

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

612B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 29, 2013

SUBJECT: RESOLUTION NO. 2013-215 FOR SPECIFIC PLAN NO. 325, AMENDMENT NO. 1 (CITRUS HEIGHTS); ORDINANCE NO. 348.4764 FOR CHANGE OF ZONE NO. 7779 (FAST TRACK NO. 2013-05) – Applicant: CV Communities, LLC – Engineer/Representative: T&B Planning – First/First Supervisorial District - Location: Southerly of Van Buren Boulevard and easterly of McAllister Street – 333.7 Gross Acres – Zoning: Specific Plan (SP00325) – REQUEST: Adopt Resolution No. 2013-0215; and adopt Ordinance No. 348.4764.

RECOMMENDED MOTION:

ADOPTION of RESOLUTION NO. 2013-215 FOR SPECIFIC PLAN NO. 325, AMENDMENT NO. 1, and,

ADOPTION of ORDINANCE NO. 348. 4764 CHANGE OF ZONE NO. 7779.

BACKGROUND:

This project is being scheduled for a public hearing to approve the Specific Plan Amendment, and tentatively approve the Change of Zone; and adopt a resolution for the Specific Plan Amendment and an Ordinance Amendment for the Change of Zone on the same day. The project has been granted "Fast Track" status, and as such bypassed the Planning Commission.

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Carolyn Syms Luna
Carolyn Syms Luna
Planning Director
(continued on next page)

Initials:
CSL:ms p.w.

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: September 24, 2013
XC: Planning, COB, MC

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

Prev. Agn. Ref. District: 1/1 Agenda Number:

3-73

ATTACHMENTS FILED

REVIEWED BY EXECUTIVE OFFICE

DATE 9/29/13
Tina Grande

Departmental Concurrence

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

**RESOLUTION NO. 2013-215
ADOPTING
AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 325
(CITRUS HEIGHTS)**

WHEREAS, pursuant to the provisions of Government Code Section 65450 et. seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on September 24, 2013 to consider Amendment No.1 to Specific Plan No. 325 (formerly the LAKE MATHEWS GOLF AND COUNTRY CLUB, now CITRUS HEIGHTS), which specific plan was adopted by the Board of Supervisors pursuant to Resolution No. 2004-539 on December 21, 2004; and,

WHEREAS, a public hearing before the Planning Commission was not required because Amendment No. 1 to the Specific Plan No. 325 was granted Fast Track Status pursuant to Board Policy A-32 which allows the project to go directly to the Board of Supervisors; and,

WHEREAS, the Board of Supervisors closed the September 24th public hearing and approved Specific Plan No. 325, 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. 433 ("EIR No. 433"), which was prepared in connection with this Amendment No. 1 to Specific Plan No. 325 and related cases Tentative Tract Map No. 36390 and Change of Zone No. 7779 (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,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on September 24, 2013, that:

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* DATE: 9/29/13
MICHELLE CLACK

- 1 A. Amendment No. 1 modifies Specific Plan No. 325 by the following:
- 2 1. Reduces the approved grading footprint for Specific Plan No. 325 (exclusive of
- 3 grading required for Street "A") from approximately 254.7 acres to approximately
- 4 207.6 acres, which is a reduction of 47.1 acres.
- 5 2. Eliminates the approved 119.1-acre golf course and 3.5-acre golf course clubhouse.
- 6 3. Increases open space from 85.2 acres to 162.4 acres.
- 7 4. Increases parks from 2.5 acres to 7.0 acres.
- 8 5. Develops a portion of the site with 345 single-family residential homes at a
- 9 maximum gross density of 1.0 dwelling units per acre.
- 10 6. Includes 2.9 acres of storm water drainage/water quality detention facilities while
- 11 retaining existing drainage characteristics.
- 12 B. Amendment No. 1 also modifies the design guidelines, updates product types and
- 13 development standards and adjusts distribution and planning area configuration to be
- 14 consistent with the above referenced changes to the Land Use Plan for Specific Plan No.
- 15 325.
- 16 C. Specific Plan No. 325, Amendment No.1 is associated with Tentative Tract Map No.
- 17 36390 and Change of Zone No. 7779, which were considered concurrently at the public
- 18 hearing before the Board of Supervisors.
- 19 D. The environmental assessment prepared for the project concluded that some changes or
- 20 additions are necessary but none sufficient to necessitate the preparation of a subsequent
- 21 EIR. Accordingly, an Addendum to EIR No. 433 ("Addendum") was prepared.
- 22 E. No potentially significant environmental impacts are associated with the project other than
- 23 those identified in EIR No. 433 as modified by the Addendum and those impacts would be
- 24 avoided or lessened (reduced to a level of insignificance) by the mitigation measures listed
- 25 in Resolution No. 2004-539 certifying EIR No. 433, which is incorporated herein by this
- 26 reference in its entirety.
- 27
- 28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No.1 to Specific
2 Plan No. 325 is consistent with the intent, design, and mitigation approved for Specific Plan No. 325 as
3 modified through Amendment No. 1 and is consistent with the Riverside County General Plan.

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

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
10 CONSIDERED the Addendum with EIR No. 433 in evaluating Specific Plan No. 325, Amendment No. 1
11 and the related cases referenced above, that the Addendum to EIR No. 433 is an accurate and objective
12 statement that complies with CEQA and reflects the County's independent judgment, and that EIR No.
13 433 and the Addendum are incorporated herein by reference.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 1 to Specific
15 Plan No. 325, on file with the Clerk of the Board, including the final conditions of approval and exhibits,
16 is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in
17 the plan, and said real property shall be developed substantially in accordance with the plan as amended,
18 unless the plan is repealed or further amended by the Board.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 1 to
20 Specific Plan No. 325 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
21 Planning Director, and in the Office of the Building and Safety Director, and that no applications for
22 subdivision maps, conditional use permits or other development proposals shall be accepted for the real
23 property described and shown in the plan, as amended, unless such applications are substantially in
24 accordance therewith.

