (2) The development standards for Planning Areas 16, 18A, 22, and 34 of Specific
7 Plan No. 312 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 as those
10 requirements identified in Article Vile of Ordinance No. 348.

11 k. Planning Area 19.

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

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

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

23 B. The minimum average lot width of a standard lot shall be forty five feet
24 (45'). The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty five feet
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1 (35'). The minimum average lot depth shall be one hundred feet (100').

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

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

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

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

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23 1. Planning Area 24.

24 (1) The uses permitted in Planning Area 24 of Specific Plan No. 312 shall be the same
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
26 permitted pursuant to Section 6.1.a.(3) and (4); and b.(1) and (3) shall not be permitted. In
27
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1 addition, the permitted uses identified under Section 6.1.a. shall include public schools.

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

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

9
10 In addition, the following development standard shall apply:

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

14 (3) Except as provided above, all other zoning requirements shall be the same as those
15 requirements identified in Article VI of Ordinance No. 348.
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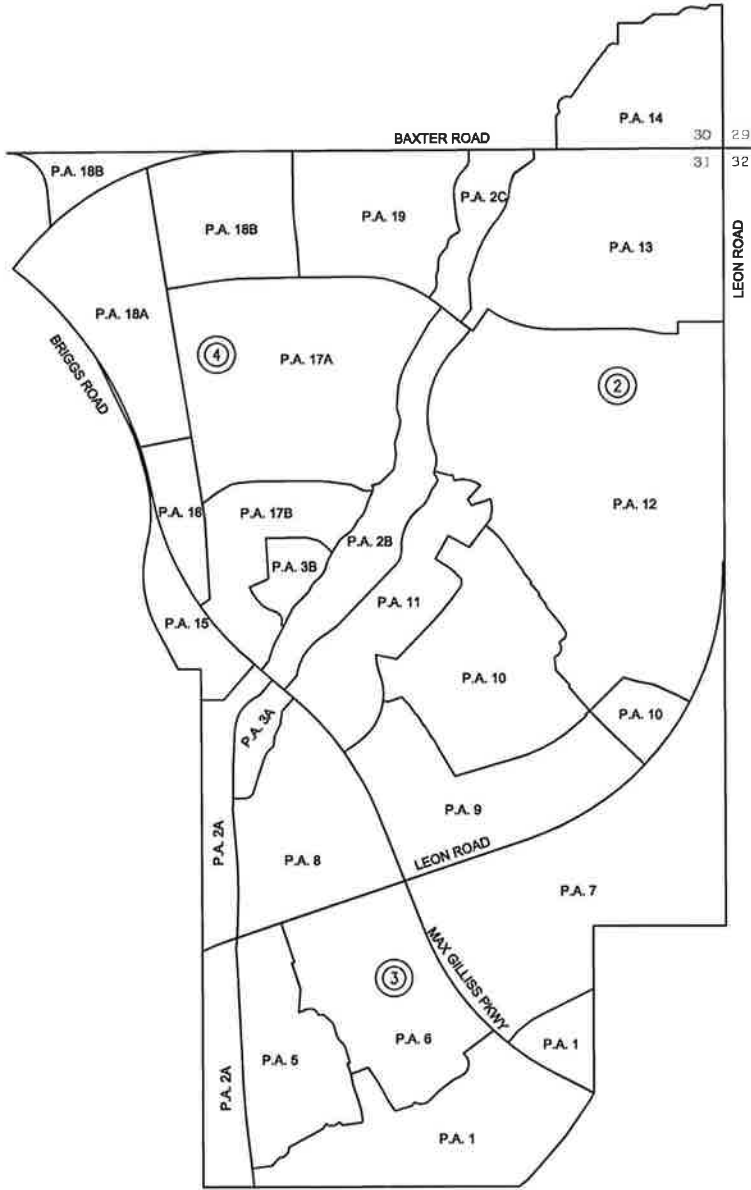
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FRENCH VALLEY &
 RANCHO CALIFORNIA AREAS
 SECTIONS 31 & 30 T.6 S. R.2 W. S.B.B.&M.



