

**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*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:ms *D.M.*

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: August 20, 2013  
xc:ms for 13-08-31-35  
Planning, Building & Safety, COB

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

**Prev. Agn. Ref.**

**District:** 1/1

**Agenda Number:**

**3-91**

REVIEWED BY EXECUTIVE OFFICE

DATE *08/07/2013*  
Tina Grande  
Departmental Concurrence

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

The Honorable Board of Supervisors

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

Page 2 of 2

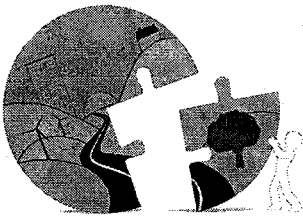
**RECOMMENDED MOTION:**

**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.



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.

8/20/13

kb via property applicant  
Initial

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2, TENTATIVE TRACT MAP NO. 36316 and CHANGE OF ZONE NO. 7786

Project Title/Case Numbers

Matt Straite  
County Contact Person

951-955-8631  
Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Starfield Sycamore Investors LLC  
Project Applicant

2151 Michelson Drive, Suite 250 Irvine CA 92612  
Address

Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15  
Project Location

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 No. 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 No. 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 Area Nos. 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 Specific Plan No. 256 (Sycamore Creek). The Tentative Tract Map is a Schedule "A" subdivision of 25.13 acres into 87 lots with an average size of 4,269 square feet for single family residences within Planning Area Nos 7 and 9 of Specific Plan SP256A2.

Project Description.

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 8/20/13, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to Certified EIR No. 325 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS previously adopted for the project.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

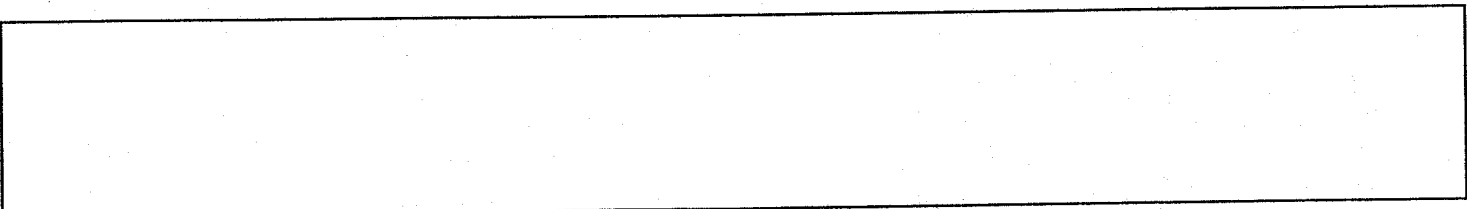
Board Assistant  
Title

8/20/13  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm  
Revised 4/15/2013  
Y:\Planning Case Files-Riverside office\SP00256A2\PC\NOD Form.docx

AUG 20 2013 3-91



Please charge deposit fee case#: ZSP00256A2 ZCFG04211

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R0000937

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SYCAMORE CREEK ASSOCIATES \$1,250.00  
paid by: CK 1385  
FISH & GAME FOR EA37688 (TR29320)  
paid towards: CFG01567 CALIF FISH & GAME - NEG DECL  
at parcel:  
appl type: CFG1

By \_\_\_\_\_ Feb 02, 2000 08:37  
NMAZIK posting date Feb 02, 2000

\*\*\*\*\*  
\*\*\*\*\*

| Account Code      | Description | Amount     |
|-------------------|-------------|------------|
| 5701-322-490-9923 | CF&G TRUST  | \$1,250.00 |

Overpayments of less than \$5.00 will not be refunded!

*The first approval of the specific plan in 1994 predated CFG Fers.  
SPDSB substantial conformance no.1 (CFG01567) is above.*

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R0201022

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: T&B PLANNING CONSUL INC (ANDREW) \$64.00  
paid by: CK 2749  
FISH AND GAME FEE FOR CZ06660 SP00256A1  
paid towards: CFG01937 CALIF FISH & GAME: DOC FEE  
at parcel: 25775 HIGHWAY 71 COR  
appl type: CFG3

By \_\_\_\_\_ Jan 23, 2002 17:09  
NMAZIK posting date Jan 23, 2002

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| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

Overpayments of less than \$5.00 will not be refunded!

for SP00256A1

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R0605745

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

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Received from: SYCAMORE CREEK HOLDINGS LLC \$64.00  
paid by: CK 4591  
CA FISH AND GAME FOR SP256A2/CZ7317/TR36316  
paid towards: CFG04211 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Mar 31, 2006 15:01  
CYUHAS posting date Mar 31, 2006

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

Overpayments of less than \$5.00 will not be refunded!

For SP00256A2

**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,

BY:  MI  
FILE CLACK  
DATE 7/30/13

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  
27

1 property described and shown in the plan, as amended, unless such applications are substantially in  
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.

7  
8 G:\PROPERTY\MDUSEK\RESOLUTIONS\RESOLUTION 2013-195.SP256A2 CZ 7786.DOCX  
9

10  
11 **ROLL CALL:**

12 **Ayes:** Jeffries, Tavaglione, Stone, Benoit and Ashley  
13 **Nays:** None  
14 **Absent:** None

15 The foregoing is certified to be a true copy of a resolution duly  
16 adopted by said Board of Supervisors on the date therein set forth.

17 **KECIA HARPER-IHEM, Clerk of said Board**

18 By \_\_\_\_\_  
19 Deputy  
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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 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 VIII d 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 VIII d, Section  
27 8.91 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.91.f shall  
28

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  
28

1                    may be measured at the building setback in accordance with zone  
2                    development standards.

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

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

7                    c.    Planning Areas 5A and 5B.

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

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

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

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

24                   C.    Chimneys and fireplaces may encroach into the required side yard  
25                   setback a maximum of two feet (2'), if it can be demonstrated that appropriate  
26                   drainage can be maintained. Patio covers may encroach five feet (5') into the  
27                   required rear yard setback. No other structural encroachments shall be permitted  
28

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').  
28

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:  
28



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 VIIIId, 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 VIIb, Section 6.50 of Ordinance No. 348.

27           (2)     The development standards for Planning Area 16 of Specific Plan No. 256  
28

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  
28

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').  
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 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)  
28

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  
28

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.  
28

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),  
28



1 and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified  
2 under Section 8.100.a. shall also include undeveloped open space and trails.

3 (2) The development standards for Planning Area 27 of Specific Plan No. 256  
4 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
5 Ordinance No. 348.

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

8 p. Planning Area 29.

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

13 (2) The development standards for Planning Area 29 of Specific Plan No. 256  
14 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
15 Ordinance No. 348.

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

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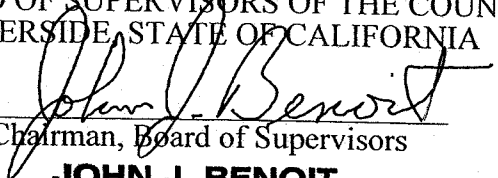
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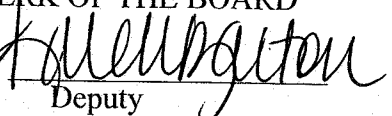
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Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

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

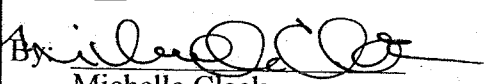
By:   
Chairman, Board of Supervisors  
**JOHN J. BENOIT**

ATTEST:  
KECIA HARPER-IHEM  
CLERK OF THE BOARD

By:   
Deputy

(SEAL)

APPROVED AS TO FORM:  
July 29, 2013

By:   
Michelle Clack  
Deputy County Counsel

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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 20, 2013, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

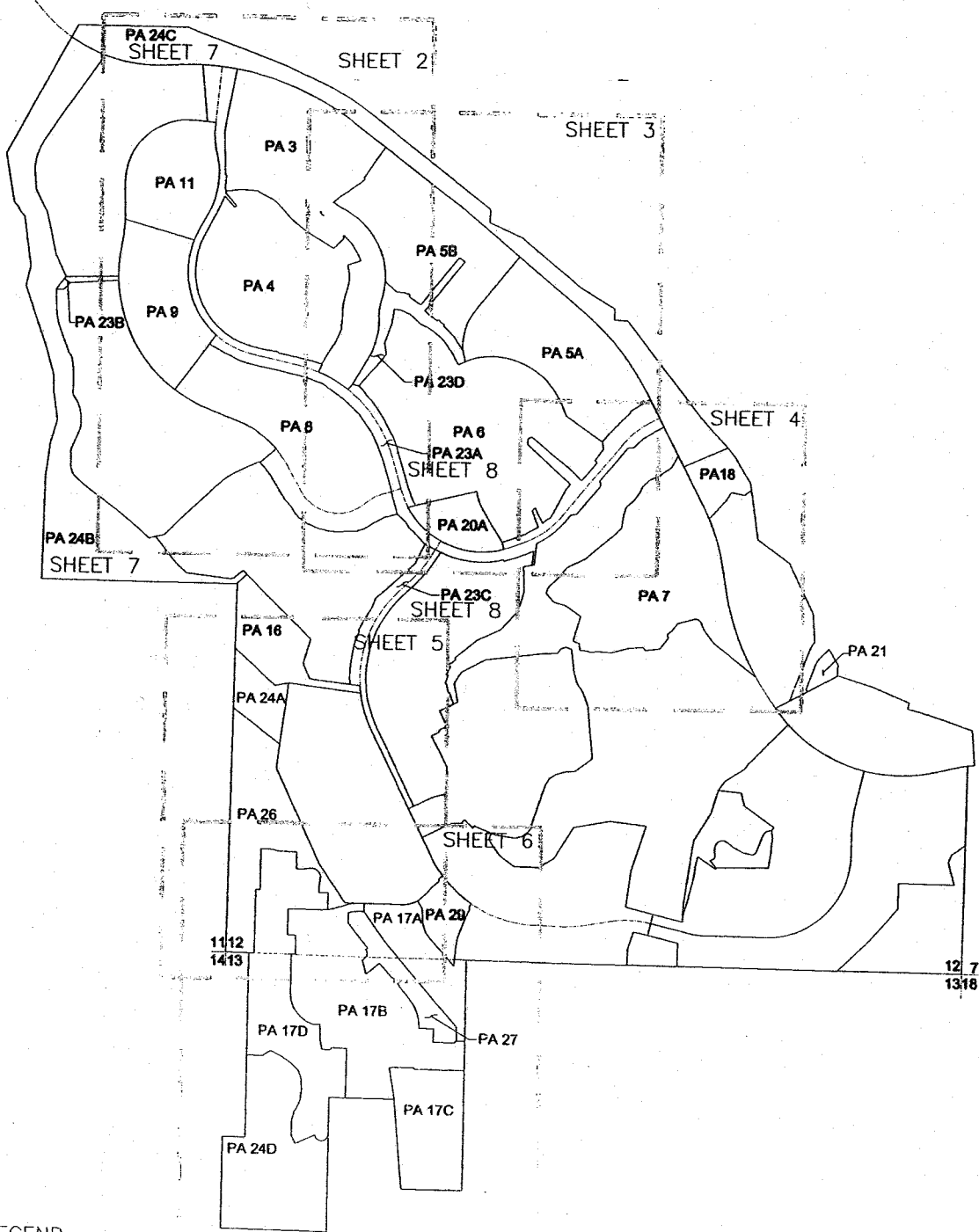
AYES:        Jeffries, Tavaglione, Stone, Benoit and Ashley  
NAYS:        None  
ABSENT:     None

DATE:        August 20, 2013

KECIA HARPER-IHEM  
Clerk of the Board  
BY: *Kecia Harper-Ihem*  
Deputy

SEAL

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

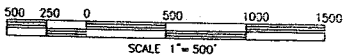
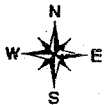


LEGEND

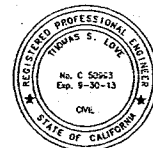
SP ZONE SPECIFIC PLAN (SP 256 #2)