25 ///
26 ///
27 ///

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

5
6
7
8
9 MPC:mld
08/22/13
10 G:\PROPERTY\MDUSEK\RESOLUTIONS\RESOLUTION NO. 2013-SP325A1 8-22-13.DOCX

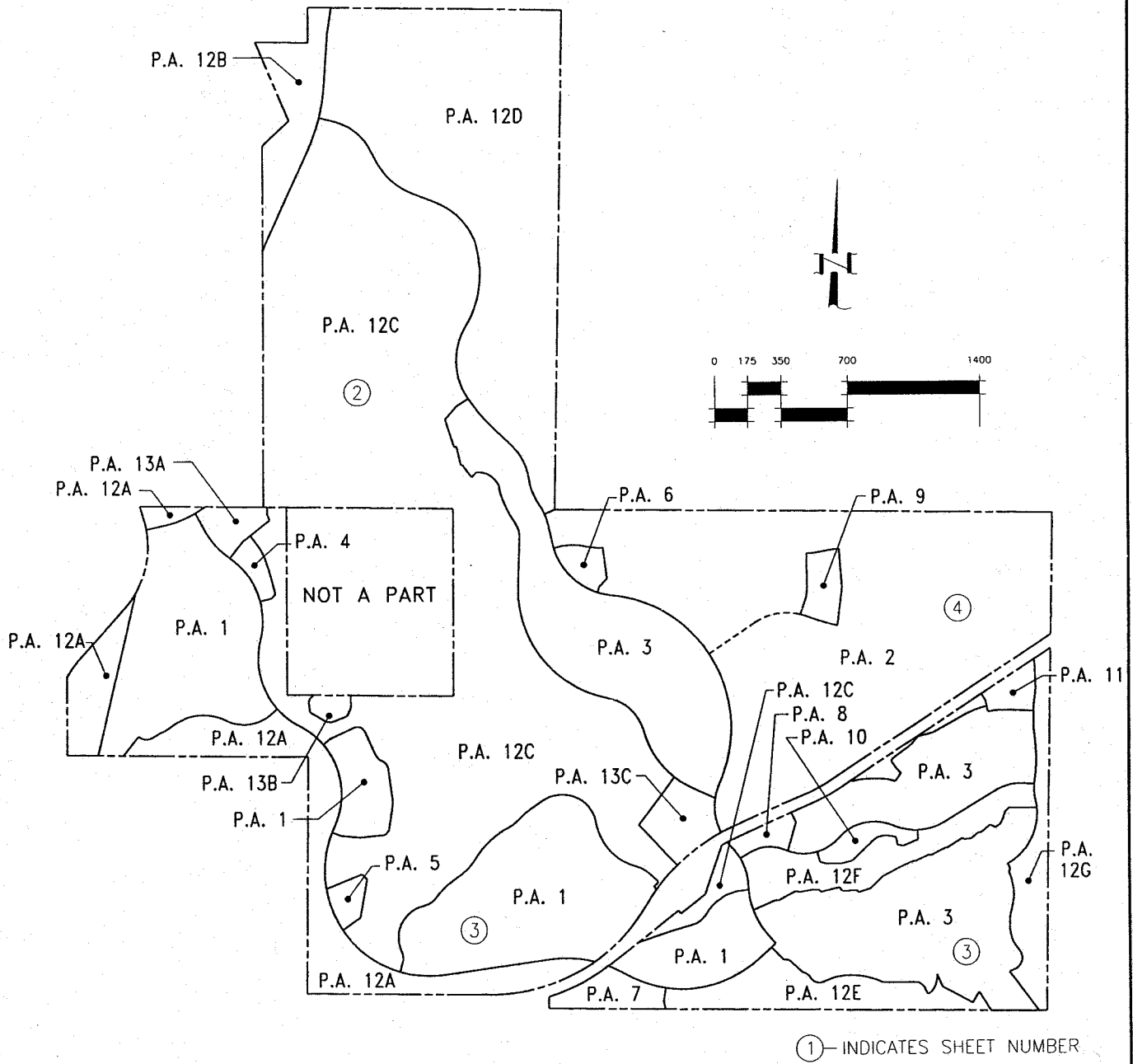
11 **ROLL CALL:**

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

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

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.



LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

AP.N.

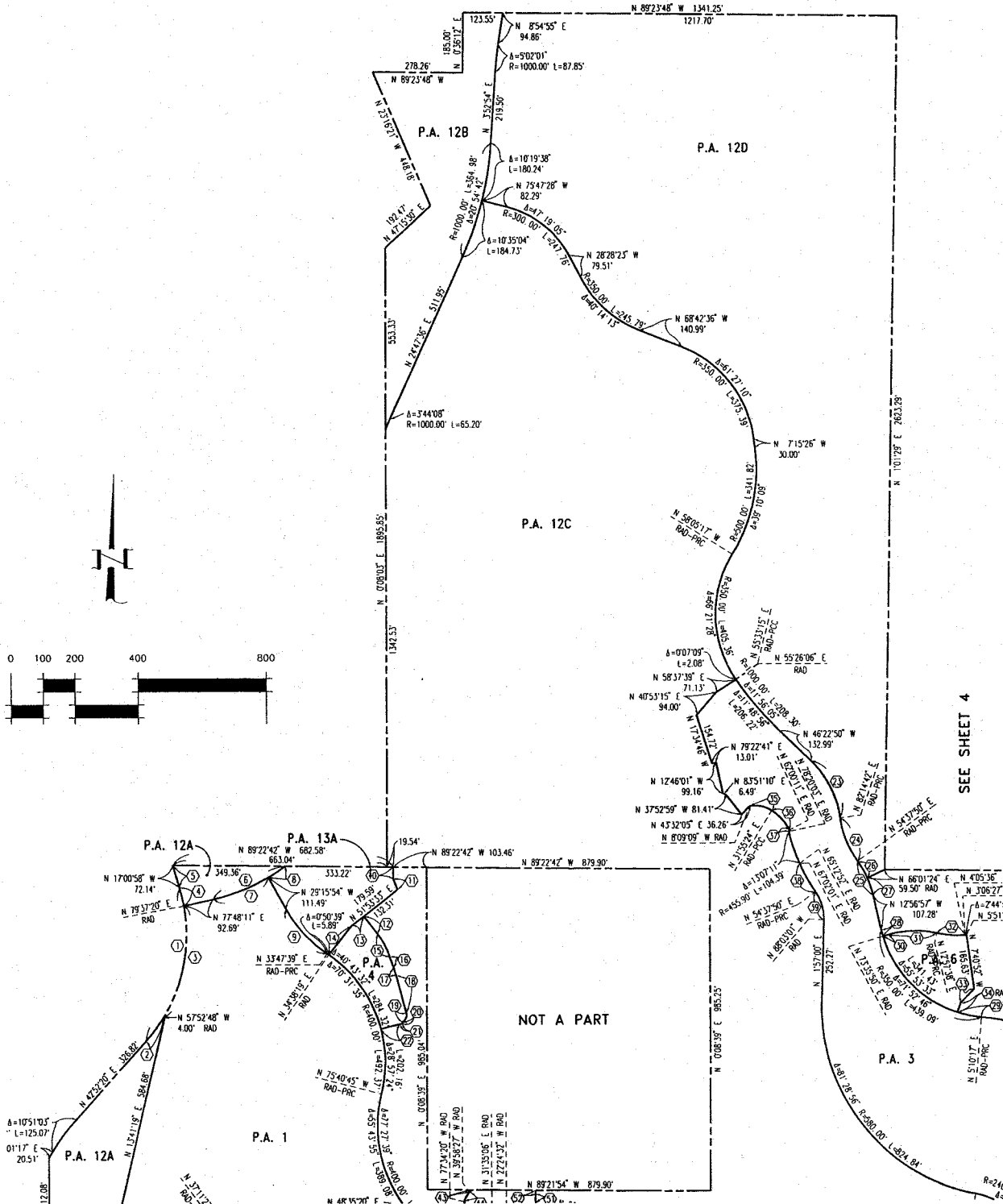
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- 269-100-012
- 269-100-014
- 269-100-015

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4764
SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.