① - INDICATES SHEET NUMBER

- A.P.N. 480-020-025, POR. 018
 480-090-043,045,047,049
 060,072,073,074
 075,078, POR. 079
 480-100-065, 067 THRU 071,
 056 THRU 059,
 073, 074, 077
- 480-490-001 THRU 031
 480-491-001 THRU 015
 480-500-001 THRU 013
 480-501-001 THRU 010
 480-502-001 THRU 027
 480-510-001 THRU 021
 480-511-001 THRU 044
 480-512-001 THRU 016
 480-520-001 THRU 005
 480-521-001 THRU 008
 480-522-001 THRU 004
 480-523-001 THRU 021
 480-560-001 THRU 033
 480-561-001 THRU 035
 480-570-001 THRU 018
 480-571-001 THRU 003
 480-572-001 THRU 019
 480-580-001 THRU 036
 480-581-001 THRU 013
 480-581-017 THRU 049
 480-582-001 THRU 009
 480-590-001 THRU 027
 480-591-001 THRU 024
 480-600-001 THRU 009
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 480-602-001 THRU 068
 480-610-001 THRU 051
 480-611-001 THRU 027
 480-612-001 THRU 022

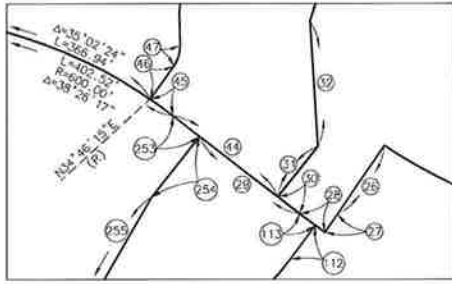
LEGEND

SP ZONE SPECIFIC PLAN (SP 312 A1)
 MAP NO. 2.2355

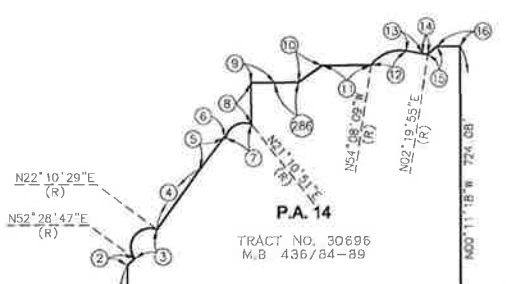
**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348**

CHANGE OF ZONE CASE NO. 07769
 ADOPTED BY ORDINANCE NO. 348.4771
 DECEMBER 3, 2013
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

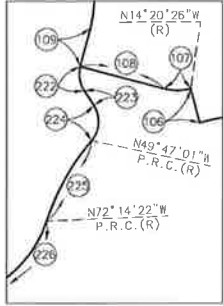
FRENCH VALLEY &
RANCHO CALIFORNIA AREAS
SECTIONS 31 & 30 T.6 S. R.2 W. S.B.B.&M.