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



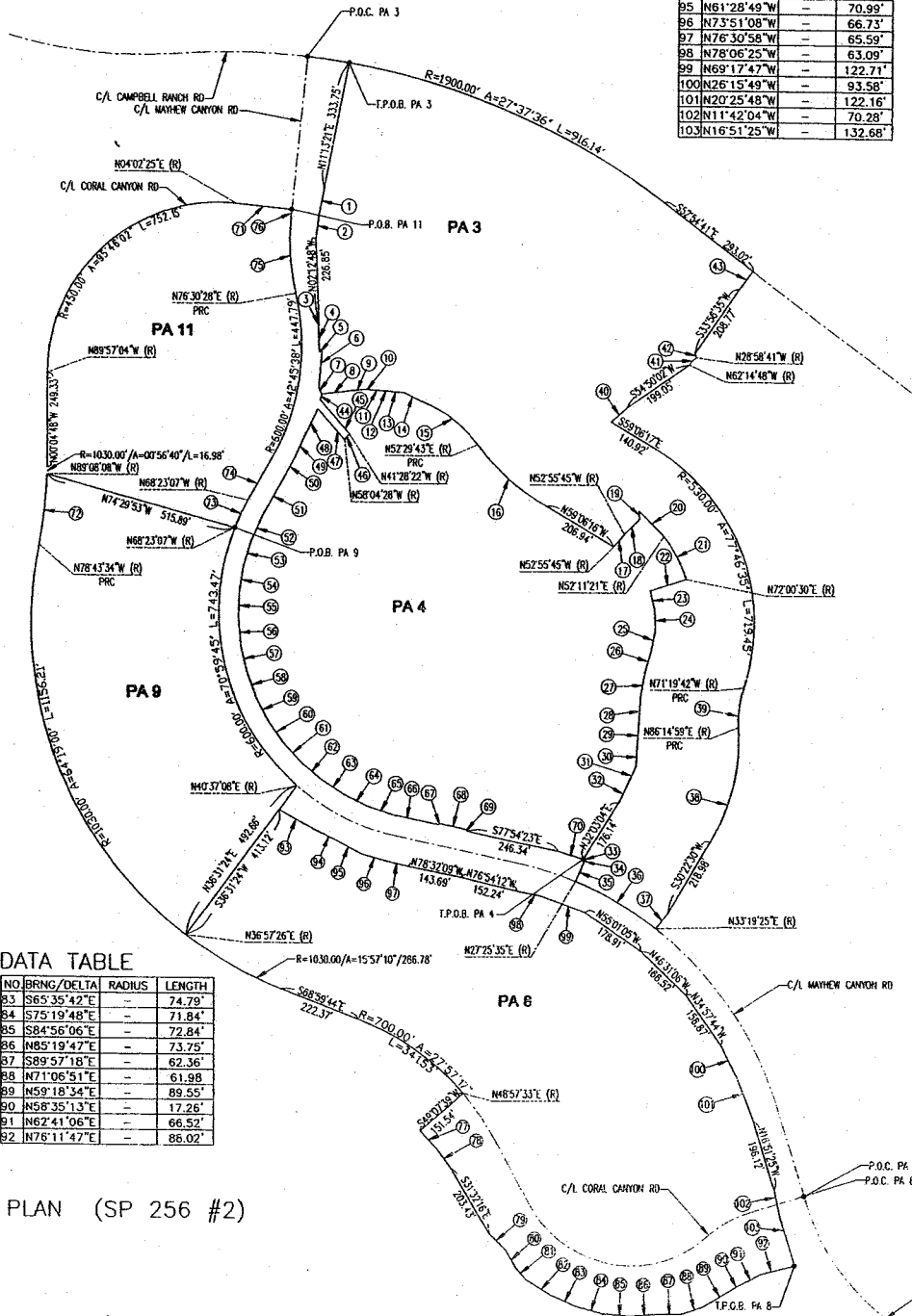
ALBERHILL/GLEN IVY/TEMESCAL  
SECS 11 & 12, T.5S., R.6W S.B.M.

DATA TABLE

| NO | BRNG/DELTA  | RADIUS  | LENGTH  |
|----|-------------|---------|---------|
| 1  | N11°35'06"E | --      | 65.73'  |
| 2  | N05°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  | 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 | --      | 3.82'   |
| 13 | N85°01'26"W | --      | 48.43'  |
| 14 | N63°30'16"W | --      | 47.23'  |
| 15 | 31°39'57"   | 352.00  | 194.54' |
| 16 | 21°35'39"   | 648.00  | 244.29' |
| 17 | 07°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 | 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 | N63°10'18"W | --      | 4.90'   |
| 34 | N30°27'41"E | --      | 8.18'   |
| 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  | 315.87' |
| 39 | 22°23'19"   | 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 | --      | 119.66' |
| 46 | 16°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 | 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 | --      | 64.00'  |
| 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 | S57°47'43"E | --      | 74.64'  |

DATA TABLE

| NO  | BRNG/DELTA  | RADIUS | LENGTH  |
|-----|-------------|--------|---------|
| 83  | N61°28'49"W | --     | 101.84' |
| 84  | N64°21'03"W | --     | 70.99'  |
| 85  | N61°28'49"W | --     | 70.99'  |
| 86  | N73°51'08"W | --     | 66.73'  |
| 87  | N76°30'58"W | --     | 65.59'  |
| 88  | N78°06'25"W | --     | 63.09'  |
| 89  | N69°17'47"W | --     | 122.71' |
| 90  | N26°15'48"W | --     | 93.58'  |
| 101 | N20°25'48"W | --     | 122.16' |
| 102 | N11°42'04"W | --     | 70.28'  |
| 103 | N16°51'29"W | --     | 132.68' |

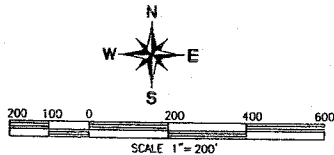


DATA TABLE

| NO | BRNG/DELTA  | RADIUS | LENGTH |
|----|-------------|--------|--------|
| 83 | S65°35'42"E | --     | 74.79' |
| 84 | S75°19'48"E | --     | 71.84' |
| 85 | S84°56'06"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 | --     | 89.55' |
| 90 | N58°35'13"E | --     | 17.26' |
| 91 | N62°41'06"E | --     | 66.52' |
| 92 | N76°11'47"E | --     | 86.02' |

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

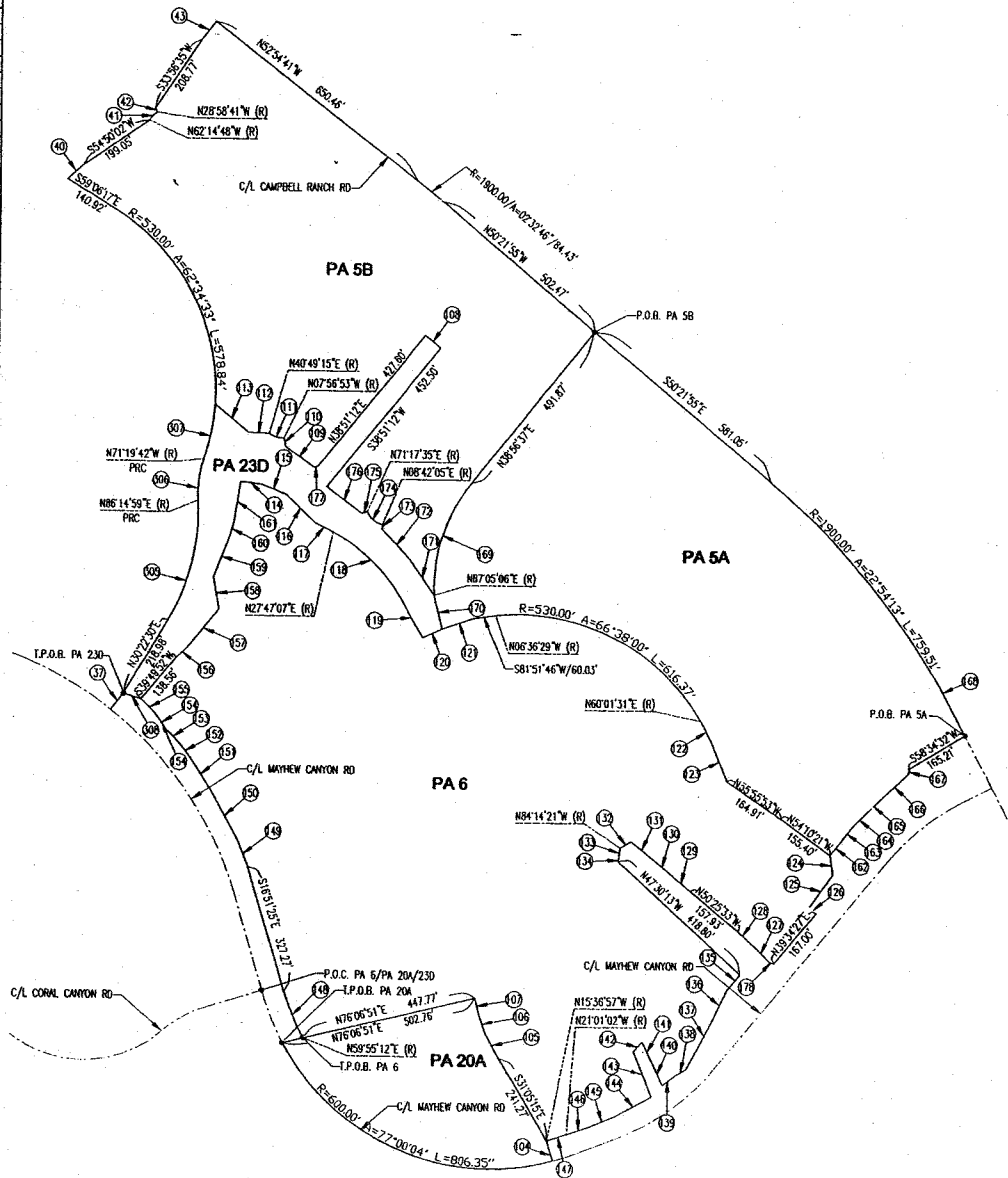
CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



DATA TABLE

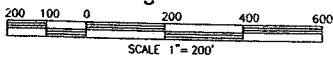
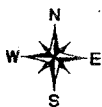
| NO  | BRNG/DELTA  | RADIUS | LENGTH  |
|-----|-------------|--------|---------|
| 37  | N38°01'03"E | -      | 52.51'  |
| 40  | S48°13'31"W | -      | 52.61'  |
| 41  | S3°16'07"   | 48.00  | 27.87'  |
| 42  | N23°05'11"W | -      | 11.25'  |
| 43  | N45°00'00"E | -      | 12.22'  |
| 44  | N05°55'06"E | -      | 94.31'  |
| 45  | 07°11'02"   | 683.00 | 85.64'  |
| 46  | N10°48'43"W | -      | 10.02'  |
| 47  | S37°05'19"W | -      | 56.00'  |
| 48  | N43°01'08"W | -      | 108.07' |
| 49  | N46°59'46"W | -      | 55.64'  |
| 50  | N33°45'26"W | -      | 93.83'  |
| 51  | N49°17'17"W | -      | 78.47'  |
| 52  | S15°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  | S11°18'40"E | -      | 50.00'  |
| 57  | S55°35'38"E | -      | 90.29'  |
| 58  | S07°56'53"E | -      | 22.32'  |
| 59  | S86°46'08"  | 48.00  | 40.86'  |
| 60  | S86°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  | S11°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  | N22°00'38"W | -      | 108.27' |
| 72  | N08°09'26"W | -      | 50.19'  |
| 73  | N35°11'38"E | -      | 100.91' |
| 74  | N50°25'33"W | -      | 22.93'  |
| 75  | S44°59'46"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°22'46"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  | N61°11'03"E | -      | 103.61' |
| 93  | N67°53'30"E | -      | 70.06'  |
| 94  | N70°22'23"E | -      | 60.73'  |
| 95  | S24°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°01'16"W | -      | 39.95'  |
| 105 | S38°30'56"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 | -      | 48.22'  |
| 112 | S44°50'10"W | -      | 47.73'  |
| 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 | S1°51'31"   | 420.00 | 306.84' |
| 118 | N13°58'07"W | -      | 86.90'  |
| 119 | S34°27'29"E | -      | 105.81' |
| 120 | S43°25'58"E | -      | 107.81' |
| 121 | S08°42'05"W | -      | 12.19'  |
| 122 | S23°35'30"  | 48.00  | 52.44'  |

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



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

DATA TABLE

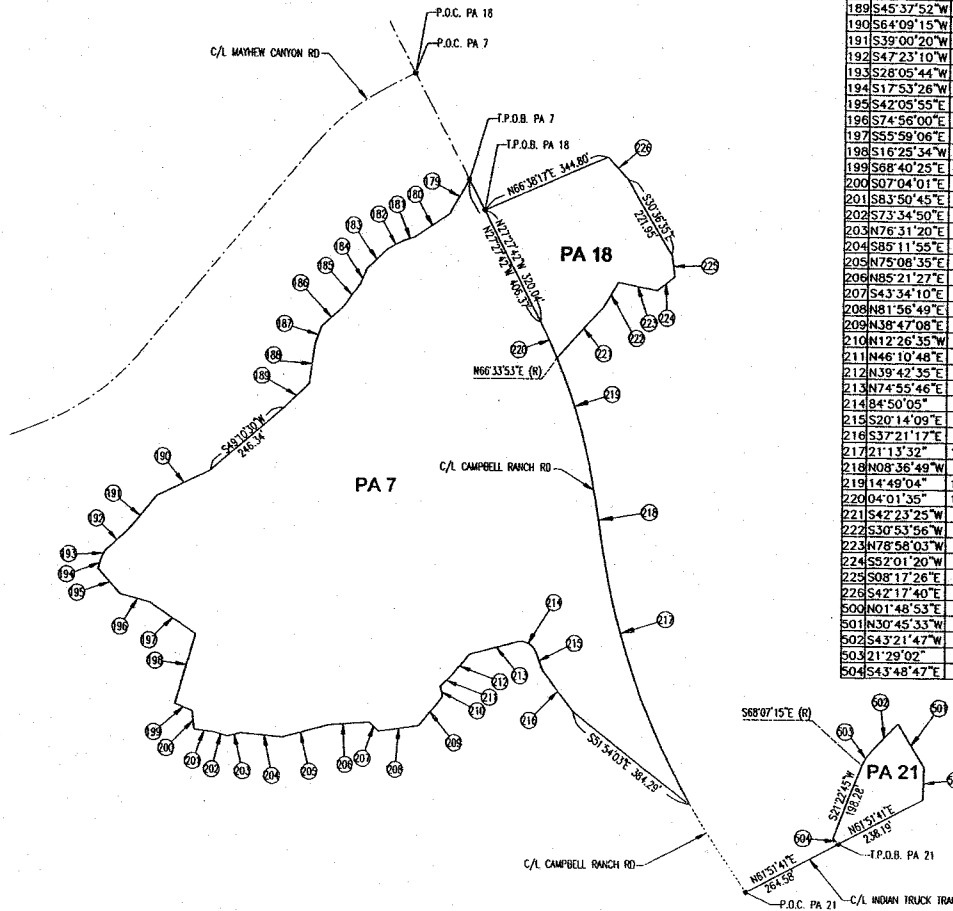
| NO  | BRNG/DELTA  | RADIUS | LENGTH  |
|-----|-------------|--------|---------|
| 175 | N71°17'35"E | -      | 15.53'  |
| 176 | S53°12'28"E | -      | 110.04' |
| 177 | N77°32'29"E | -      | 10.75'  |
| 178 | S68°04'34"E | -      | 16.00'  |
| 105 | S4°07'31"   | 530.00 | 315.67' |
| 106 | S22°25'19"  | 270.00 | 105.66' |
| 107 | S15°12'02"  | 530.00 | 140.61' |
| 108 | N73°10'21"W | -      | 45.36'  |