SEE SHEET 4

SEE SHEET 3

LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

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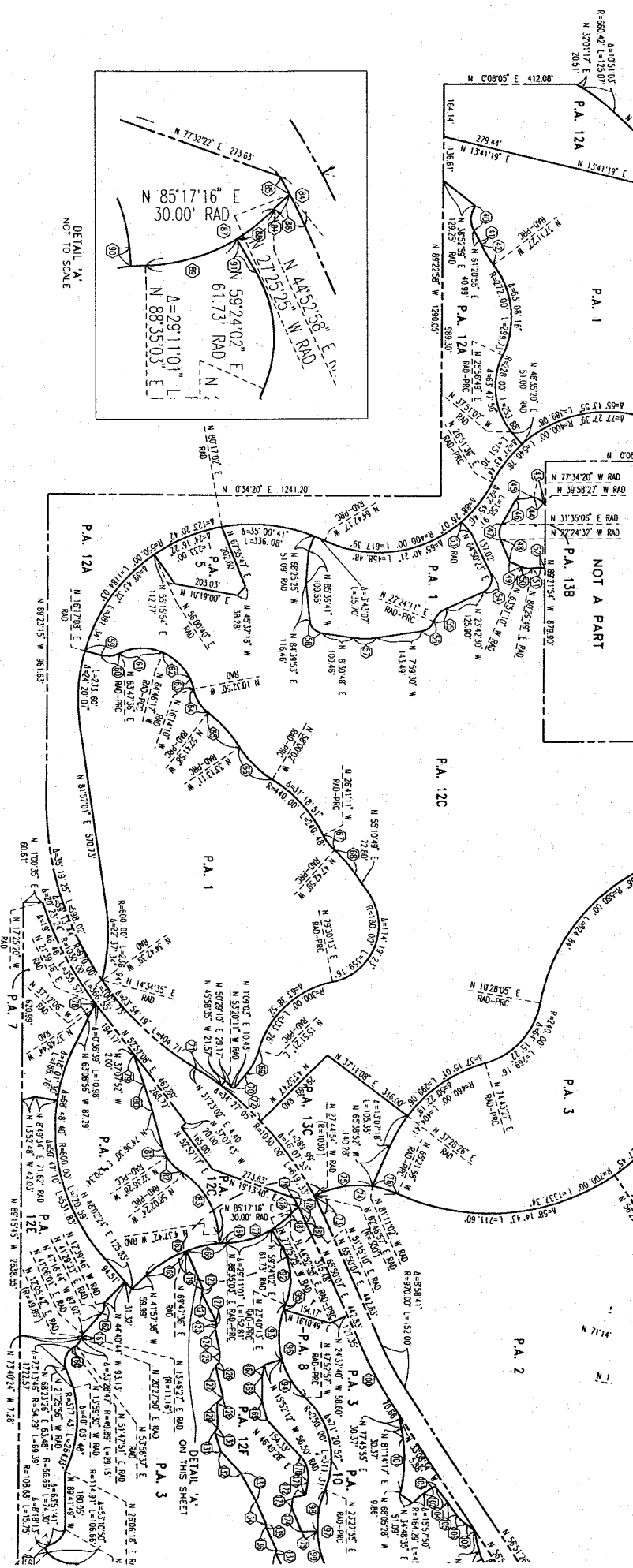
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RIVERSIDE COUNTY BOARD OF SUPERVISORS

SEE SHEET 2

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

SEE SHEET 4



DETAIL 'A'

NOT TO SCALE

SP ZONE

SPECIFIC PLAN (SP 325 A1)

MAP NO. 36.057

LEGEND

CHANGE OF OFFICIAL ZONING PLAN

LAKE MATTHEWS

APN

- 269-060-004
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CHANGE OF ZONE CASE NO. 07779

AMENDING ORDINANCE NO. 348

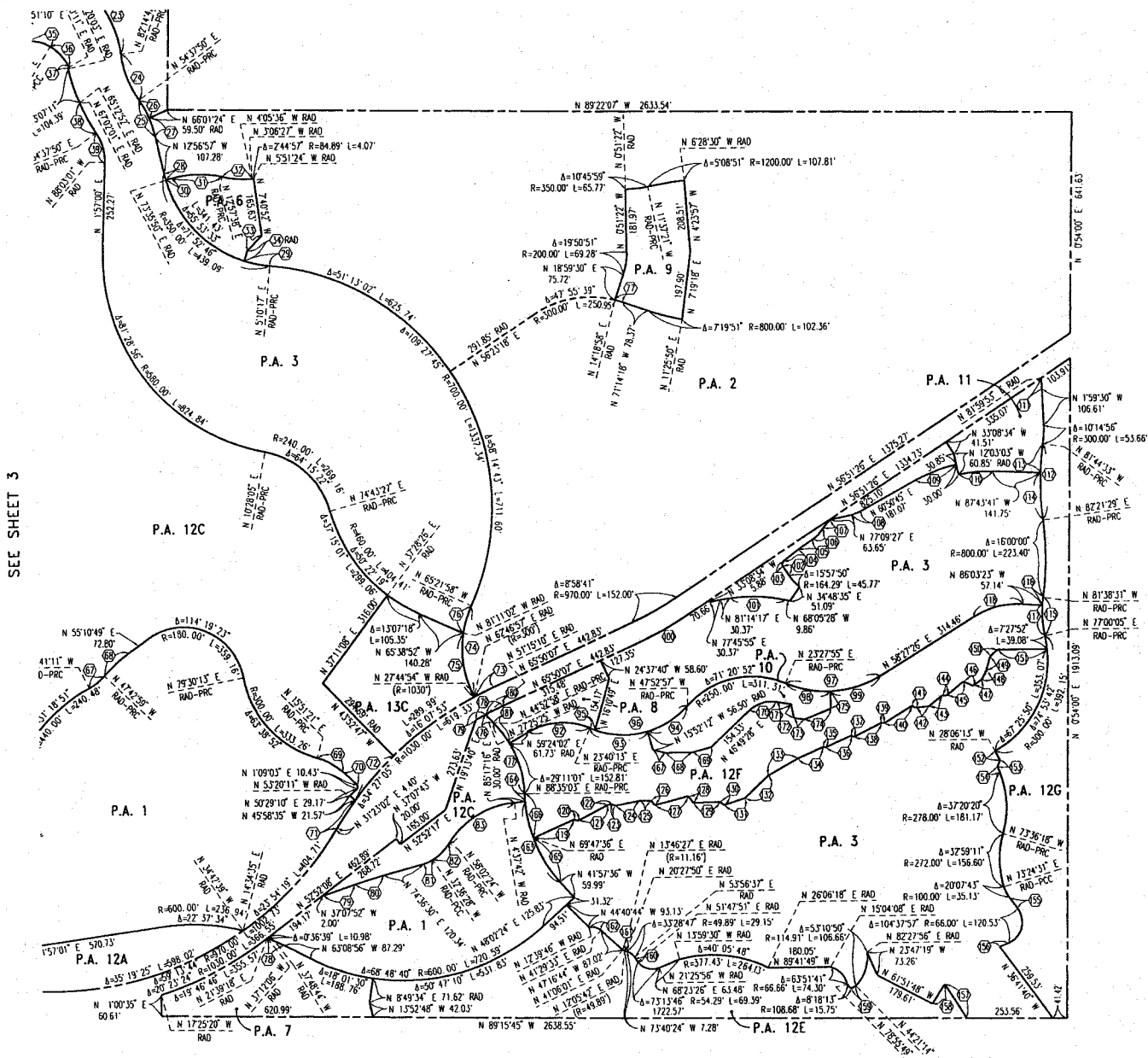
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SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

SEE SHEET 2



SEE SHEET 3

LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4764
SEPTEMBER 24, 2013



APN.