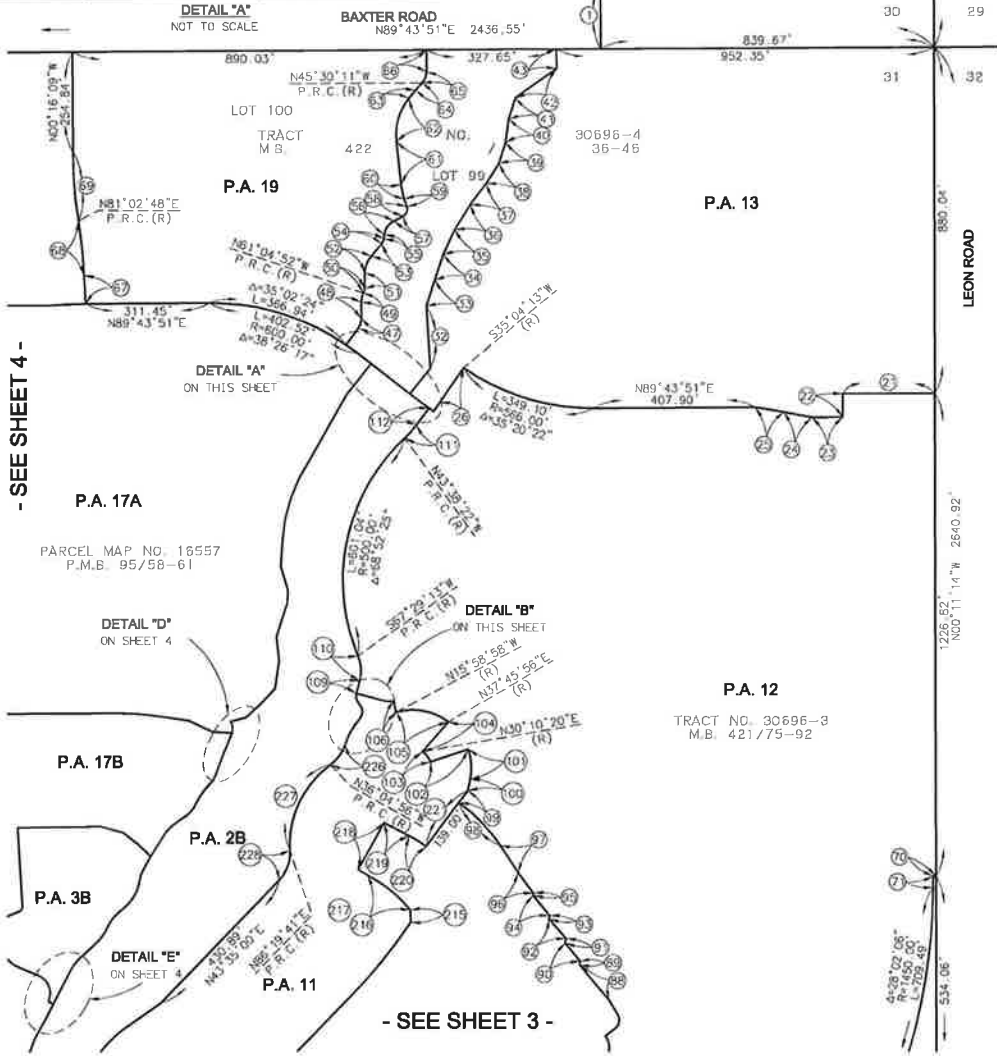
DETAIL "A"
NOT TO SCALE



P.A. 14



DETAIL "B"
NOT TO SCALE



- SEE SHEET 4 -

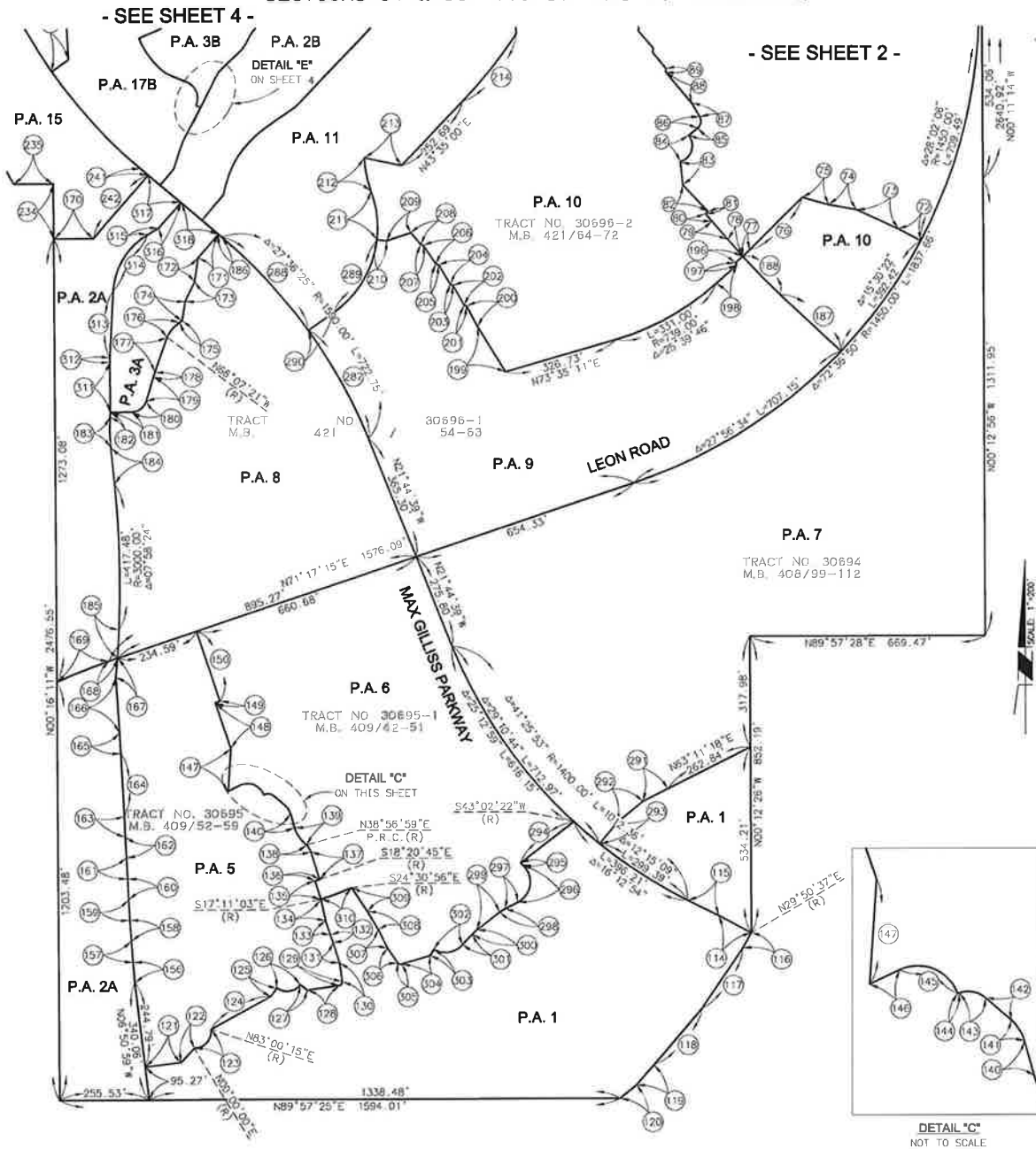
- SEE SHEET 3 -

* SEE SHEET 5
FOR DATA TABLE

LEGEND
SP ZONE SPECIFIC PLAN (SP 312 A1)
 MAP NO. 2.2355

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07769
 ADOPTED BY ORDINANCE NO. 348.4771
 DECEMBER 3, 2013
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

FRENCH VALLEY &
 RANCHO CALIFORNIA AREAS
 SECTIONS 31 & 30 T.6 S. R.2 W. S.B.B.&M.