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

DATA TABLE

| NO  | BRNG/DELTA  | RADIUS  | LENGTH  |
|-----|-------------|---------|---------|
| 179 | S29°45'21"W | --      | 100.38' |
| 180 | S55°39'30"W | --      | 105.09' |
| 181 | S71°05'43"W | --      | 26.85'  |
| 182 | S62°30'46"W | --      | 51.83'  |
| 183 | S49°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 | --      | 102.98' |
| 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 | S28°05'44"W | --      | 19.46'  |
| 194 | S17°53'26"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 | 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 | --      | 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 | S32°01'20"W | --      | 54.86'  |
| 225 | S08°17'26"E | --      | 54.96'  |
| 226 | S47°17'40"E | --      | 76.75'  |
| 500 | N01°48'53"E | --      | 84.38'  |
| 501 | N30°45'33"W | --      | 127.18' |
| 502 | S43°21'47"W | --      | 98.65'  |
| 503 | 21°29'02"   | 110.00  | 41.75'  |
| 504 | S43°48'47"E | --      | 20.88'  |

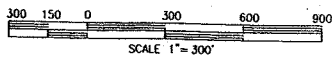


LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)

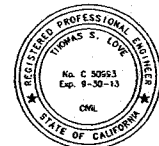
MAP NO. 2.2351

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

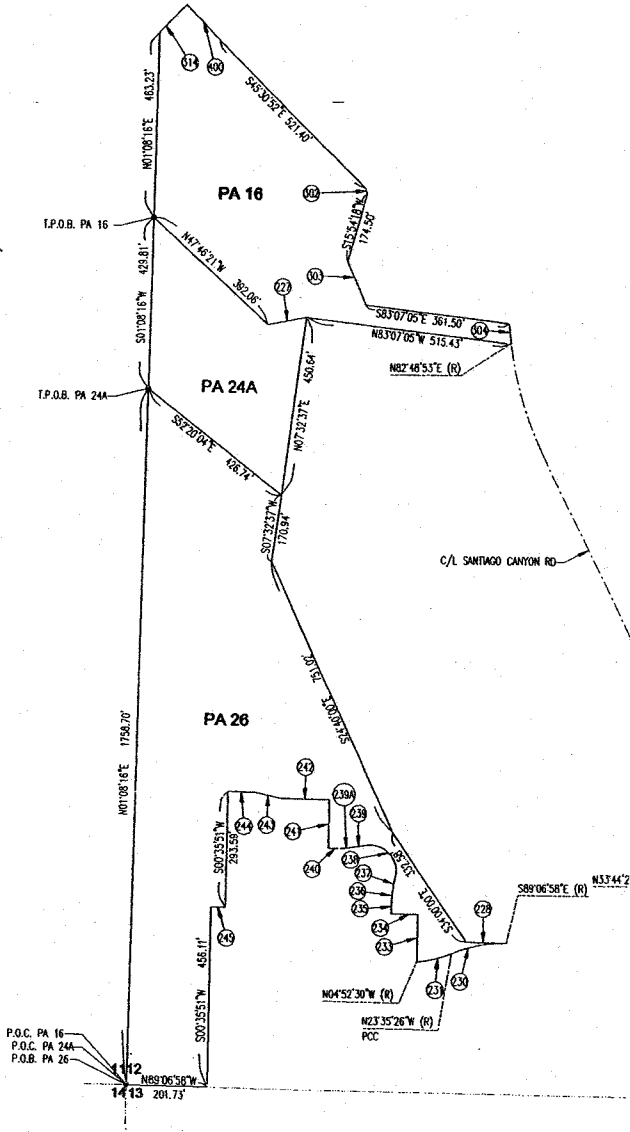


APN'S: 290-130-066, 290-130-067  
 290-670-001

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

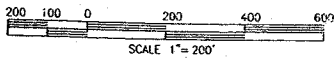
| NO   | BRNG/DELTA   | RADIUS | LENGTH  |
|------|--------------|--------|---------|
| 227  | S78°36'42\"W | -      | 100.05' |
| 228  | S89°06'58\"E | -      | 100.81' |
| 230  | 24°28'28\"   | 328.00 | 140.11' |
| 231  | 18°42'56\"   | 272.00 | 88.85'  |
| 233  | N00°35'51\"E | -      | 120.88' |
| 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'  |
| 239A | 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 | -      | 16.39'  |
| 303  | S23°12'31\"E | -      | 119.00' |
| 304  | 03°27'02\"   | 850.00 | 51.19'  |
| 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

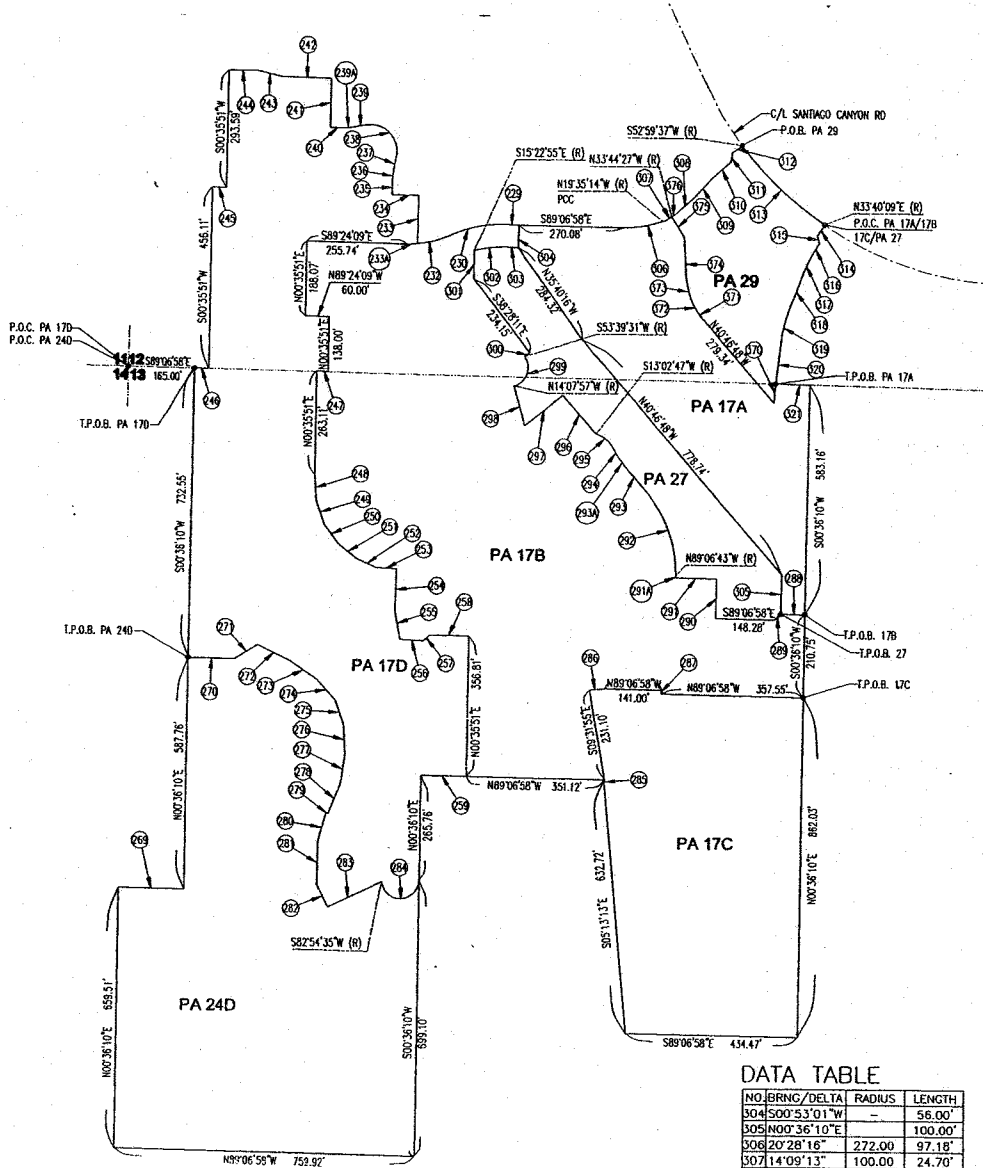




ALBERHILL/GLEN IVY/TEMESCAL  
SECS 12 & 13, T.5S., R.6W S.B.M.

DATA TABLE

| NO.  | BRNG/DELTA  | RADIUS | LENGTH  |
|------|-------------|--------|---------|
| 229  | S89°06'58"E | -      | 35.92'  |
| 230  | 24°35'35"   | 328.00 | 140.79' |
| 232  | 24°23'19"   | 272.00 | 115.78' |
| 233  | N00°35'51"E | -      | 120.88' |
| 234  | 05°40'24"   | 272.00 | 26.93'  |
| 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'  |
| 239  | 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'  |
| 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 | -      | 107.58' |
| 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' |
| 269  | S89°06'46"E | -      | 165.00' |
| 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 | -      | 75.84'  |
| 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  | 172°18'25"  | 48.00  | 144.35' |
| 285  | S03°11'20"W | -      | 11.86'  |
| 286  | S85°32'37"W | -      | 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  | 42°09'48"   | 328.00 | 241.37' |
| 293  | S41°16'31"E | -      | 77.67'  |
| 293A | 10°47'17"   | 100.00 | 17.97'  |
| 294  | S30°58'44"E | -      | 40.99'  |
| 295  | 44°01'31"   | 66.00  | 50.71'  |
| 296  | S41°16'31"E | -      | 129.54' |
| 297  | N50°43'18"E | -      | 124.83' |
| 298  | S13°30'23"E | -      | 105.36' |
| 299  | 112°12'32"  | 48.00  | 94.00'  |
| 300  | S53°39'31"W | -      | 16.38'  |
| 301  | S00°35'50"W | -      | 72.20'  |
| 302  | 16°17'34"   | 272.00 | 77.35'  |
| 303  | N89°06'58"W | -      | 35.94'  |

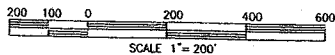


DATA TABLE

| NO. | BRNG/DELTA  | RADIUS | LENGTH  |
|-----|-------------|--------|---------|
| 304 | S00°53'01"W | -      | 56.00'  |
| 305 | N00°36'10"E | -      | 100.00' |
| 306 | 20°28'16"   | 272.00 | 97.18'  |
| 307 | 14°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 | 19°19'28"   | 850.00 | 286.69' |
| 314 | S33°40'09"W | -      | 33.00'  |
| 315 | S14°46'36"E | -      | 20.02'  |
| 316 | S30°55'17"W | -      | 26.03'  |
| 317 | 10°26'05"   | 328.00 | 59.74'  |
| 318 | S20°29'12"W | -      | 98.61'  |
| 319 | 13°52'37"   | 340.00 | 82.35'  |
| 320 | S06°36'35"W | -      | 106.79' |
| 321 | S89°06'58"E | -      | 85.00'  |
| 370 | S04°21'00"W | -      | 48.75'  |
| 371 | N37°29'05"W | -      | 19.77'  |
| 372 | N30°38'05"W | -      | 21.33'  |
| 373 | 24°01'51"   | 172.00 | 72.14'  |
| 374 | N03°02'57"W | -      | 100.09' |
| 375 | N33°44'27"W | -      | 59.50'  |
| 376 | 07°22'31"   | 100.00 | 12.87'  |

LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)



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

MAP NO. 2.2351

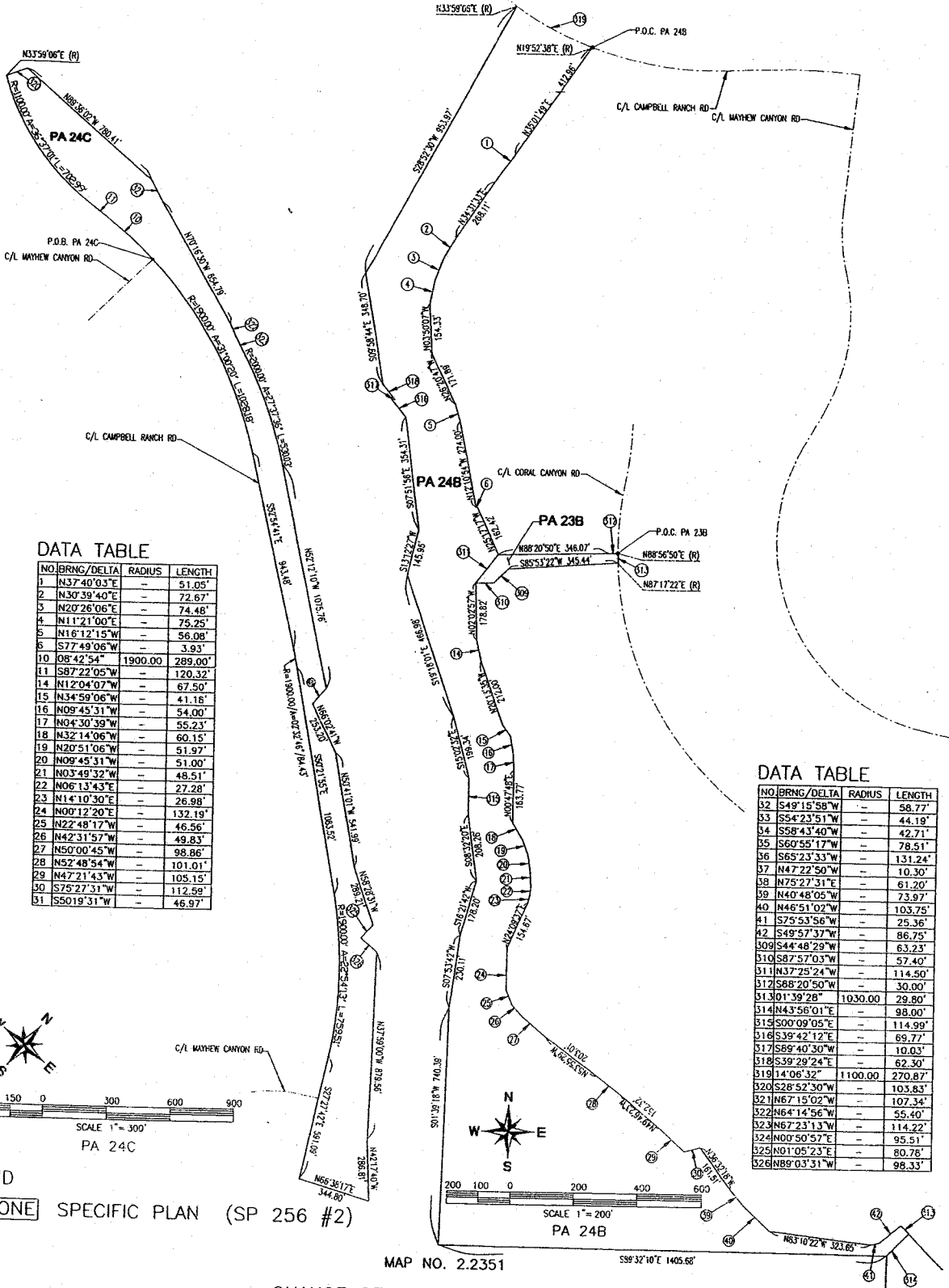
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348

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.