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

CURVE TABLE			
BEARING/Delta	R	L	T
59°53'18"	483.00'	504.86'	278.23'
10°45'09"	483.00'	90.64'	45.45'
42°29'51"	483.00'	358.25'	187.82'
6°38'18"	483.00'	55.96'	28.01'
N17°00'58"E	---	72.14'	---
23°37'28"	600.00'	247.39'	125.48'
17°38'41"	600.00'	184.77'	93.12'
5°58'47"	600.00'	62.62'	31.34'
26°56'26"	400.00'	188.08'	95.81'
N0°37'18"E	---	35.79'	---
N22°41'21"W	---	35.06'	---
N37°32'58"W	---	67.74'	---
N51°53'33"E	---	47.28'	---
N38°57'01"E	---	114.19'	---
19°45'10"	238.20'	82.12'	41.47'
N19°56'20"W	---	33.92'	---
3°53'41"	368.36'	25.04'	12.52'
N15°02'14"W	---	119.12'	---
81°21'58"	24.00'	34.08'	20.63'
N23°08'51"W	---	4.37'	---
9°31'57"	52.50'	8.73'	4.38'
N76°22'13"E	---	60.36'	---
38°37'32"	300.00'	202.24'	105.13'
27°36'52"	300.00'	144.59'	73.73'
22°25'13"	300.00'	117.39'	59.46'
11°01'39"	300.00'	57.74'	28.96'
11°23'33"	300.00'	59.65'	29.92'
32°71'3"	350.00'	21.10'	10.55'
12°32'00"	350.00'	76.56'	38.43'
N73°35'30"E	---	15.22'	---
29°21'48"	300.00'	153.75'	78.60'
17°03'14"	300.00'	89.29'	44.98'
N44°16'22"E	---	61.69'	---
N174°21'7"E	---	30.00'	---
40°04'33"	101.18'	70.77'	36.90'
30°04'47"	156.33'	82.07'	42.01'
N29°30'48"E	---	5.01'	---
12°24'10"	460.00'	99.58'	49.98'
37°19'08"	140.00'	91.19'	47.28'
67°32'04"	66.00'	77.79'	44.13'
5°04'25"	100.00'	8.86'	4.43'
13°36'47"	328.00'	77.93'	39.15'
N49°01'02"E	---	9.96'	---
37°35'53"	52.02'	34.14'	17.71'
N6°29'41"W	---	56.48'	---
N60°23'09"W	---	90.37'	---
53°59'38"	50.48'	47.57'	25.72'
N68°55'03"E	---	76.40'	---
N23°18'17"E	---	40.84'	---
35°39'00"	55.74'	34.68'	17.92'
10°49'41"	145.00'	27.40'	13.74'
N1°19'31"E	---	11.41'	---
N49°37'22"E	---	47.91'	---
91°27'07"	45.00'	71.83'	46.16'
43°53'19"	75.00'	57.45'	30.22'
59°36'19"	50.00'	52.02'	28.64'
16°30'18"	250.00'	72.02'	36.26'
76°09'05"	45.00'	59.81'	35.25'
N14°56'33"E	---	52.27'	---
41°08'58"	85.00'	61.05'	31.91'
51°26'07"	160.00'	143.63'	77.06'
37°06'01"	180.00'	116.55'	60.40'
17°07'26"	120.00'	35.86'	18.07'
42°09'08"	120.00'	88.28'	46.25'
19°28'47"	440.00'	149.59'	75.53'
24°46'52"	340.00'	147.05'	74.69'
21°01'48"	160.00'	58.73'	29.70'
12°53'49"	440.00'	99.04'	49.73'
25°57'36"	190.00'	86.09'	43.79'
N48°11'03"W	---	56.49'	---
5°16'48"	1030.00'	94.92'	47.49'
9°27'24"	1030.00'	170.00'	85.19'
3°35'01"	1030.00'	64.42'	32.22'
51°51'05"	300.00'	271.49'	145.84'
36°02'01"	300.00'	188.67'	97.57'
15°49'04"	300.00'	82.82'	41.68'
4°26'44"	300.00'	23.28'	11.64'
5°11'46"	600.00'	54.41'	27.22'
N70°55'59"E	---	97.21'	---
N72°35'00"E	---	87.68'	---
17°12'58"	100.00'	30.05'	15.14'
25°25'56"	150.00'	66.58'	33.85'
53°24'42"	250.00'	233.05'	125.77'
5°11'06"	970.00'	87.78'	43.92'
1°55'35"	970.00'	32.61'	16.31'
3°15'31"	970.00'	55.17'	27.59'
43°42'05"	300.00'	228.82'	120.30'
14°31'04"	300.00'	76.01'	38.21'
29°11'01"	300.00'	152.81'	78.10'

CURVE TABLE			
BEARING/Delta	R	L	T
N85°17'16"E	---	30.90'	---
N59°24'02"E	---	61.73'	---
54°16'11"	200.00'	189.44'	102.50'
39°32'24"	250.00'	172.53'	89.86'
32°00'45"	250.00'	139.68'	71.72'
3°41'06"	250.00'	16.08'	8.04'
67°52'04"	250.00'	296.13'	168.21'
55°00'29"	300.00'	286.02'	156.20'
25°18'36"	300.00'	132.52'	67.36'
29°41'53"	300.00'	155.50'	79.54'
8°58'41"	1030.00'	161.40'	80.86'
20°16'12"	462.88'	163.76'	82.74'
N33°41'09"W	---	30.25'	---
84°12'07"	12.08'	17.75'	10.92'
N52°29'56"E	---	52.81'	---
N55°05'09"E	---	52.81'	---
24°31'48"	102.94'	44.07'	22.38'
10°59'31"	159.31'	30.56'	15.33'
13°00'25"	122.75'	27.86'	13.99'
15°42'52"	467.74'	128.29'	64.55'
14°19'22"	400.00'	99.99'	50.76'
6°00'38"	300.00'	31.47'	15.75'
15°53'58"	800.00'	222.00'	111.72'
5°59'07"	800.00'	83.57'	41.82'
9°54'51"	800.00'	138.43'	69.39'
21°21'24"	300.00'	111.82'	56.57'
4°24'52"	300.00'	23.11'	11.56'
16°56'32"	300.00'	88.71'	44.68'
35°29'11"	250.00'	154.84'	79.99'
N66°17'01"E	---	52.81'	---
N77°55'35"W	---	13.77'	---
N62°49'16"E	---	97.73'	---
N81°08'54"E	---	13.06'	---
N66°27'16"W	---	10.82'	---
N79°32'13"E	---	73.54'	---
N87°42'34"W	---	32.58'	---
N39°20'27"W	---	15.24'	---
N76°12'53"E	---	100.94'	---
N36°35'32"W	---	24.30'	---
N88°34'48"E	---	77.74'	---
N50°51'07"W	---	15.10'	---
N72°10'59"E	---	63.19'	---
N47°05'55"E	---	93.95'	---
N60°46'47"E	---	99.63'	---
N66°19'07"E	---	80.35'	---
N76°13'08"W	---	6.11'	---
N85°44'21"E	---	82.49'	---
N55°24'31"W	---	7.54'	---
N63°38'22"E	---	90.99'	---
N80°31'58"W	---	6.82'	---
N58°44'15"E	---	96.17'	---
N58°51'36"W	---	11.74'	---
N84°19'48"E	---	38.23'	---
N51°17'10"E	---	49.74'	---
N88°45'15"E	---	13.61'	---
N50°55'34"E	---	61.94'	---
N64°18'12"W	---	30.12'	---
N55°36'56"E	---	32.64'	---
N28°06'36"E	---	29.38'	---
N16°13'32"E	---	43.05'	---
N49°18'59"E	---	29.41'	---
N89°26'52"W	---	146.13'	---
N28°06'15"W	---	30.00'	---
N20°28'35"E	---	19.85'	---
N20°56'36"W	---	17.11'	---
N36°43'12"W	---	40.99'	---
N67°54'45"E	---	28.83'	---
N32°33'34"W	---	117.02'	---
N32°22'47"E	---	66.98'	---
N60°11'18"E	---	15.83'	---
N32°12'31"W	---	15.98'	---
27°19'34"	11.16'	5.32'	2.71'
54°09'18"	38.98'	36.84'	19.93'
37°14'51"	400.00'	260.04'	134.80'
31°7'47"	400.00'	23.01'	11.51'
21°45'12"	400.00'	151.87'	76.86'
18°47'26"	400.00'	131.18'	66.19'
N76°06'56"W	---	35.61'	---
N89°47'46"E	---	81.03'	---
N74°45'11"E	---	56.29'	---
52°30'47"	90.00'	82.49'	44.40'
N80°39'45"W	---	44.51'	---
N10°41'19"W	---	41.19'	---
N82°44'43"W	---	31.69'	---
N67°43'05"E	---	81.80'	---
N1°50'41"W	---	49.55'	---
6°22'12"	300.00'	33.35'	16.69'
43°42'05"	300.00'	228.82'	120.30'
5°11'06"	970.00'	87.78'	43.92'
1°55'35"	970.00'	32.61'	16.31'
3°15'31"	970.00'	55.17'	27.59'
14°31'04"	300.00'	76.01'	38.21'

LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

CHANGE OF ZONE CASE NO. 07779
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ADOPTED BY ORDINANCE NO. 348.4764
SEPTEMBER 24, 2013

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ORDINANCE NO. 348.4764

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 Plan Map No. 36.051, as amended, are further amended by placing in effect in the Lake Mathews District, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 36.057, Change of Zone No. 7779," which map is made a part of this ordinance.