* SEE SHEET 5
 FOR DATA TABLE

LEGEND
 SP ZONE
 SPECIFIC PLAN (SP 312 A1)
 MAP NO. 2.2355

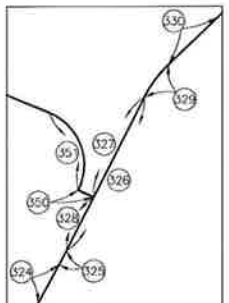
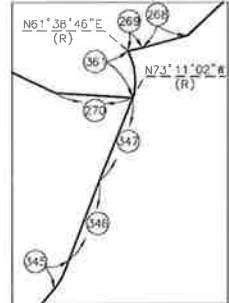
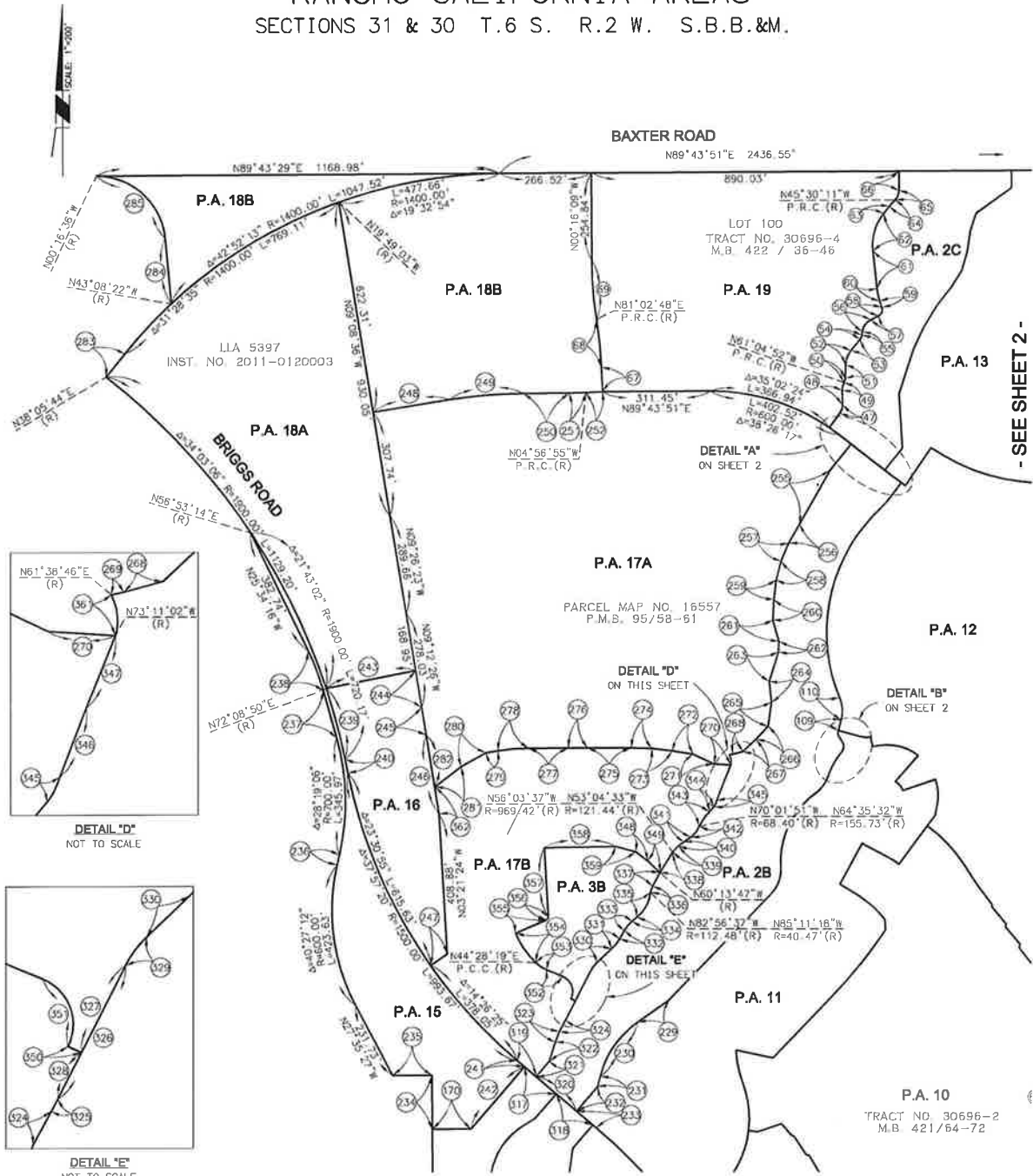
CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07769
 ADOPTED BY ORDINANCE NO. 348.4771
 DECEMBER 3, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

FRENCH VALLEY &
 RANCHO CALIFORNIA AREAS
 SECTIONS 31 & 30 T.6 S. R.2 W. S.B.B.&M.



* SEE SHEET 5
 FOR DATA TABLE

LEGEND
 SP ZONE SPECIFIC PLAN (SP 312 A1)
 MAP NO. 2.2355

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07769
 ADOPTED BY ORDINANCE NO. 348.4771
 DECEMBER 3, 2013
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

- SEE SHEET 3 -

- SEE SHEET 2 -

FRENCH VALLEY & RANCHO CALIFORNIA AREAS SECTIONS 31 & 30 T.6 S. R.2 W. S.B.B.&M.