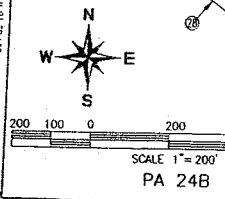
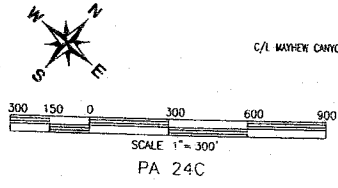


DATA TABLE

| NO | BRNG/DELTA  | RADIUS  | LENGTH  |
|----|-------------|---------|---------|
| 1  | N37°40'03"E | --      | 51.05'  |
| 2  | N30°39'40"E | --      | 72.67'  |
| 3  | N20°26'06"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 | --      | 41.16'  |
| 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°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  | S42°16'58"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 | S88°20'50"W | --      | 30.00'  |
| 313 | 01°39'28"   | 1030.00 | 28.80'  |
| 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°28'24"E | --      | 62.30'  |
| 319 | N14°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 | N00°50'57"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)

MAP NO. 2.2351

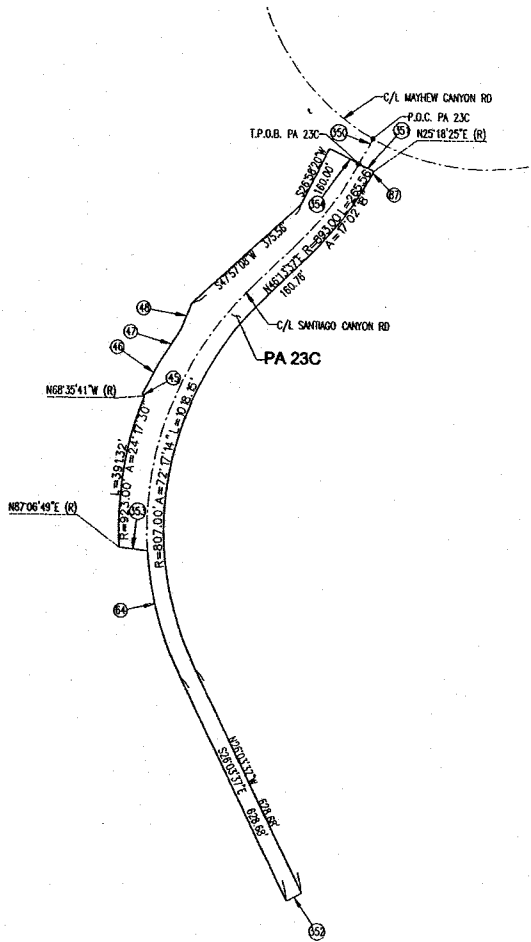
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348

- APN'S: 290-060-067
- 290-080-025
- 290-060-069
- 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.

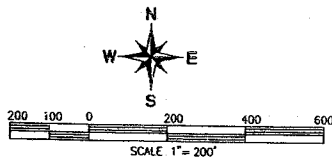


DATA TABLE

| NO  | BRNG/DELTA   | RADIUS | LENGTH  |
|-----|--------------|--------|---------|
| 45  | 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' |
| 67  | 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



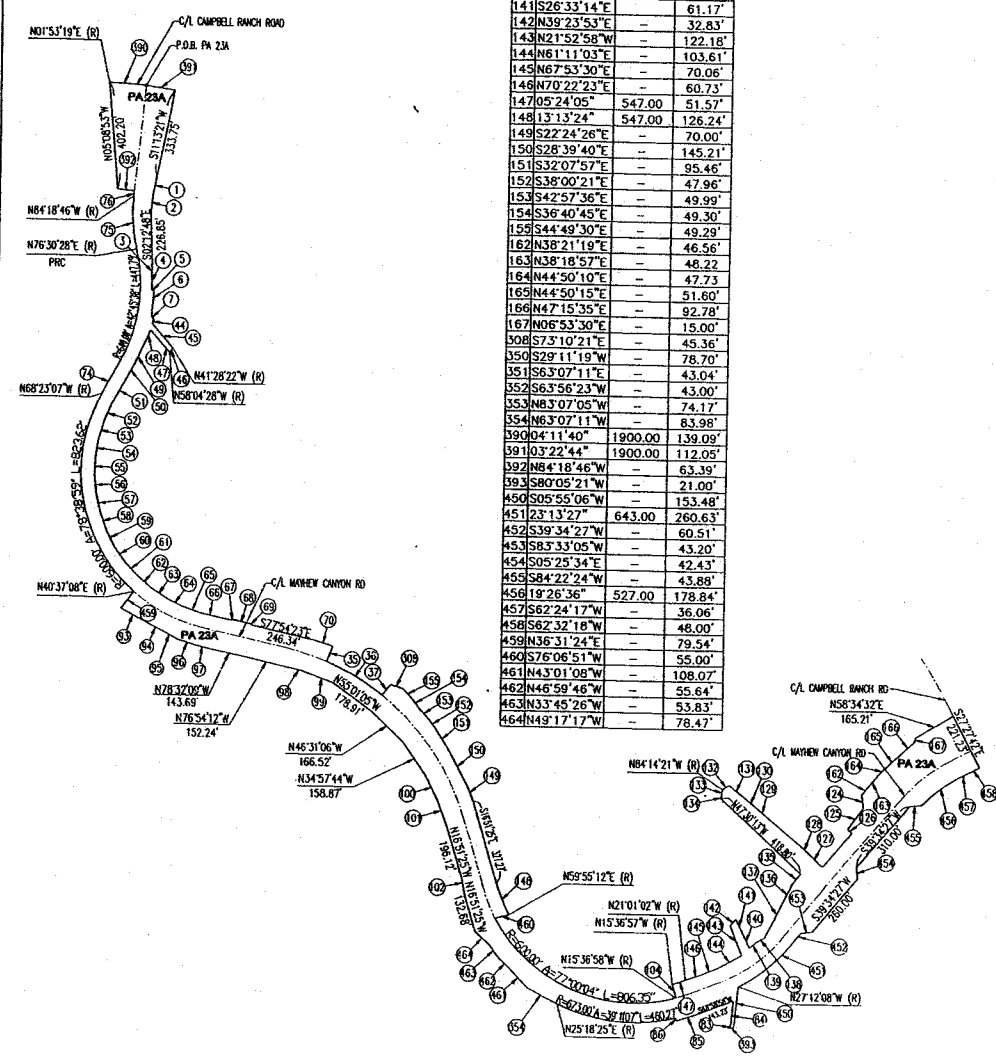
ALBERHILL/GLEN IVY/TEMESCAL  
SECS 11 & 12, T.5S., R.6W S.B.M.

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 | --      | 70.06'  |
| 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 | S46°40'45"E | --      | 49.30'  |
| 155 | S44°49'30"E | --      | 49.29'  |
| 162 | N38°21'19"E | --      | 46.36'  |
| 163 | N38°18'57"E | --      | 48.22'  |
| 164 | N44°50'10"E | --      | 47.73'  |
| 165 | N44°50'15"E | --      | 51.60'  |
| 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 | --      | 83.98'  |
| 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°55'06"W | --      | 153.48' |
| 451 | S13°13'22"  | 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 | S19°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°59'48"W | --      | 55.64'  |
| 463 | N33°45'26"W | --      | 53.83'  |
| 464 | N43°17'17"W | --      | 78.47'  |

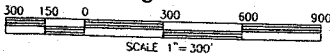
DATA TABLE

| 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'  |
| 35  | S22°44'25"W | --     | 52.94'  |
| 36  | S15°18'38"  | 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°36'06"  | 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  | S09°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°27'27"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  | S72°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  | S19°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  | S07°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°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°09'26"W | --     | 50.19'  |
| 129 | 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 | 04°37'09"   | 330.00 | 26.00'  |
| 134 | N10°22'48"E | --     | 8.22'   |
| 135 | N39°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)



- APN'S:
- 290-430-031
  - 290-432-018
  - 290-440-012
  - 290-440-077
  - 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
  - 290-5834-013
  - 290-600-020
  - 290-630-054 TO 055
  - 290-670-003

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





**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:**

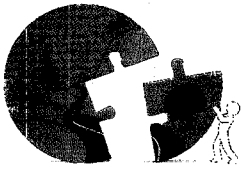
NONE

**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**

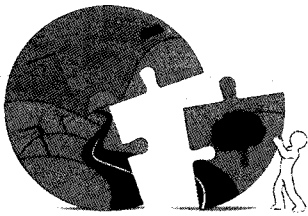
**TENTATIVELY APPROVED SPECIFIC PLAN NO. 256 AMENDMENT NO. 2, and,**

**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).



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

426B

DATE: July 30, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *P.M.*

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  
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action (Receive & File; EOT)
    - Labels provided If Set For Hearing
      - 10 Day  20 Day  30 day
  - Place on Consent Calendar
  - Place on Policy Calendar (Resolutions; Ordinances; PNC)
  - Place on Section Initiation Proceeding (GPIP)
  - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
  - Publish in Newspaper:
    - (4th Dist) Desert Sun and Press Enterprise
    - Mitigated Negative Declaration
      - 10 Day  20 Day  30 day
  - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial:  YES  NO

Designate Newspaper used by Planning Department for Notice of Hearing: N/A

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG04211)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

08.20.2013  
3-91



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

August 27, 2013

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

FAX: (951) 368-9018  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4760

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, August 29, 2013**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD



**Gil, Cecilia**

---

**From:** mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>  
**Sent:** Tuesday, August 27, 2013 8:26 AM  
**To:** Gil, Cecilia  
**Subject:** Re: [Legals] FOR PUBLICATION: Adoption of Ord. No. 348.4760

Received for publication on Aug. 29. Proof with cost to follow.

**Please Note: The Press-Enterprise offices will be closed on Monday, September 2, 2013 in observance of the Labor Day Holiday. Advanced deadlines will apply. Below are our Labor Day deadlines:**

| <b>Publication Date:</b>       | <b>Deadline:</b>           |
|--------------------------------|----------------------------|
| Fri., Aug. 30 – Sat., Aug. 31  | Wed., Aug. 28 @ 10:30 AM   |
| Sun., Sept. 1 – Tues., Sept. 3 | Thurs., Aug. 29 @ 10:30 AM |
| Wed., Sept. 4                  | Fri., Aug. 30 @ 10:30 AM   |
| Thurs., Sept. 5                | Tues., Sept. 3 @ 10:30 AM  |

Thank You!



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E-mail: [legals@pe.com](mailto:legals@pe.com)

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

**\*\*Additional days required for larger ad sizes\*\***

On Tue, Aug 27, 2013 at 8:20 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

Adoption of Ordinance, for publication on Thursday, August 29, 2013. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010

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

**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').

B. The front, rear, and side yards shall not be less than that established in Zone R3, 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 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

Additionally, the following development standards shall also apply:

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

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

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

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

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

(1) The uses permitted in Planning Areas 2, 3, 4, 6, 8, 15A and 15B 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 2, 3, 4, 6, 8, 15A and 15B 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 five thousand (5,000) square feet. The minimum width of each lot area shall be forty-five feet (45') and the minimum depth shall be eighty feet (80').

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

Additionally, the following standards shall also apply:

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

BB. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets 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 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

Additionally, the following standards shall also apply:

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

BB. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets 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 not be 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 VIII d, of Ordinance No. 348.

d. Planning Area 7.

(1) The uses permitted in Planning Area 7 of Specific Plan No. 256 shall be the same as those uses permitted in Article VIII d, 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 Area 7 of Specific Plan No. 256 shall be the same as those standards identified in Article VIII d, Section 8.93 of Ordinance No. 348 except that the development standards set forth in Article VIII d, Section 8.93 a., b., and d. shall be deleted and replaced by the following.

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

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

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

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

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

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

e. Planning Areas 10 and 14.