Section 2. Section 17.98 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.98 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 325.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 325 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section 6.1.c., and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Area 1 of Specific Plan No. 325 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., e.(1), e.(2), e.(3), and g. shall be deleted and replaced by the following:

A. Lot area shall be not less than eight thousand (8,000) 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.

1 B. The minimum front yard setback to single-story living space shall be fifteen
2 (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet.
3 The minimum front yard setback to the garage shall be twenty (20) feet for a street facing
4 garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front
5 porch or portico shall be fifteen (15) feet.

6 C. The minimum side yard setback for interior lots shall be five (5) feet. The
7 minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

8 D. The minimum rear yard setback to single-story living space shall be fifteen
9 (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet.
10 The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall
11 be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached
12 structure, detached accessory building or guest quarter shall be ten (10) feet.

13 E. Maximum lot coverage shall be sixty (60) percent for single-story dwellings
14 and fifty (50) percent for two-story dwellings.

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

17 b. Planning Area 2.

18 (1) The uses permitted in Planning Area 2 of Specific Plan No. 325 shall be the same as
19 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
20 pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section
21 6.1.c., and Section 6.1.e shall not be permitted.

22 (2) The development standards for Planning Area 2 of Specific Plan No. 325 shall be the
23 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
24 development standards set forth in Article VI, Section 6.2.b., e.(1), e.(2), e.(3), and g. shall be deleted
25 and replaced by the following:
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1 A. Lot area shall be not less than ten thousand (10,000) square feet. The
2 minimum lot area shall be determined by excluding that portion of a lot that is used solely for
3 access to the portion of a lot used as a building site.

4 B. The minimum front yard setback to single-story living space shall be fifteen
5 (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet.
6 The minimum front yard setback to the garage shall be twenty (20) feet for a street facing
7 garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front
8 porch or portico shall be fifteen (15) feet.

9 C. The minimum side yard setback for interior lots shall be five (5) feet. The
10 minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

11 D. The minimum rear yard setback to single-story living space shall be fifteen
12 (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet.
13 The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall
14 be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached
15 structure, detached accessory building or guest quarter shall be ten (10) feet.

16 E. Maximum lot coverage shall be sixty (60) percent for single-story dwellings
17 and fifty (50) percent for two-story dwellings.

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

20 c. Planning Area 3.

21 (1) The uses permitted in Planning Area 3 of Specific Plan No. 325 shall be the same as
22 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
23 pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section 6.1.c.
24 and Section 6.1.e shall not be permitted.
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1 (2) The development standards for Planning Area 3 of Specific Plan No. 325 shall be the
2 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
3 development standards set forth in Article VI, Section 6.2.b., e.(1), e.(2), e.(3), and g. shall be deleted
4 and replaced by the following:

5 A. Lot area shall be not less than twelve thousand (12,000) square feet. The
6 minimum lot area shall be determined by excluding that portion of a lot that is used solely for
7 access to the portion of a lot used as a building site.

8 B. The minimum front yard setback to single-story living space shall be fifteen
9 (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet.
10 The minimum front yard setback to the garage shall be twenty (20) feet for a street facing
11 garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front
12 porch or portico shall be fifteen (15) feet.

13 C. The minimum side yard setback for interior lots shall be five (5) feet. The
14 minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

15 D. The minimum rear yard setback to single-story living space shall be fifteen
16 (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet.
17 The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall
18 be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached
19 structure, detached accessory building or guest quarter shall be ten (10) feet.

20 E. Maximum lot coverage shall be sixty (60) percent for single-story dwellings
21 and fifty (50) percent for two-story dwellings.

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

24 d. Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11.

1 (1) The uses permitted in Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11 of Specific Plan No.
2 325 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
3 except that the uses permitted pursuant to Section 8.100.a. (1), (2), (3), (6), (8) and (9); b.(1); and c.(1)
4 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
5 include public parks, private parks, and trails.

6 (2) The development standards for Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11 of Specific
7 Plan No. 325 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
8 Ordinance No. 348.

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

11 e. Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and 12G.

12 (1) The uses permitted in Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and 12G of
13 Specific Plan No. 325 shall be the same as those permitted in Article VIIIe, Section 8.100 of
14 Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6),
15 (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under
16 Section 8.100.a. shall also include open space and trails.

17 (2) The development standards for Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and
18 12G of Specific Plan No. 325 shall be the same as those standards identified in Article VIIIe, Section
19 8.101 of Ordinance No. 348.

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

22 f. Planning Area 13A, 13B, and 13C.

23 (1) The uses permitted in Planning Area 13A, 13B, and 13C of Specific Plan No. 325 shall
24 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
25 the uses permitted pursuant to Section 8.100.a. (1), (2), (3), (4), (5), (6), (8) and (9); b.(1); and c.(1)
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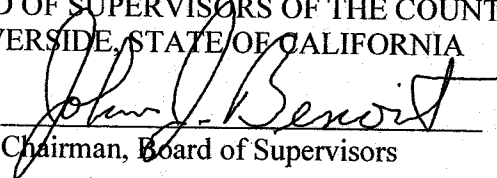
1 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
2 include detention basins.

3 (2) The development standards for Planning Area 13A, 13B, and 13C of Specific Plan No.
4 325 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

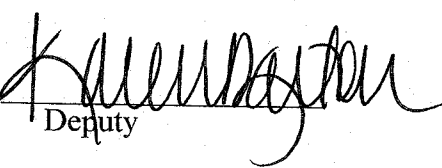
5 (3) Except as provided above, all other zoning requirements shall be the same as those
6 requirements identified in Article VIIIe of Ordinance No. 348.

7 Section 3. This ordinance shall take effect 30 days after its adoption.

8
9 BOARD OF SUPERVISORS OF THE COUNTY
10 OF RIVERSIDE, STATE OF CALIFORNIA

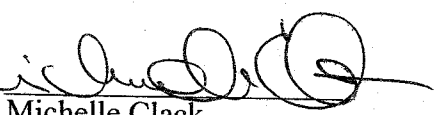
11 By 
12 Chairman, Board of Supervisors
13 John J. Benoit

14 ATTEST:
15 KECIA HARPER-IHEM
16 CLERK OF THE BOARD

17 By: 
18 Deputy

19 (SEAL)

20
21 APPROVED AS TO FORM:
22 August 28, 2013

23
24 By: 
25 Michelle Clack
26 Deputy County Counsel

27 MPC:md
08/22/13
28 G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 325.081413.DOCX

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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 September 24, 2013, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:


AYES: Jeffries, Tavaglione, Stone and Benoit

NAYS: None

ABSENT: Ashley

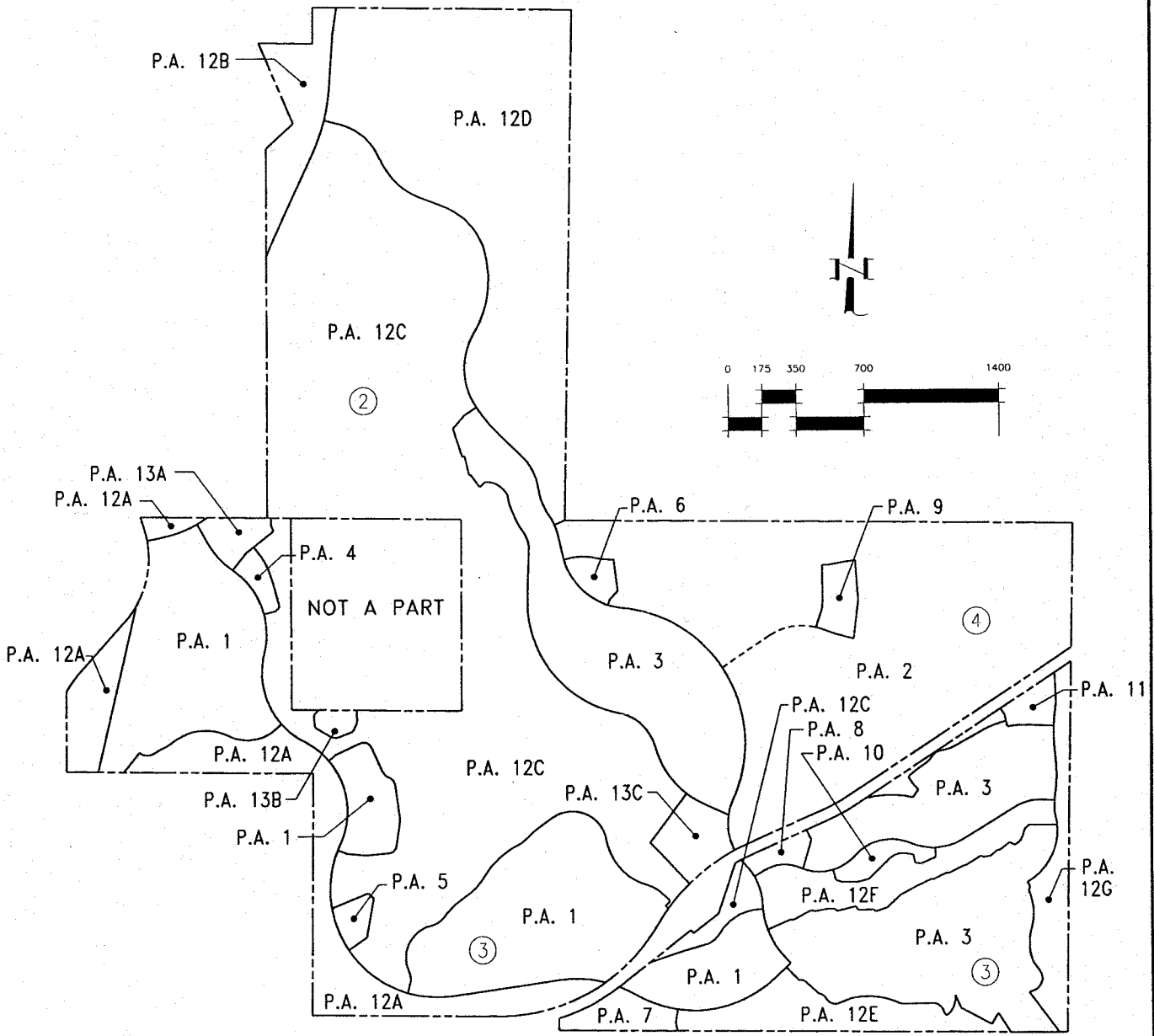
DATE: September 24, 2013

KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.



①—INDICATES SHEET NUMBER

LEGEND

SP_ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348

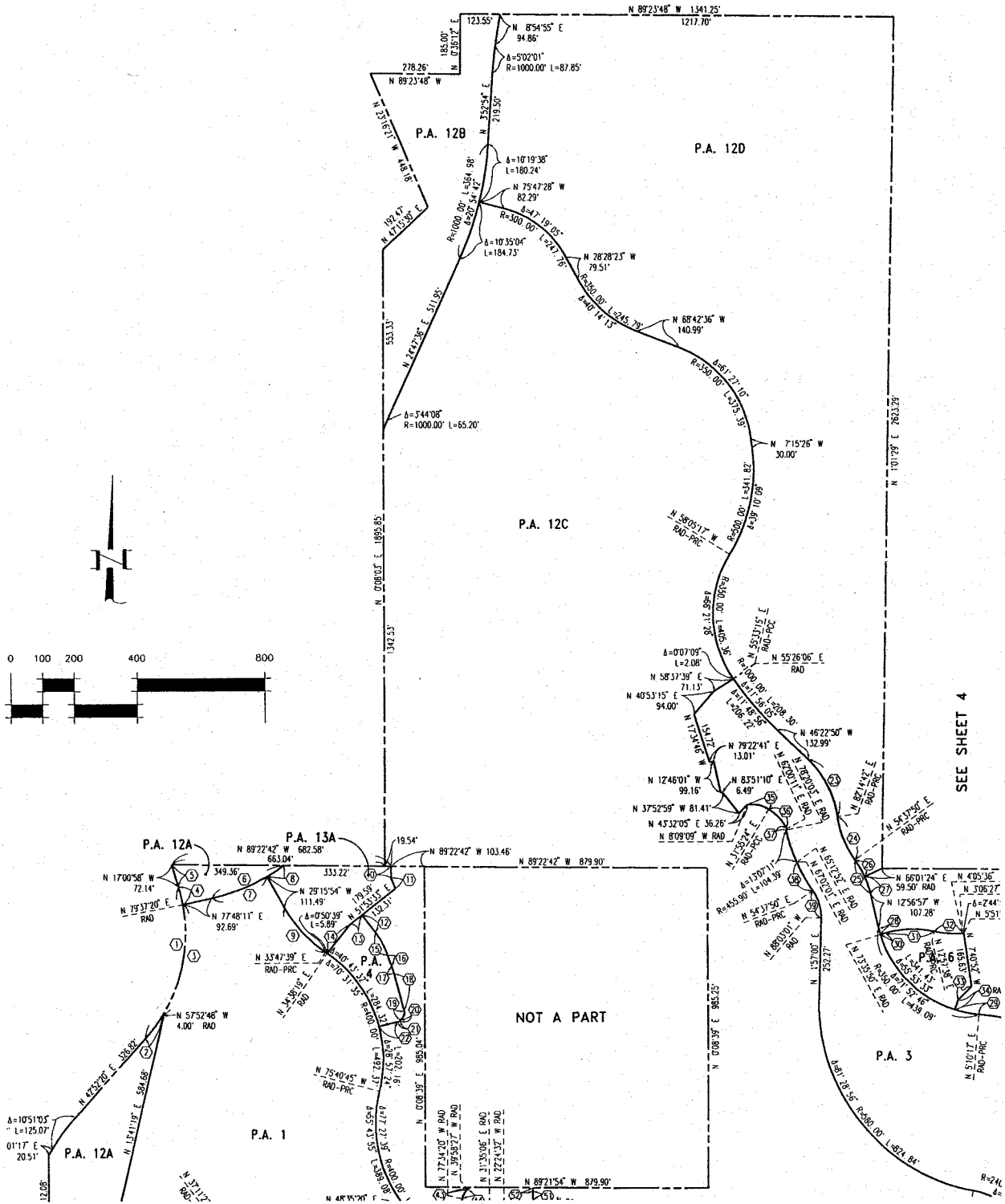
ADOPTED BY ORDINANCE NO. 348.4764
SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

AP.N.

- 269-060-004
- 269-060-005
- 269-060-006
- 269-100-009
- 269-100-011
- 269-100-012
- 269-100-014
- 269-100-015

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.