DATA TABLE			
(NO)	BEARING/Delta	RADIUS	LENGTH
1	N00°18'09"W		171.35'
2	N45°55'29"E		25.43'
3	N49°39'05"E	48.00'	125.37'
4	N34°52'34"E		187.64'
5	N37°24'06"E		160.78'
6	N78°33'56"W	(R)	4.20'
7	99°48'47"	48.00'	83.62'
8	N00°11'18"W		105.00'
9	N89°58'01"E		60.00'
10	N54°11'02"E		73.82'
11	N89°48'42"E		123.24'
12	63°54'13"	90.00'	100.38'
13	N80°13'56"W		41.29'
14	07°26'09"	100.00'	12.98'
15	N48°47'28"E		39.33'
16	N89°48'28"E		59.00'
17	INTENTIONALLY BLANK		
18	INTENTIONALLY BLANK		
19	INTENTIONALLY BLANK		
20	INTENTIONALLY BLANK		
21	N89°48'46"E		56.00'
22	N00°11'14"W		60.13'
23	N89°48'46"E		232.00'
24	N79°11'58"W		73.00'
25	N80°35'52"W		73.23'
26	N34°01'57"E		106.01'
27	N34°54'20"E	(R)	28.00'
28	03°15'48"	700.00'	39.87'
29	N51°49'52"W		159.06'
30	N51°49'52"W		34.83'
31	N38°10'08"E		81.87'
32	N03°35'15"W		159.30'
33	N17°53'33"E		69.72'
34	N18°24'54"E		68.98'
35	N24°41'30"E		68.98'
36	N31°10'38"E		73.57'
37	N37°06'51"E		67.13'
38	N33°02'05"E		60.40'
39	N16°48'00"E		56.49'
40	N08°08'34"E		59.61'
41	N17°38'08"E		55.31'
42	N54°15'11"E		127.50'
43	N00°16'09"W		90.00'
44	N51°49'52"W		167.33'
45	03°23'53"E	600.00'	35.58'
46	N35°43'33"E		51.32'
47	36°56'41"	42.00'	27.08'
48	N01°13'08"W		41.95'
49	30°08'18"	46.00'	24.20'
50	27°57'00"	26.00'	12.53'
51	N01°18'08"E		39.51'
52	38°17'18"	68.00'	45.44'
53	N39°35'24"E		41.06'
54	32°32'28"	26.00'	14.77'
55	N07°02'56"E		10.31'
56	55°21'53"	46.00'	44.45'
57	N62°24'49"E		26.35'
58	81°21'12"	20.00'	28.40'
59	N18°56'23"W		20.10'
60	12°53'42"	166.00'	37.36'
61	N06°00'41"W		110.28'
62	44°03'45"	152.00'	116.89'
63	N38°01'04"E		26.70'
64	06°28'45"	210.00'	23.75'
65	44°45'58"	40.00'	31.25'
66	N00°16'09"W		56.07'
67	N02°46'09"W		72.02'
68	06°11'03"	1300.00'	140.31'
69	08°41'03"	1150.00'	174.30'
70	N89°46'34"E		7.63'
71	N00°11'42"W		28.60'
72	N67°09'41"E		73.34'
73	N65°09'46"W		130.58'
74	N79°31'31"W		79.25'
75	N74°27'14"W		78.53'
76	N44°36'12"E		211.19'
77	N48°07'46"E	(R)	28.00'
78	01°54'02"	1950.00'	64.69'
79	N39°58'10"W		68.79'
80	N42°50'09"W	(R)	28.00'
81	00°39'29"	872.00'	10.02'
82	N42°50'09"W		105.94'
83	N04°58'33"W		65.98'
84	110°41'59"	48.00'	92.73'
85	N51°50'47"E	(R)	32.88'
86	82°35'44"	25.00'	36.04'
87	N30°44'57"W		46.12'
88	N39°31'11"W		116.09'
89	N08°21'19"E		8.95'
90	N38°46'44"W		60.60'