(1) The uses permitted in Planning Areas 10 and 14 of Specific Plan No. 256 shall be the same as those uses permitted in Article VIII d, 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 10 and 14 of Specific Plan No. 256 shall be the same as those standards identified in Article VIII d, Section 8.93 of Ordinance No. 348 except that the development standards set forth in Article VIII d, 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 seven thousand two hundred (7,200) square feet. The minimum width of each lot shall be fifty feet and the minimum depth shall be eight feet (80').

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

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

In addition, the following standards shall also apply:

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

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

f. Planning Area 9.

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

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

g. Planning Area 13.

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

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

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

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

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

h. Planning Area 16.

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

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

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

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

i. Planning Areas 17A and 17B.

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

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

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

twenty feet (20').

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

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

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

j. Planning Areas 17C and 17D.

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

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

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

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

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

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

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

k. Planning Areas 18 and 19.

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

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

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

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

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

(2) The development standards for Planning Areas 11, 20A, 24A, 25 and 28 of

Specific Plan No. 256 shall be the same as those standards identified in Article VIII, 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 VIII of Ordinance No. 348.

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

(1) The uses permitted in Planning Areas 23A, 23B, 23C, and 23D of Specific Plan No. 256 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (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 green belts and open space.

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

n. Planning Areas 20B and 21.

(1) The uses permitted in Planning Areas 20B and 21 of Specific Plan No. 256 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (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 interpretive center.

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

o. Planning Area 22.

(1) The uses permitted in Planning Area 22 of Specific Plan No. 256 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), (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.

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

n. Planning Areas 24B and 24C.

(1) The uses permitted in Planning Areas 24B and 24C of Specific Plan No. 256 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348 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, trails and landscape buffers.

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

n. Planning Area 24D.

(1) The uses permitted in Planning Area 24D of Specific Plan No. 256 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348 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 open space and water tanks/pumping stations.

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

o. Planning Area 26

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

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

p. Planning Area 27.

(1) The uses permitted in Planning Area 27 of Specific Plan No. 256 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348 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 VIII, 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 VIII 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 VIII, 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 VIII, 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 VIII of Ordinance No. 348.

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



John J. Benoit, Chairman of the Board

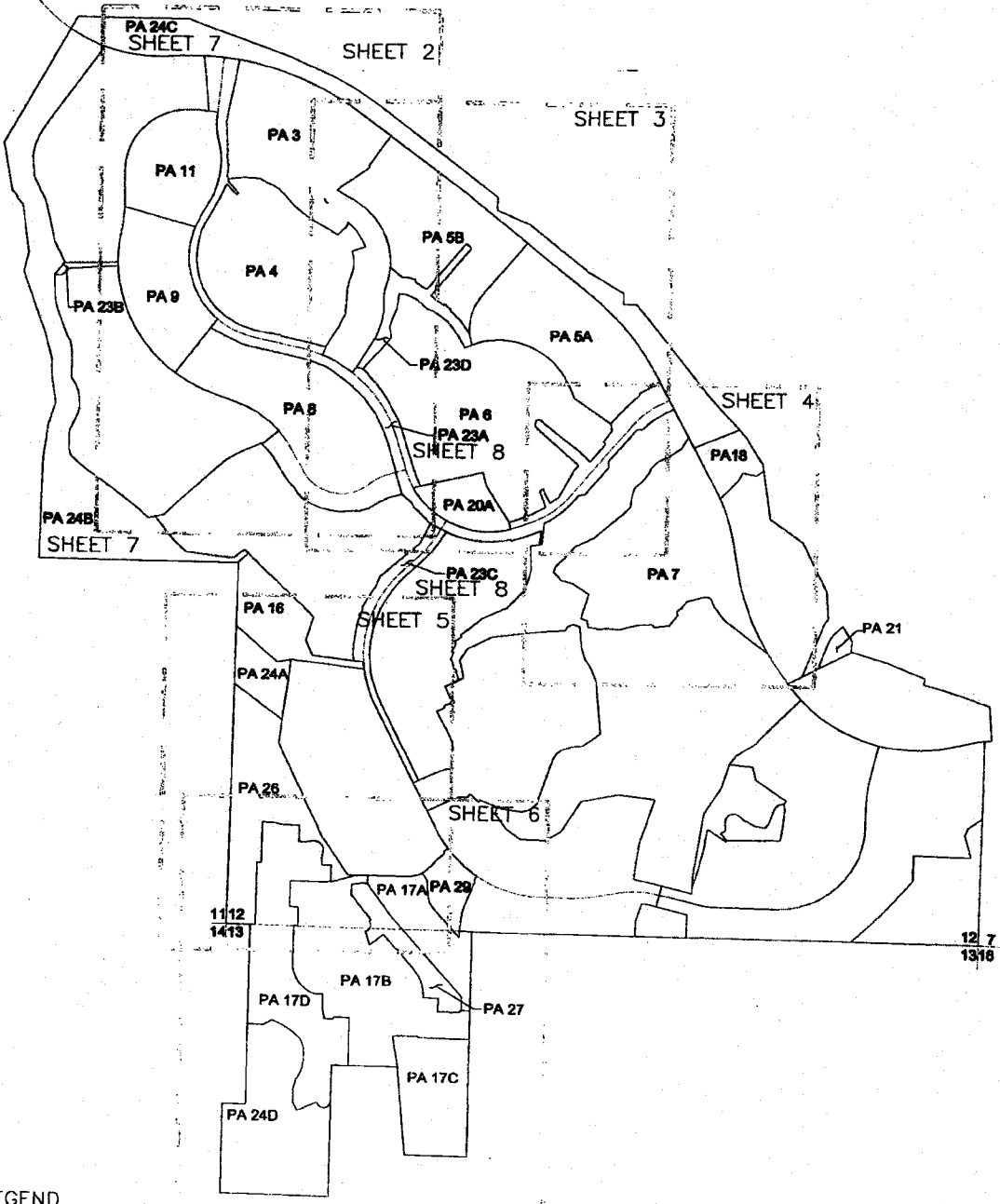
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **August 20, 2013**, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Stone, Benoit and Ashley  
NAYS: None  
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant



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

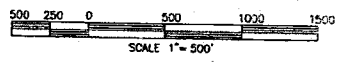


LEGEND

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



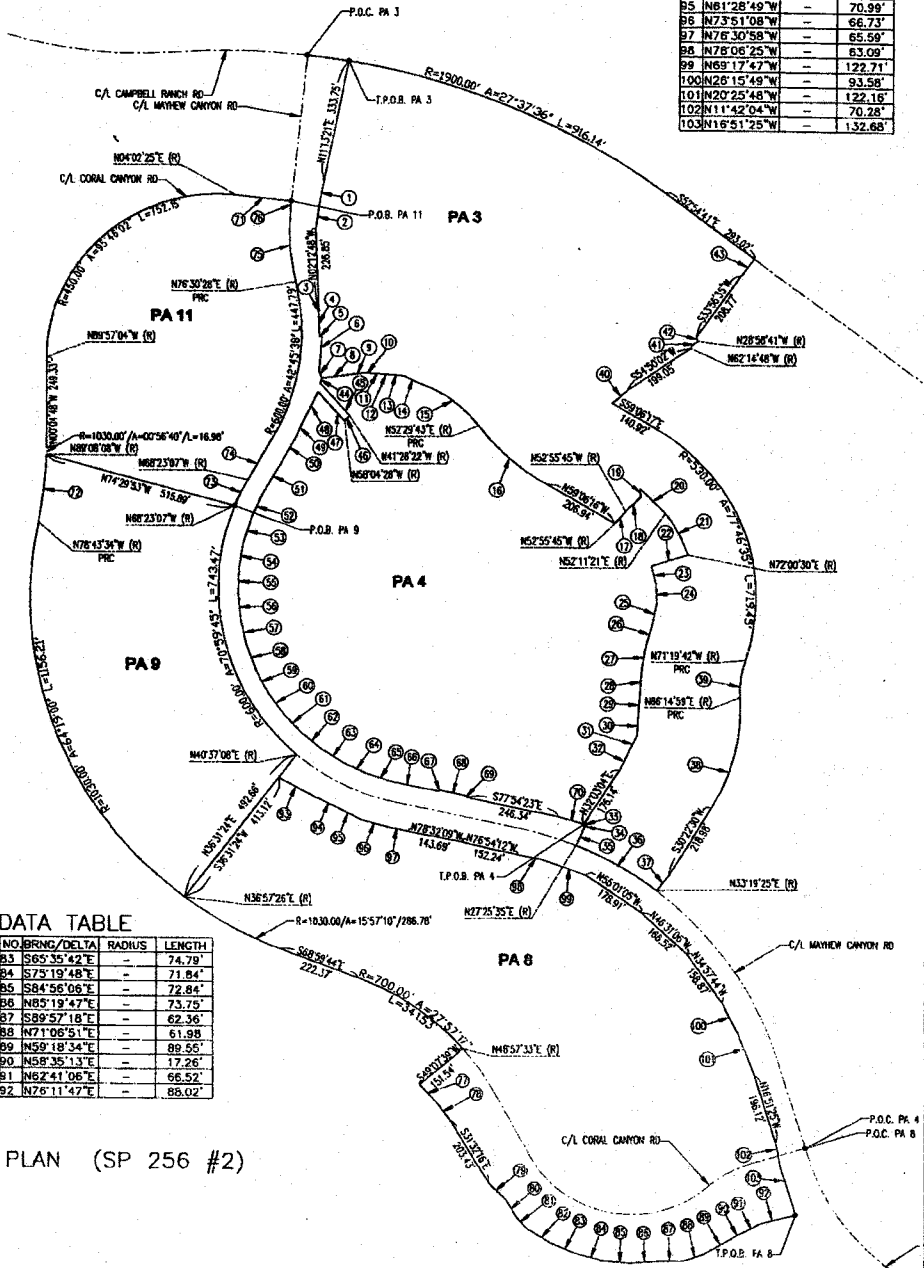
ALBERHILL/GLEN IVY/TEMESCAL  
SECS 11 & 12, T.5S., R.6W S.B.M.

DATA TABLE

| NO. | BRNG/Delta  | RADIUS  | LENGTH  |
|-----|-------------|---------|---------|
| 1   | N11°35'06"E | --      | 85.73'  |
| 2   | N06°48'52"E | --      | 68.20'  |
| 3   | N08°01'28"E | --      | 1.70'   |
| 4   | N01°58'34"W | --      | 70.00'  |
| 5   | S85°01'28"W | --      | 5.75'   |
| 6   | N40°50'58"E | --      | 95.05'  |
| 7   | N23°36'35"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  | N85°31'55"W | --      | 3.82'   |
| 13  | N85°01'28"W | --      | 48.43'  |
| 14  | N63°30'18"W | --      | 47.23'  |
| 15  | S11°38'37"  | 352.00  | 194.84' |
| 16  | S11°35'59"  | 648.00  | 244.29' |
| 17  | S7°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 | --      | 60.06'  |
| 27  | N09°54'43"E | --      | 67.24'  |
| 28  | N03°25'38"E | --      | 67.82'  |
| 29  | N03°47'56"E | --      | 82.23'  |
| 30  | N03°18'15"E | --      | 52.22'  |
| 31  | N25°24'36"E | --      | 52.94'  |
| 32  | N24°57'26"E | --      | 51.64'  |
| 33  | N83°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  | S40°21'11"  | 530.00  | 315.87' |
| 39  | N22°25'19"  | 270.00  | 105.66' |
| 40  | S48°13'31"W | --      | 56.81'  |
| 41  | S31°18'07"  | 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°38'06"   | 70.00   | 20.28'  |
| 47  | N41°28'22"W | --      | 108.62' |
| 48  | S25°24'53"W | --      | 83.02'  |
| 49  | S33°45'59"W | --      | 58.25'  |
| 50  | S27°48'37"W | --      | 58.02'  |
| 51  | S29°16'08"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  | S85°15'48"E | --      | 5.41'   |
| 68  | S77°54'23"E | --      | 70.00'  |
| 69  | S34°04'32"E | --      | 6.43'   |
| 70  | S21°40'31"E | --      | 66.54'  |
| 71  | S84°18'48"E | --      | 149.50' |
| 72  | S10°24'34"  | 1030.00 | 187.13' |
| 73  | S07°39'13"  | 600.00  | 80.15'  |
| 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°28'32"E | --      | 54.24'  |
| 81  | S40°11'42"E | --      | 38.32'  |
| 82  | S57°47'43"E | --      | 74.64'  |

DATA TABLE

| NO. | BRNG/Delta  | RADIUS | LENGTH  |
|-----|-------------|--------|---------|
| 83  | N61°28'49"W | --     | 101.84' |
| 84  | N64°21'03"W | --     | 70.09'  |
| 85  | N81°28'49"W | --     | 70.99'  |
| 86  | N73°51'08"W | --     | 66.73'  |
| 87  | N76°30'58"W | --     | 65.59'  |
| 88  | N78°06'25"W | --     | 63.09'  |
| 89  | N62°17'47"W | --     | 122.71' |
| 100 | N26°15'49"W | --     | 93.56'  |
| 101 | N20°25'48"W | --     | 122.16' |
| 102 | N11°42'04"W | --     | 70.28'  |
| 103 | N16°51'25"W | --     | 132.68' |

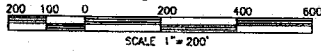


DATA TABLE

| NO. | BRNG/Delta  | RADIUS | LENGTH |
|-----|-------------|--------|--------|
| 83  | S65°35'42"E | --     | 74.79' |
| 84  | S75°19'48"E | --     | 71.84' |
| 85  | S84°56'06"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 | --     | 17.26' |
| 90  | N58°53'13"E | --     | 17.26' |
| 91  | N62°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 008  
290-582-001 THROUGH 005  
290-583-001 THROUGH 012  
290-584-001 THROUGH 019