SEE SHEET 4

SEE SHEET 3

LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4764
SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

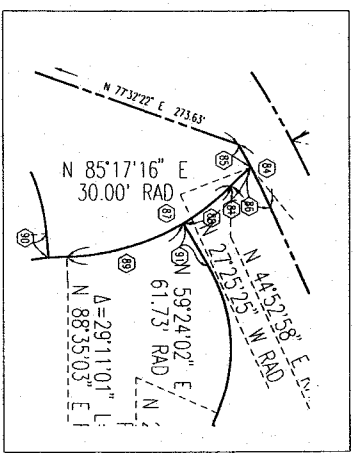
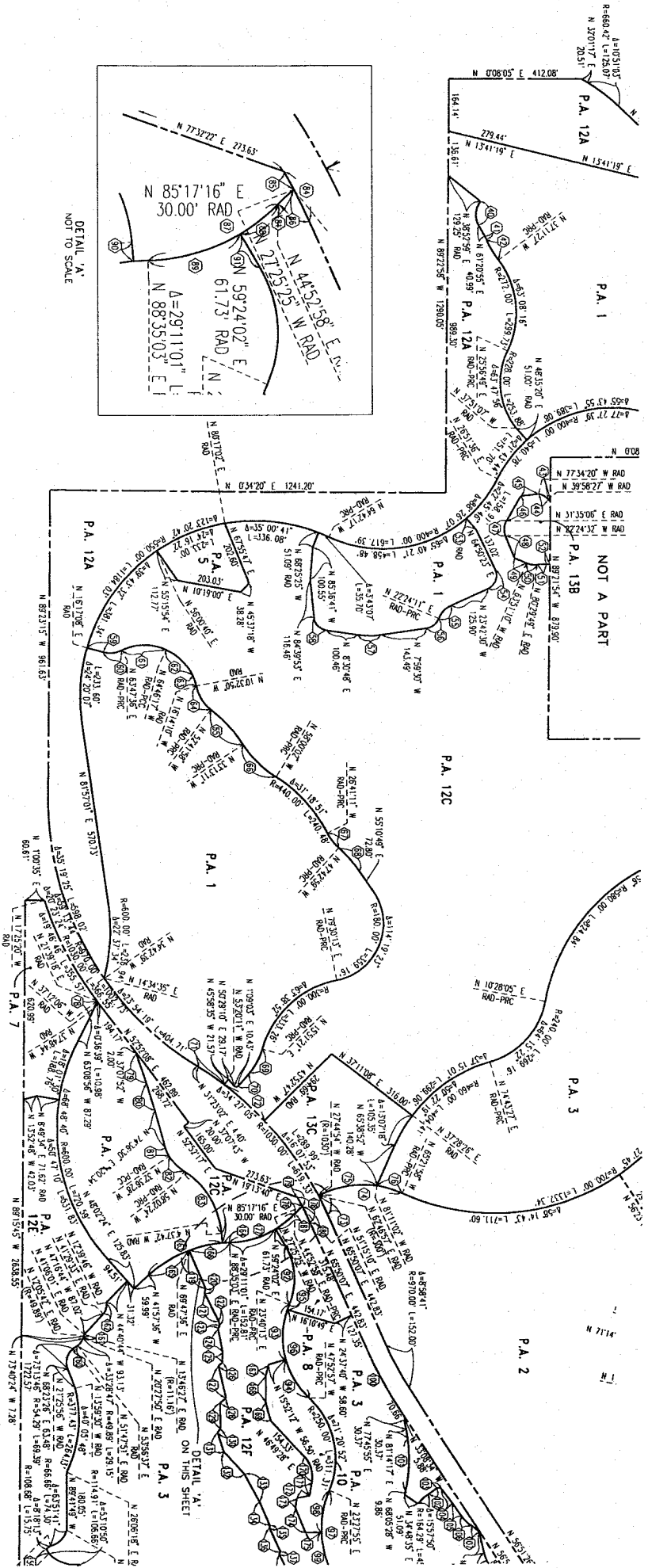
APN.

- 269-060-004
- 269-060-005
- 269-060-006
- 269-100-009
- 269-100-011
- 269-100-012
- 269-100-014
- 269-100-015

SEE SHEET 2

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

SEE SHEET 4



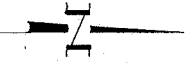
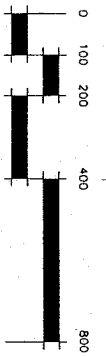
LEGEND

SP ZONE
 SPECIFIC PLAN (SP 325 A1)
 MAP NO. 36.057

CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS

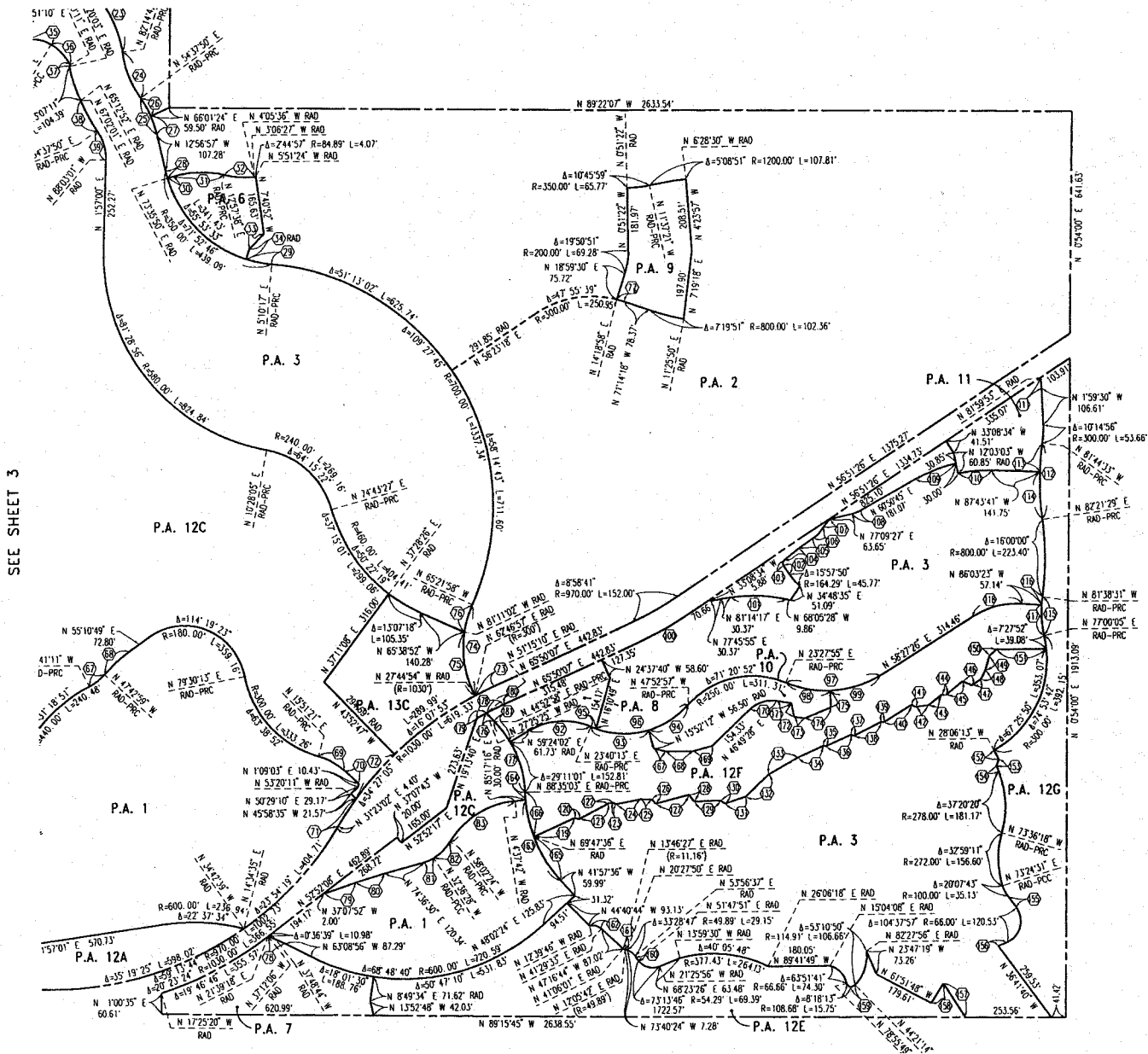
APN
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 259-060-005
 259-060-006
 259-100-009
 259-100-011
 259-100-012
 259-100-014
 259-100-015

CHANGE OF ZONE CASE NO. 07779
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348, 4764
 SEPTEMBER 24, 2013
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

SEE SHEET 2



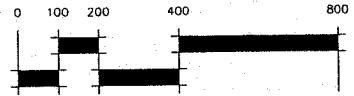
SEE SHEET 3

LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**



APN.