DATA TABLE			
(NO)	BEARING/Delta	RADIUS	LENGTH
91	N11°31'01"E		11.31'
92	N40°29'58"W		65.49'
93	N11°31'01"E		8.49'
94	N38°45'25"W		65.28'
95	N05°10'37"E		5.40'
96	N37°00'16"W		65.12'
97	N33°26'59"W		81.84'
98	19°47'58"	439.00'	151.70'
99	N36°43'04"E	(R)	37.15'
100	N11°11'49"E		29.60'
101	29°50'11"	148.00'	77.07'
102	N71°21'38"E	(R)	100.00'
103	41°11'18"	48.00'	34.51'
104	N41°22'45"W		100.62'
105	N53°44'54"E	148.00'	138.84'
106	N14°43'11"E	(R)	29.55'
107	99°03'37"	45.00'	22.82'
108	N75°10'49"W		72.96'
109	N14°43'11"E		33.58'
110	37°13'58"	100.00'	64.98'
111	10°13'56"	250.00'	44.65'
112	N36°07'42"E	(R)	52.83'
113	02°02'26"	700.00'	24.93'
114	03°01'09"	2000.00'	105.39'
115	N63°10'32"W		99.52'
116	N28°56'21"E		60.01'
117	N33°46'21"E		207.61'
118	N40°09'22"E		214.02'
119	N41°11'09"E		76.07'
120	N51°11'19"E		60.52'
121	N83°09'01"E		102.00'
122	N42°11'07"E		55.99'
123	96°59'45"	48.00'	81.26'
124	N60°57'50"E		195.76'
125	N35°18'19"E	(R)	28.43'
126	87°35'17"	48.00'	73.36'
127	N52°16'59"W	(R)	26.02'
128	N81°30'41"E		91.27'
129	00°00'00"	10.00'	15.71'
130	N08°29'19"W		54.79'
131	N16°57'41"W		61.70'
132	05°23'08"	250.00'	23.50'
133	09°29'09"	250.00'	41.39'
134	N12°51'40"W		63.81'
135	N17°11'03"W	(R)	56.00'
136	01°09'42"	672.00'	13.62'
137	N17°04'29"W		83.06'
138	33°58'32"	40.00'	23.72'
139	35°11'32"	100.00'	61.60'
140	N15°45'28"W		41.19'
141	32°52'33"	50.00'	28.68'
142	N48°38'02"W		39.92'
143	60°40'30"	30.00'	31.77'
144	N70°41'23"E	(R)	2.44'
145	96°33'28"	48.00'	80.89'
146	N64°07'55"E		37.62'
147	N03°45'47"E		121.85'
148	N18°42'45"W		138.81'
149	N71°17'15"E		14.77'
150	N18°42'45"W		211.00'
151	INTENTIONALLY BLANK		
152	INTENTIONALLY BLANK		
153	INTENTIONALLY BLANK		
154	INTENTIONALLY BLANK		
155	INTENTIONALLY BLANK		
156	N04°24'16"W		58.99'
157	N04°33'21"W		61.03'
158	N04°06'13"W		60.00'
159	N02°59'38"W		60.00'
160	N02°32'29"W		60.01'
161	N03°07'12"W		60.00'
162	N03°11'37"W		60.00'
163	N02°28'33"W		60.01'
164	N02°54'26"W		180.00'
165	N03°28'51"W		60.00'
166	N03°52'47"W		159.82'
167	N06°06'02"E		55.09'
168	N71°17'15"E		28.49'
169	06°06'24"	1400.00'	160.44'
170	N89°43'46"E		113.35'
171	N40°38'56"E		89.61'
172	N08°02'05"E		68.69'
173	N25°04'33"E		62.35'
174	N08°57'41"E		57.05'
175	N65°45'50"E		9.02'
176	31°53'11"	100.39'	55.87'
177	N18°44'13"E		106.63'
178	N18°05'57"E		13.48'
179	N16°46'24"E		73.08'
180	72°48'21"	43.50'	55.28'