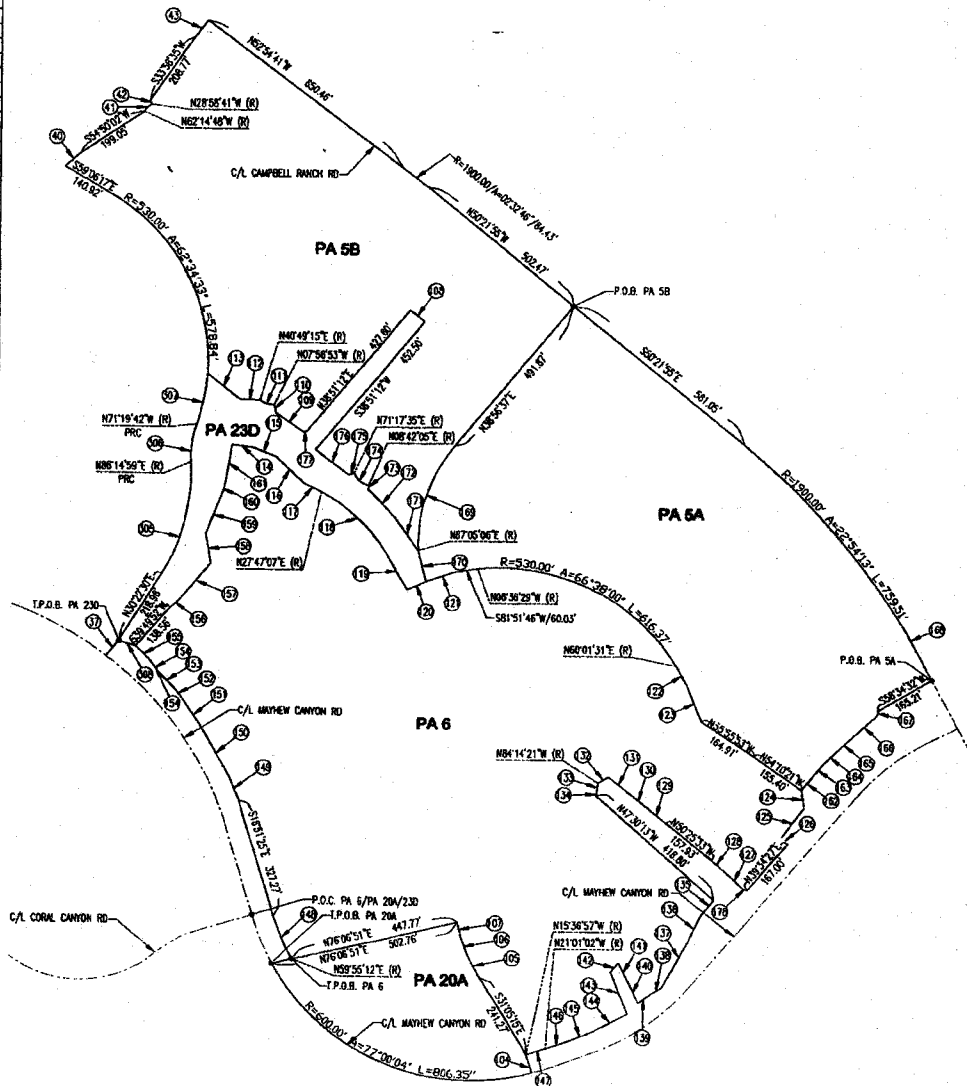
CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



DATA TABLE

| NO  | 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  | N48°00'00"E | --     | 12.22'  |
| 44  | N05°55'06"E | --     | 94.31'  |
| 45  | 07°11'02"   | 683.00 | 85.64'  |
| 46  | N10°48'43"W | --     | 10.02'  |
| 47  | S37°08'19"W | --     | 56.00'  |
| 48  | N43°01'08"W | --     | 108.07' |
| 49  | N46°59'46"W | --     | 59.84'  |
| 50  | N46°59'46"W | --     | 59.84'  |
| 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°39'49"E | --     | 48.18'  |
| 107 | S13°33'52"E | --     | 43.58'  |
| 108 | S51°18'40"E | --     | 90.29'  |
| 109 | S55°35'38"E | --     | 90.29'  |
| 110 | S07°58'53"E | --     | 22.32'  |
| 111 | N48°48'08"  | 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 | --     | 68.00'  |
| 116 | N47°10'10"W | --     | 104.27' |
| 117 | N63°08'11"W | --     | 51.76'  |
| 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 | N20°30'38"W | --     | 108.27' |
| 124 | N06°09'26"W | --     | 50.19'  |
| 125 | N35°11'38"E | --     | 100.91' |
| 126 | N50°25'33"W | --     | 22.83'  |
| 127 | S44°59'46"E | --     | 55.00'  |
| 128 | S47°33'49"E | --     | 53.00'  |
| 129 | S48°47'54"E | --     | 59.87'  |
| 130 | S50°20'54"E | --     | 65.22'  |
| 131 | S50°40'49"E | --     | 68.82'  |
| 132 | N57°57'44"E | --     | 31.16'  |
| 133 | 04°37'09"   | 330.00 | 26.00'  |
| 134 | N10°22'48"E | --     | 8.22'   |
| 135 | N39°23'53"E | --     | 50.26'  |
| 136 | N28°11'40"E | --     | 88.03'  |
| 137 | N27°30'50"E | --     | 140.89' |
| 138 | N59°28'31"E | --     | 32.68'  |
| 139 | N52°46'11"E | --     | 40.10'  |
| 140 | S24°11'37"E | --     | 60.00'  |
| 141 | S28°33'14"E | --     | 61.17'  |
| 142 | N39°23'53"E | --     | 32.83'  |
| 143 | N21°52'58"W | --     | 122.18' |
| 144 | N81°11'03"E | --     | 103.81' |
| 145 | N67°53'30"E | --     | 70.06'  |
| 146 | N0°22'23"E  | --     | 60.73'  |
| 147 | 05°24'05"   | 547.00 | 61.87'  |
| 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 | --     | 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 | --     | 39.95'  |
| 157 | S38°30'56"W | --     | 83.00'  |
| 158 | S10°26'59"E | --     | 122.87' |
| 159 | S21°21'21"W | --     | 111.16' |
| 160 | S16°30'33"W | --     | 38.82'  |
| 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°42'42"E | --     | 55.14'  |
| 169 | S1°51'31"   | 420.00 | 306.84' |
| 170 | N13°56'07"W | --     | 86.90'  |
| 171 | S34°27'29"E | --     | 105.81' |
| 172 | S43°25'58"E | --     | 107.81' |
| 173 | S08°42'05"W | --     | 12.18'  |
| 174 | S23°35'30"  | 48.00  | 52.44'  |

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

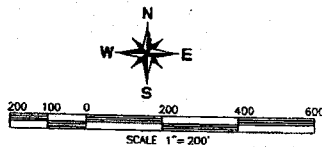


DATA TABLE

| NO  | BRNG/Delta  | RADIUS | LENGTH  |
|-----|-------------|--------|---------|
| 175 | N7°17'35"E  | --     | 15.53'  |
| 176 | S3°12'28"E  | --     | 110.04' |
| 177 | N17°32'29"E | --     | 10.75'  |
| 178 | S68°04'34"E | --     | 16.00'  |
| 305 | S4°07'31"   | 530.00 | 315.67' |
| 306 | S27°25'19"  | 270.00 | 105.66' |
| 307 | S15°12'02"  | 530.00 | 140.61' |
| 308 | N7°10'21"W  | --     | 45.36'  |

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: 290-460-014 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

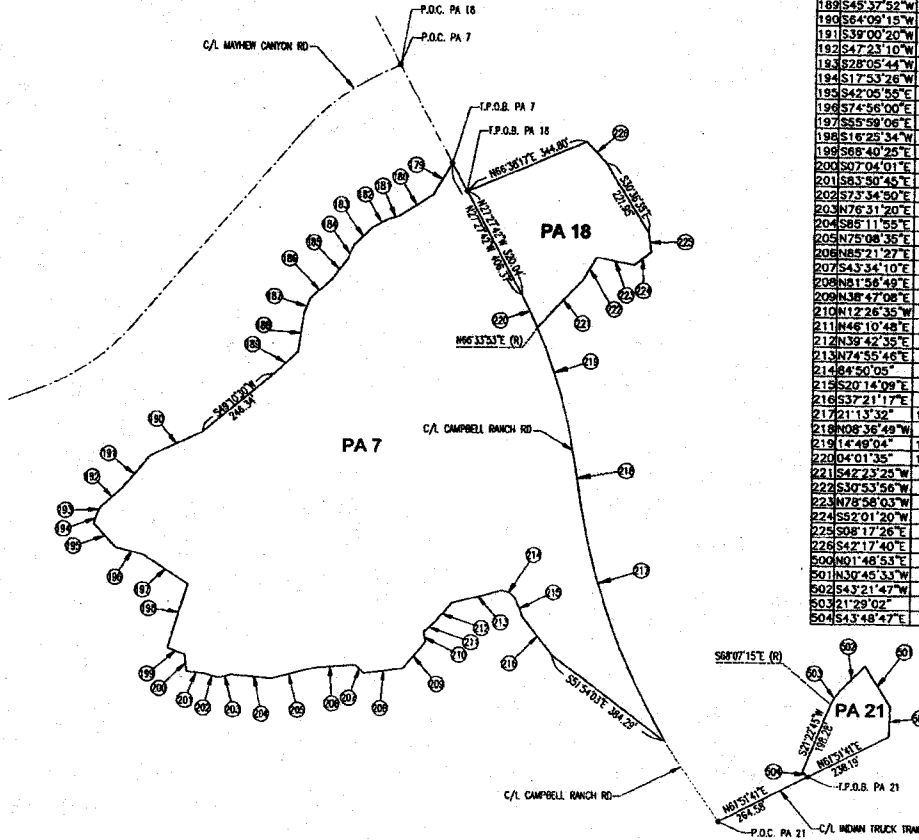
CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



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

DATA TABLE

| NO  | BRNG/DELTA  | RADIUS  | LENGTH  |
|-----|-------------|---------|---------|
| 179 | S28°45'21"W | --      | 100.36' |
| 180 | S55°39'30"W | --      | 105.09' |
| 181 | S71°05'43"W | --      | 26.85'  |
| 182 | S62°30'48"W | --      | 51.83'  |
| 183 | S45°07'21"W | --      | 70.05'  |
| 184 | S23°20'11"W | --      | 43.76'  |
| 185 | S3°05'54"W  | --      | 89.70'  |
| 186 | S48°22'25"W | --      | 78.43'  |
| 187 | S19°44'53"W | --      | 48.98'  |
| 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 | S28°05'44"W | --      | 19.46'  |
| 194 | S17°53'28"W | --      | 31.49'  |
| 195 | S42°05'55"E | --      | 83.81'  |
| 196 | S74°36'00"E | --      | 77.15'  |
| 197 | S85°59'06"E | --      | 142.72' |
| 198 | S18°25'34"W | --      | 184.28' |
| 199 | S68°40'25"E | --      | 47.13'  |
| 200 | S07°04'01"E | --      | 48.13'  |
| 201 | S83°30'45"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 | N158°49"E   | --      | 104.76' |
| 209 | N37°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 | S45°50'05"  | 40.00   | 59.23'  |
| 215 | S20°14'09"E | --      | 48.77'  |
| 216 | S37°21'17"E | --      | 130.98' |
| 217 | N13°32'     | 1900.00 | 703.87' |
| 218 | N98°36'49"W | --      | 126.14' |
| 219 | N14°46'04"  | 1400.00 | 362.07' |
| 220 | N04°01'35"  | 1400.00 | 98.36'  |
| 221 | S42°23'25"W | --      | 175.71' |
| 222 | S30°53'56"W | --      | 73.70'  |
| 223 | N78°58'03"W | --      | 101.58' |
| 224 | S52°01'20"W | --      | 54.86'  |
| 225 | S08°17'26"E | --      | 54.96'  |
| 226 | S42°17'40"E | --      | 76.75'  |
| 227 | N01°48'53"E | --      | 84.38'  |
| 228 | N30°45'33"W | --      | 127.18' |
| 229 | S43°21'47"W | --      | 98.65'  |
| 230 | N1°29'02"   | 110.00  | 41.25'  |
| 231 | S43°48'47"E | --      | 20.88'  |

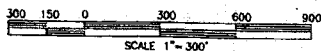


LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)