DATA TABLE			
(NO)	BEARING/Delta	RADIUS	LENGTH
181	N89°34'46"E		59.45'
182	N62°23'11"E		34.05'
183	08°26'38"	600.00'	88.42'
184	N05°32'07"W		105.80'
185	N02°26'17"E		81.02'
186	N49°21'04"W		12.46'
187	N46°21'09"W		237.94'
188	04°28'57"	1950.00'	152.56'
189	INTENTIONALLY BLANK		
190	INTENTIONALLY BLANK		
191	INTENTIONALLY BLANK		
192	INTENTIONALLY BLANK		
193	INTENTIONALLY BLANK		
194	INTENTIONALLY BLANK		
195	INTENTIONALLY BLANK		
196	N48°07'48"E	(R)	28.00'
197	00°12'23"	1978.00'	7.13'
198	N47°55'25"E	(R)	80.23'
199	N31°14'58"W		153.15'
200	N27°53'10"W		56.92'
201	N71°04'02"W		7.21'
202	N28°56'02"W		65.71'
203	N71°04'02"W		7.21'
204	N30°31'48"W		85.47'
205	N72°54'53"W		8.60'
206	N33°51'20"W		55.12'
207	N71°58'10"W		7.05'
208	N39°41'53"W		44.51'
209	N09°54'48"E		72.73'
210	N83°09'42"W	(R)	26.00'
211	22°22'11"	300.00'	143.31'
212	18°29'16"	300.00'	96.80'
213	N78°02'18"W		108.98'
214	10°10'09"	1383.00'	245.46'
215	N01°43'43"W		30.65'
216	22°06'38"	362.00'	139.70'
217	N38°27'28"W		28.00'
218	N28°39'10"W		135.04'
219	N62°00'27"W		71.47'
220	07°56'41"	350.34'	49.97'
221	N36°43'03"E		176.15'
222	47°57'24"	25.00'	20.93'
223	N33°14'13"W		14.85'
224	73°27'12"	25.00'	32.05'
225	22°27'21"	200.00'	78.39'
226	36°09'26"	100.00'	63.11'
227	57°35'23"	250.00'	251.28'
228	47°15'19"	100.00'	82.48'
229	N54°38'54"E		111.09'
230	40°59'44"	275.00'	196.76'
231	N13°40'10"E		30.17'
232	N40°38'56"E		94.45'
233	N49°21'04"W		74.70'
234	N00°16'11"W		157.83'
235	N89°51'29"E		114.88'
236	N12°51'45"E		27.84'
237	N15°27'21"W		144.25'
238	10°06'55"	700.00'	123.58'
239	06°27'26"	1900.00'	214.13'
240	N11°23'46"W		40.60'
241	N49°51'04"E		27.71'
242	N40°38'56"E		238.75'
243	N38°39'16"E		283.76'
244	N09°12'26"W		109.09'
245	N09°17'30"W		82.69'
246	N09°15'45"W		232.68'
247	N55°05'21"E	(R)	59.00'
248	N80°51'24"E		225.57'
249	09°05'01"	1400.00'	221.95'
250	N89°56'25"E		121.95'
251	04°53'20"	600.00'	51.20'
252	04°50'48"	600.00'	49.00'
253	N51°49'52"W		43.10'
254	N38°10'08"E		38.38'
255	N29°31'17"E		180.00'
256	N29°06'50"E		54.28'
257	N22°41'08"E		57.14'
258	N14°29'36"E		57.14'
259	N16°21'47"E		57.56'
260	N03°22'24"E		60.00'
261	N16°26'42"W		63.28'
262	N02°29'41"E		32.05'
263	N17°29'15"E		90.69'
264	N26°01'08"W		60.82'
265	N07°53'29"E		71.60'
266	N42°45'41"E		51.84'
267	N47°13'17"E		52.24'
268	N74°43'50"E		20.44'
269	N78°30'08"E		9.50'
270	N86°17'37"W		48.69'

DATA TABLE			
(NO)	BEARING/Delta	RADIUS	LENGTH
271	N64°20'31"W		66.71'
272	N81°27'34"W		60.72'
273	N67°59'20"W		60.49'
274	N87°43'49"W		60.08'
275	N69°55'40"E		125.00'
276	N89°43'54"E		56.00'
277	N89°43'54"E		115.94'
278	09°07'40"	558.00'	88.89'
279	N80°36'14"E		56.28'
280	N50°41'53"E		82.81'
281	N52°23'30"W		97.24'
282	N09°15'45"W		153.99'
283	N38°42'22"E		87.42'
284	N05°25'15"W		192.56'
285	84°51'21"	200.00'	296.20'
286	N89°20'08"E		60.00'
287	13°40'06"	1500.00'	357.84'
288	13°56'19"	1500.00'	364.91'
289	47°44'57"	300.00'	250.01'
290	N54°35'15"W		88.00'
291	N62°35'42"E		80.74'
292	N51°05'35"E		