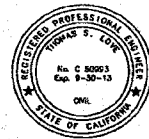
MAP NO. 2.2351

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

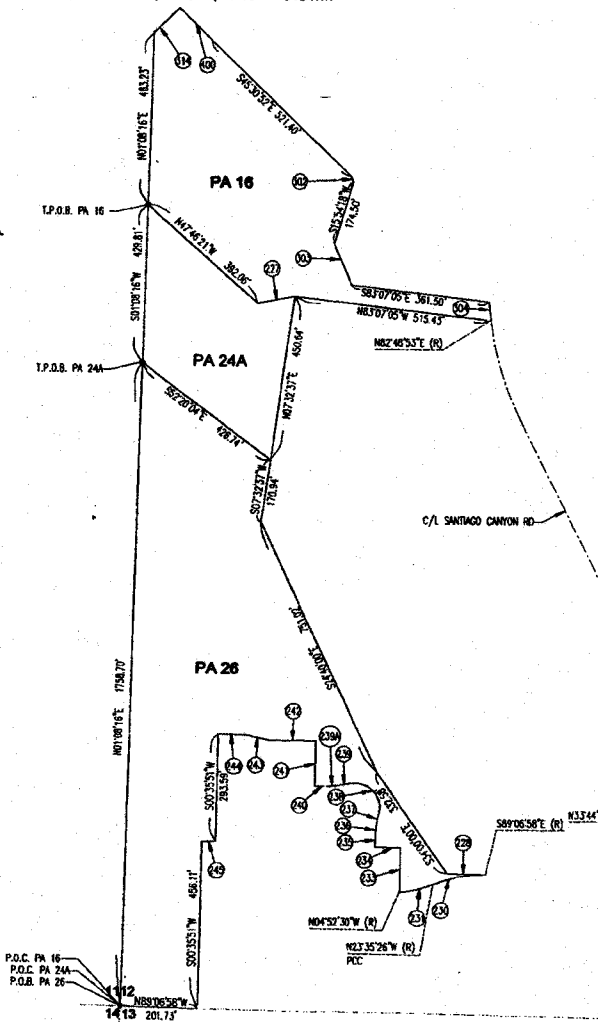


APN'S: 290-130-066, 290-130-067  
290-670-001

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

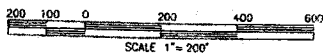
| NO.  | BRNG/DELTA  | RADIUS | LENGTH  |
|------|-------------|--------|---------|
| 227  | S76°36'42"W | --     | 100.08' |
| 228  | S89°06'58"E | --     | 100.81' |
| 230  | S24°28'28"  | 328.00 | 140.11' |
| 231  | S18°42'56"  | 272.00 | 88.85'  |
| 233  | N00°35'51"E | --     | 120.88' |
| 234  | N89°24'09"W | --     | 65.62'  |
| 235  | N02°35'51"E | --     | 37.81'  |
| 236  | S10°17'47"  | 100.00 | 17.92'  |
| 237  | N10°53'38"E | --     | 40.99'  |
| 238  | S10°35'35"  | 66.00  | 127.39' |
| 239  | S80°18'03"W | --     | 40.99'  |
| 239A | S10°17'47"  | 100.00 | 17.92'  |
| 240  | N89°24'09"W | --     | 36.08'  |
| 241  | N00°35'51"E | --     | 123.12' |
| 242  | N89°24'09"W | --     | 122.00' |
| 243  | N75°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  | S27°02'     | 850.00 | 51.19'  |
| 314  | N43°56'01"E | --     | 98.00'  |
| 400  | S44°06'29"E | --     | 120.54' |

LEGEND

SP ZONE SPECIFIC PLAN (SP. 256 #2)

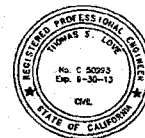
MAP NO. 2.2351

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

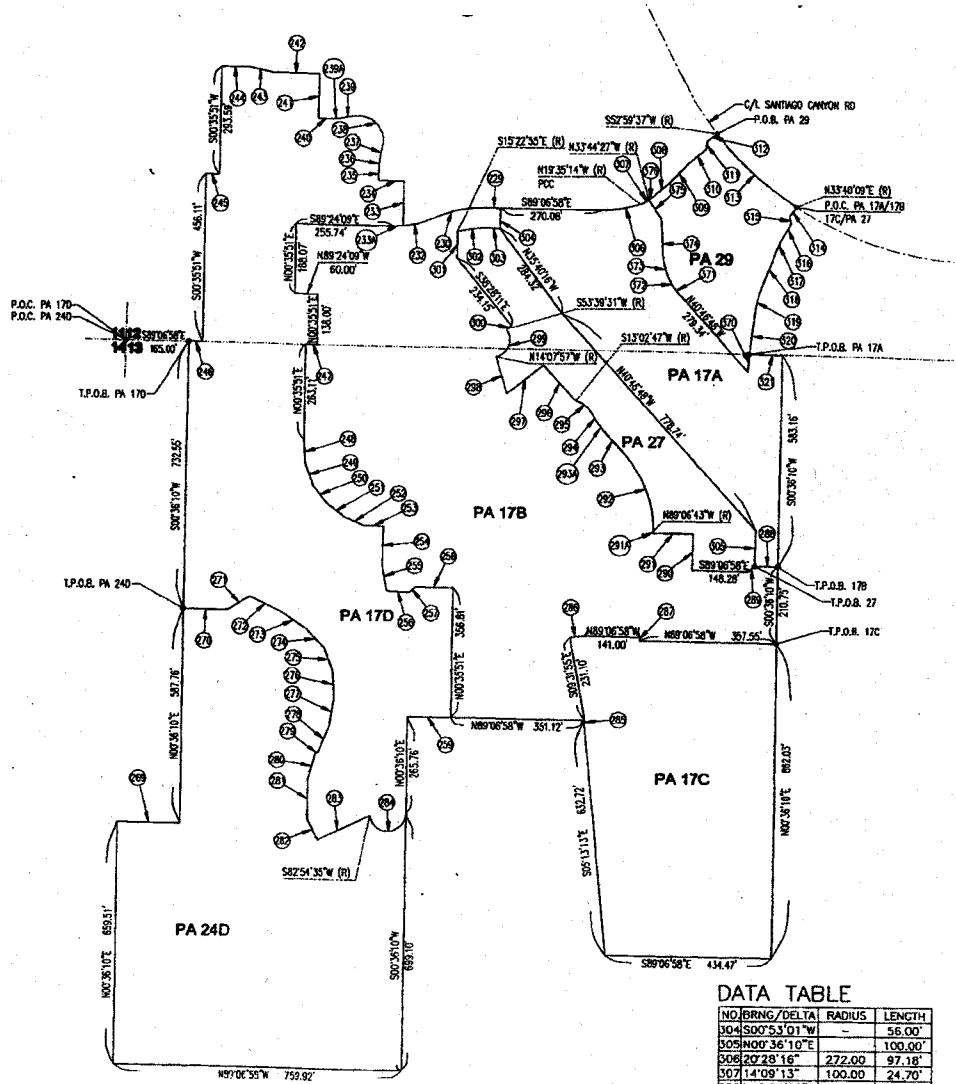
CHANGE OF ZONE CASE NO. 7786  
ADOPTED BY ORDINANCE NO. 348.4760  
AUGUST 20, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



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°25'35"  | 328.00 | 140.79' |
| 232  | S24°23'19"  | 272.00 | 115.78' |
| 233  | N00°35'51"E | -      | 120.88' |
| 234  | N00°40'24"  | 272.00 | 28.93'  |
| 234  | N89°24'09"W | -      | 66.62'  |
| 235  | N00°35'51"E | -      | 37.81'  |
| 236  | N01°17'47"  | 100.00 | 17.97'  |
| 237  | N10°53'38"E | -      | 40.99'  |
| 238  | N10°35'35"  | 66.00  | 127.39' |
| 238  | S80°18'03"W | -      | 40.99'  |
| 239  | N01°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  | N78°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 | -      | 58.71'  |
| 252  | N66°47'41"W | -      | 55.07'  |
| 253  | N88°58'54"W | -      | 51.65'  |
| 254  | N00°53'17"E | -      | 107.58' |
| 255  | N09°56'15"W | -      | 72.19'  |
| 256  | N89°58'51"W | -      | 80.05'  |
| 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 | -      | 165.00' |
| 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°28'07"E | -      | 68.53'  |
| 276  | S02°51'15"E | -      | 75.96'  |
| 277  | S08°22'21"W | -      | 78.64'  |
| 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 | -      | 82.45'  |
| 283  | N64°25'16"E | -      | 153.64' |
| 284  | S22°18'25"  | 48.00  | 144.35' |
| 285  | S03°11'20"W | -      | 11.86'  |
| 286  | S65°32'37"W | -      | 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 | -      | 103.00' |
| 291A | N00°53'02"E | -      | 3.02'   |
| 292  | S24°09'48"  | 328.00 | 241.37' |
| 293  | S41°16'31"E | -      | 77.67'  |
| 294  | N01°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°43'18"E | -      | 124.63' |
| 298  | S15°30'23"E | -      | 105.36' |
| 299  | N12°12'32"  | 48.00  | 94.00'  |
| 300  | S53°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'  |



DATA TABLE

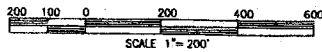
| NO. | BRNG/DELTA  | RADIUS | LENGTH  |
|-----|-------------|--------|---------|
| 304 | S00°53'01"W | -      | 56.00'  |
| 305 | N00°36'10"E | -      | 100.00' |
| 306 | S20°28'16"  | 272.00 | 97.18'  |
| 307 | S14°09'13"  | 100.00 | 24.70'  |
| 308 | N48°53'02"E | -      | 63.12'  |
| 309 | N41°35'33"E | -      | 63.03'  |
| 310 | N48°53'02"E | -      | 65.56'  |
| 311 | N04°40'57"E | -      | 21.92'  |
| 312 | N52°59'37"E | -      | 33.00'  |
| 313 | N19°10'28"  | 850.00 | 286.69' |
| 314 | S33°40'09"W | -      | 33.00'  |
| 315 | S14°46'36"E | -      | 20.02'  |
| 316 | S30°55'17"W | -      | 26.03'  |
| 317 | S10°26'05"  | 328.00 | 58.74'  |
| 318 | S20°29'12"W | -      | 98.61'  |
| 319 | S13°52'37"  | 340.00 | 82.35'  |
| 320 | S06°36'35"W | -      | 106.79' |
| 321 | S89°06'58"E | -      | 85.00'  |
| 370 | S04°21'00"W | -      | 48.75'  |
| 371 | N37°29'05"W | -      | 19.77'  |
| 372 | N30°38'05"W | -      | 21.33'  |
| 373 | S4°01'51"   | 172.00 | 72.14'  |
| 374 | N03°02'57"W | -      | 100.09' |
| 375 | N33°44'27"W | -      | 58.50'  |
| 376 | S07°22'31"  | 100.00 | 12.87'  |

LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

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

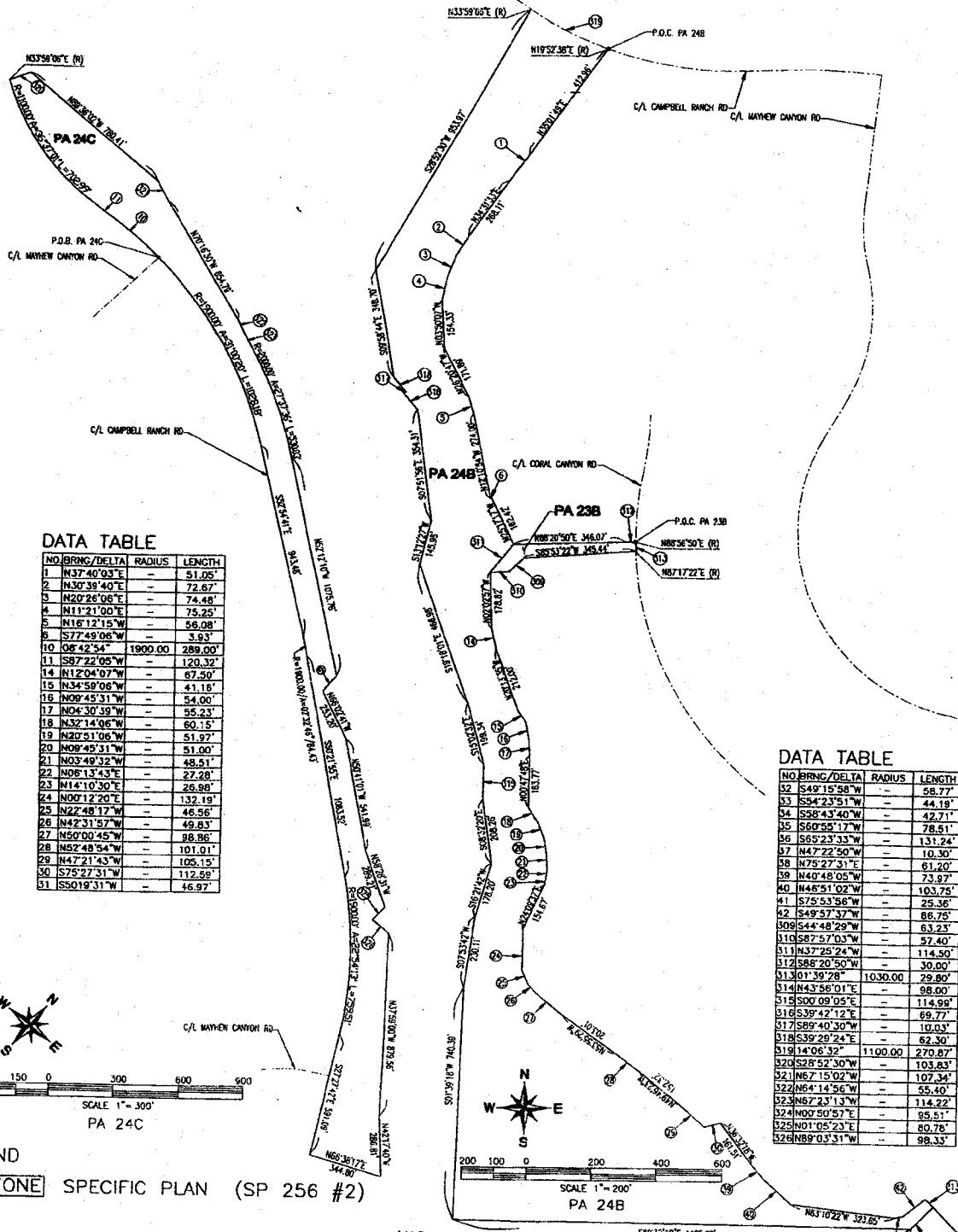


APN'S: 290-660-002  
290-660-003  
290-660-005  
290-660-012

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



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

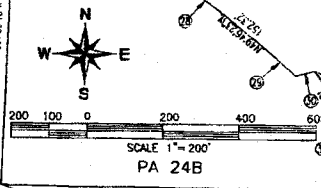
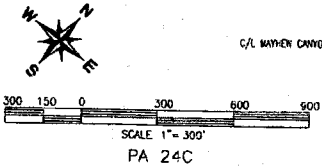


DATA TABLE

| NO. | BRNG/DELTA  | RADIUS  | LENGTH  |
|-----|-------------|---------|---------|
| 1   | N37°40'03"E | --      | 51.05'  |
| 2   | N30°39'40"E | --      | 72.67'  |
| 3   | N20°28'08"E | --      | 74.48'  |
| 4   | N11°21'00"E | --      | 75.25'  |
| 5   | N16°12'15"W | --      | 59.08'  |
| 6   | S77°49'06"W | --      | 3.93'   |
| 10  | 06°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°49'32"W | --      | 48.51'  |
| 22  | N06°13'43"E | --      | 27.28'  |
| 23  | N14°10'30"E | --      | 26.96'  |
| 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   | S34°23'51"W | --      | 44.19'  |
| 34   | S58°43'40"W | --      | 42.71'  |
| 35   | S60°55'17"W | --      | 78.61'  |
| 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 | --      | 73.87'  |
| 40   | N46°51'02"W | --      | 103.75' |
| 41   | S75°53'56"W | --      | 25.36'  |
| 42   | S49°57'37"W | --      | 86.75'  |
| 5098 | 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  | S01°35'28"  | 1030.00 | 29.80'  |
| 314  | N43°06'01"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  | S14°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  | N00°50'57"E | --      | 85.51'  |
| 325  | N01°05'23"E | --      | 80.78'  |
| 326  | N89°03'31"W | --      | 98.33'  |



LEGEND  
SP ZONE SPECIFIC PLAN (SP 256 #2)

MAP NO. 2.2351

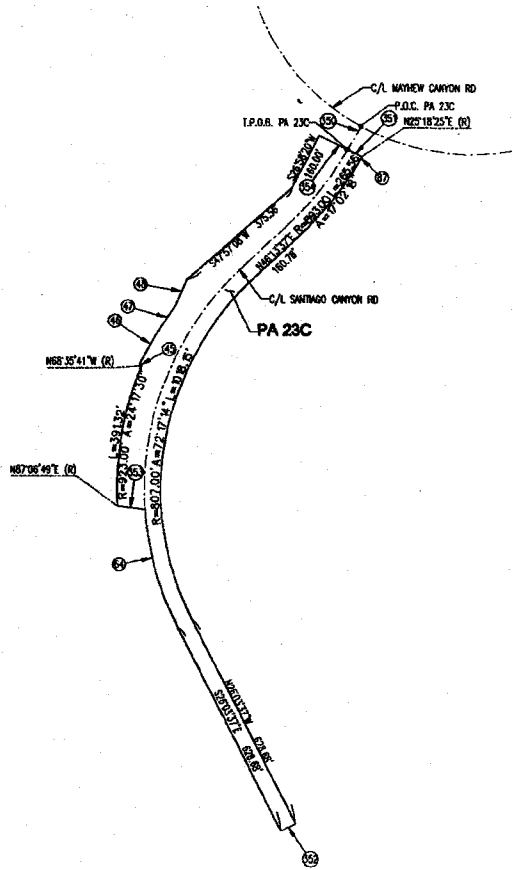
CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348

- APN'S: 290-060-067
- 290-080-025
- 290-060-069
- 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.

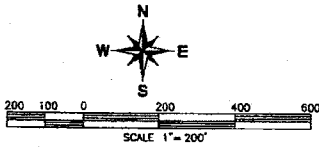


DATA TABLE

| NO. | BRNG/DELTA  | RADIUS | LENGTH  |
|-----|-------------|--------|---------|
| 45  | 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'  |
| 54  | N8°32'30"   | 850.00 | 280.02' |
| 57  | N29°11'18"E | -      | 7.24'   |
| 550 | S28°11'18"W | -      | 78.70'  |
| 551 | N63°07'11"W | -      | 43.04'  |
| 552 | N63°58'23"E | -      | 43.00'  |
| 553 | S83°07'05"E | -      | 74.17'  |
| 554 | 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





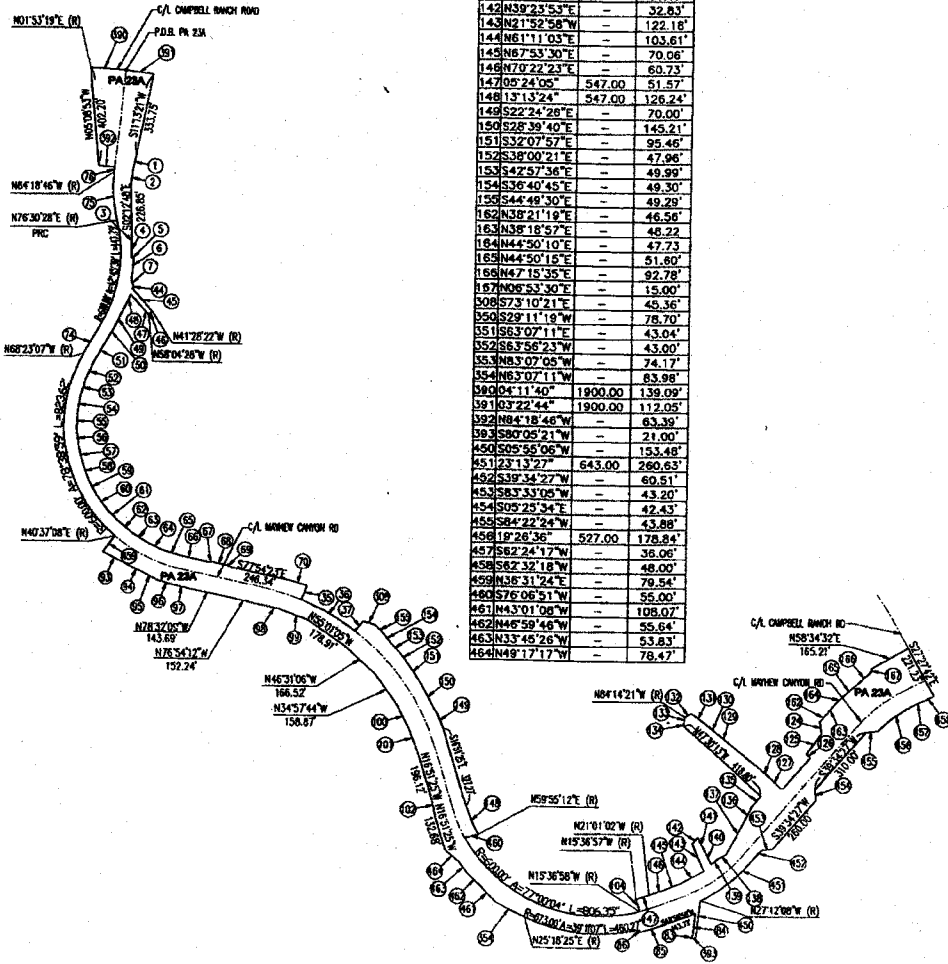
ALBERHILL/GLEN IVY/TEMESCAL  
SECS 11 & 12, T.5S., R.6W S.B.M.

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 | -       | 70.06'  |
| 146 | N79°22'23"E | -       | 60.73'  |
| 147 | S24°06'     | 547.00  | 51.57'  |
| 148 | S22°34'26"E | 547.00  | 126.24' |
| 149 | S28°39'40"E | -       | 70.00'  |
| 150 | S28°39'40"E | -       | 143.21' |
| 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 | S44°49'30"E | -       | 46.56'  |
| 162 | N38°21'19"E | -       | 48.22'  |
| 163 | N38°18'57"E | -       | 48.22'  |
| 164 | N44°50'10"E | -       | 47.73'  |
| 165 | N44°50'10"E | -       | 51.80'  |
| 166 | N47°15'29"E | -       | 92.78'  |
| 167 | N06°53'30"E | -       | 15.00'  |
| 168 | S73°10'21"E | -       | 45.36'  |
| 169 | S29°11'19"W | -       | 78.70'  |
| 170 | S63°07'11"E | -       | 43.04'  |
| 171 | S63°56'23"W | -       | 43.00'  |
| 172 | N83°07'05"W | -       | 74.17'  |
| 173 | N63°07'11"W | -       | 83.98'  |
| 174 | S04°11'40"  | 1900.00 | 139.09' |
| 175 | S03°22'44"  | 1900.00 | 112.05' |
| 176 | N84°18'46"W | -       | 63.39'  |
| 177 | S80°05'21"W | -       | 21.00'  |
| 178 | S02°55'06"W | -       | 153.48' |
| 179 | S23°13'27"  | 643.00  | 280.63' |
| 180 | S39°34'27"W | -       | 60.51'  |
| 181 | S83°33'05"W | -       | 43.20'  |
| 182 | S05°23'34"E | -       | 42.43'  |
| 183 | S84°22'24"W | -       | 43.88'  |
| 184 | S19°26'36"  | 527.00  | 178.84' |
| 185 | S82°24'17"W | -       | 36.06'  |
| 186 | S82°32'18"W | -       | 46.00'  |
| 187 | N36°31'24"E | -       | 79.54'  |
| 188 | S76°06'51"W | -       | 55.00'  |
| 189 | N43°01'06"E | -       | 108.07' |
| 190 | N46°59'46"W | -       | 55.04'  |
| 191 | N33°46'26"W | -       | 53.63'  |
| 192 | N49°17'17"W | -       | 78.47'  |

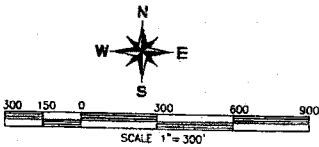
DATA TABLE

| NO | BRNG/DELTA  | RADIUS | LENGTH  |
|----|-------------|--------|---------|
| 1  | S11°36'06"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 | -      | 95.06'  |
| 7  | S23°36'35"E | -      | 19.16'  |
| 8  | S22°44'28"W | -      | 52.94'  |
| 9  | S15°16'38"  | 925.00 | 246.64' |
| 10 | N38°01'03"E | -      | 52.51'  |
| 11 | S13°37'33"W | -      | 14.84'  |
| 12 | S41°28'22"E | -      | 119.66' |
| 13 | S16°36'08"  | 70.00  | 20.28'  |
| 14 | N41°28'22"W | -      | 108.62' |
| 15 | S25°24'53"W | -      | 83.02'  |
| 16 | S23°45'39"W | -      | 58.25'  |
| 17 | S27°46'37"W | -      | 58.02'  |
| 18 | S29°16'06"W | -      | 120.77' |
| 19 | S23°58'38"W | -      | 70.37'  |
| 20 | S16°34'23"W | -      | 70.37'  |
| 21 | S08°21'23"W | -      | 70.31'  |
| 22 | S01°45'59"W | -      | 70.24'  |
| 23 | S05°38'13"E | -      | 70.24'  |
| 24 | S13°02'25"E | -      | 70.24'  |
| 25 | S20°26'37"E | -      | 70.24'  |
| 26 | S27°50'49"E | -      | 70.24'  |
| 27 | S35°15'01"E | -      | 70.24'  |
| 28 | S42°39'13"E | -      | 70.24'  |
| 29 | S50°03'25"E | -      | 70.24'  |
| 30 | S57°27'37"E | -      | 70.24'  |
| 31 | S64°03'02"E | -      | 70.31'  |
| 32 | S72°16'01"E | -      | 70.37'  |
| 33 | S77°54'17"E | -      | 121.88' |
| 34 | N68°15'46"E | -      | 5.41'   |
| 35 | S77°54'23"E | -      | 70.00'  |
| 36 | S34°04'32"E | -      | 6.43'   |
| 37 | S71°40'31"E | -      | 68.54'  |
| 38 | N29°18'06"E | -      | 129.21' |
| 39 | S19°10'46"  | 600.00 | 200.85' |
| 40 | N05°41'14"E | -      | 20.07'  |
| 41 | N43°00'00"E | -      | 12.21'  |
| 42 | N07°58'06"E | -      | 94.31'  |
| 43 | S07°11'02"  | 683.00 | 65.84'  |
| 44 | N10°48'43"W | -      | 10.02'  |
| 45 | S29°11'19"W | -      | 7.24'   |
| 46 | N61°26'49"W | -      | 101.84' |
| 47 | N64°21'03"W | -      | 70.09'  |
| 48 | N6°28'49"W  | -      | 70.99'  |
| 49 | N73°51'08"W | -      | 66.73'  |
| 50 | N76°30'58"W | -      | 65.99'  |
| 51 | N78°06'25"W | -      | 63.09'  |
| 52 | N69°17'47"W | -      | 122.71' |
| 53 | N26°15'49"W | -      | 93.98'  |
| 54 | N20°25'48"W | -      | 122.16' |
| 55 | N11°42'04"W | -      | 70.28'  |
| 56 | N15°36'58"W | -      | 53.00'  |
| 57 | N08°09'26"W | -      | 50.19'  |
| 58 | N35°11'38"E | -      | 100.91' |
| 59 | N50°25'33"W | -      | 22.93'  |
| 60 | S44°59'46"E | -      | 55.00'  |
| 61 | S47°33'49"E | -      | 53.00'  |
| 62 | S49°47'54"E | -      | 59.87'  |
| 63 | S50°20'54"E | -      | 65.22'  |
| 64 | S50°40'49"E | -      | 68.62'  |
| 65 | N57°51'44"E | -      | 31.16'  |
| 66 | S04°37'09"  | 330.00 | 8.22'   |
| 67 | N10°22'48"E | -      | 50.26'  |
| 68 | N26°11'40"E | -      | 86.03'  |
| 69 | N27°30'50"E | -      | 140.99' |
| 70 | N59°29'31"E | -      | 32.68'  |
| 71 | 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  
 290-480-013  
 290-480-085  
 290-470-052  
 290-470-054  
 290-473-011  
 290-481-034  
 290-481-036  
 290-482-018  
 290-570-006  
 290-572-018  
 290-582-008

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