- 269-060-004
- 269-060-005
- 269-060-006
- 269-100-009
- 269-100-011
- 269-100-012
- 269-100-014
- 269-100-015

CHANGE OF ZONE CASE NO. 07779
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4764
 SEPTEMBER 24, 2013
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

CURVE TABLE			
BEARING/Delta	R	L	T
59°53'18"	483.00'	504.86'	278.23'
10°45'09"	483.00'	90.64'	45.45'
42°29'51"	483.00'	358.25'	187.82'
6°38'18"	483.00'	55.96'	28.01'
N17°00'58"E	---	72.14'	---
23°37'28"	600.00'	247.39'	125.48'
17°38'41"	600.00'	184.77'	93.12'
5°58'47"	600.00'	62.62'	31.34'
26°56'26"	400.00'	188.08'	95.81'
N0°37'18"E	---	35.79'	---
N22°41'21"W	---	35.06'	---
N27°32'59"W	---	67.74'	---
N51°53'33"E	---	47.28'	---
N38°57'01"E	---	114.19'	---
19°45'10"	238.20'	82.12'	41.47'
N19°56'20"W	---	33.92'	---
3°53'41"	368.36'	25.04'	12.52'
N15°02'14"W	---	119.12'	---
81°21'58"	24.00'	34.08'	20.63'
N23°08'51"W	---	4.37'	---
9°31'57"	52.50'	8.73'	4.38'
N76°22'13"E	---	60.36'	---
38°37'32"	300.00'	202.24'	105.13'
27°36'52"	300.00'	144.59'	73.73'
22°25'13"	300.00'	117.39'	59.46'
11°01'39"	300.00'	57.74'	28.96'
11°23'33"	300.00'	59.65'	29.92'
3°27'13"	350.00'	21.10'	10.55'
12°32'00"	350.00'	76.56'	38.43'
N73°35'30"E	---	15.22'	---
29°21'48"	300.00'	153.75'	78.60'
17°03'14"	300.00'	89.29'	44.98'
N44°16'22"E	---	61.69'	---
N17°42'17"E	---	30.00'	---
40°04'33"	101.18'	70.77'	36.90'
30°04'47"	156.33'	82.07'	42.01'
N29°30'46"E	---	5.01'	---
12°24'10"	460.00'	99.58'	49.98'
37°19'08"	140.00'	91.19'	47.28'
6°32'04"	66.00'	77.79'	44.13'
5°04'25"	100.00'	8.86'	4.43'
13°36'47"	328.00'	77.93'	39.15'
N49°01'02"E	---	9.96'	---
37°35'53"	52.02'	34.14'	17.71'
N6°29'41"W	---	56.48'	---
N60°23'09"W	---	90.37'	---
33°59'38"	50.48'	47.57'	25.72'
N68°50'03"E	---	76.40'	---
N23°18'17"E	---	40.84'	---
35°39'00"	55.74'	34.68'	17.92'
10°49'41"	145.00'	27.40'	13.74'
N11°19'31"E	---	11.41'	---
N49°37'22"E	---	47.91'	---
91°27'07"	45.00'	71.83'	46.16'
43°53'19"	75.00'	57.45'	30.22'
59°36'19"	50.00'	52.02'	28.64'
16°30'18"	250.00'	72.02'	36.26'
76°09'05"	45.00'	59.81'	35.25'
N14°56'13"E	---	52.27'	---
41°08'58"	85.00'	61.05'	31.91'
51°26'07"	160.00'	143.63'	77.06'
37°06'01"	180.00'	116.55'	60.40'
17°07'26"	120.00'	35.86'	18.07'
42°08'08"	120.00'	88.28'	46.25'
19°28'47"	440.00'	149.59'	75.53'
24°46'52"	340.00'	147.05'	74.69'
21°01'48"	160.00'	58.73'	29.70'
12°53'49"	440.00'	99.04'	49.73'
25°57'36"	190.00'	86.09'	43.79'
N48°11'03"W	---	56.49'	---
5°16'48"	1030.00'	94.92'	47.49'
9°27'24"	1030.00'	170.00'	85.19'
3°35'01"	1030.00'	64.42'	32.22'
51°51'05"	300.00'	271.49'	145.84'
36°02'01"	300.00'	188.67'	97.57'
15°48'04"	300.00'	82.82'	41.68'
4°26'44"	300.00'	23.28'	11.64'
5°11'46"	600.00'	54.41'	27.22'
N70°55'59"E	---	97.21'	---
N72°35'00"E	---	87.68'	---
17°12'58"	100.00'	30.05'	15.14'
25°25'56"	150.00'	66.58'	33.85'
53°24'42"	250.00'	233.05'	125.77'
5°11'06"	970.00'	87.78'	43.92'
1°55'35"	970.00'	32.61'	16.31'
3°15'31"	970.00'	55.17'	27.59'
43°42'05"	300.00'	228.82'	120.30'
14°31'04"	300.00'	76.01'	38.21'
29°11'01"	300.00'	152.81'	78.10'

CURVE TABLE			
BEARING/Delta	R	L	T
N85°17'16"E	---	30.00'	---
N59°24'02"E	---	61.73'	---
54°16'11"	200.00'	189.44'	102.50'
39°32'24"	250.00'	172.53'	89.86'
32°00'45"	250.00'	139.68'	71.72'
3°41'06"	250.00'	16.08'	8.04'
67°52'04"	250.00'	296.13'	168.21'
55°00'29"	300.00'	288.02'	156.20'
25°18'36"	300.00'	132.52'	67.36'
29°41'53"	300.00'	155.50'	79.54'
8°58'41"	1030.00'	161.40'	80.86'
20°16'12"	462.88'	163.76'	82.74'
N33°41'09"W	---	30.25'	---
84°12'07"	12.08'	17.75'	10.92'
N52°29'56"E	---	52.81'	---
N55°05'09"E	---	52.81'	---
24°31'48"	102.94'	44.07'	22.38'
10°59'31"	159.31'	30.56'	15.33'
13°00'25"	122.75'	27.86'	13.99'
15°42'52"	467.74'	128.29'	64.55'
14°19'22"	400.00'	99.99'	50.26'
6°00'36"	300.00'	31.47'	15.75'
15°53'58"	800.00'	222.00'	111.72'
5°59'07"	800.00'	83.57'	41.82'
9°54'51"	800.00'	138.43'	69.39'
21°21'24"	300.00'	111.82'	56.57'
4°24'52"	300.00'	23.11'	11.56'
16°56'32"	300.00'	88.71'	44.68'
35°29'11"	250.00'	154.84'	79.99'
N66°17'01"E	---	52.81'	---
N77°55'35"W	---	13.77'	---
N62°49'16"E	---	97.73'	---
N81°08'54"E	---	13.06'	---
N66°27'16"W	---	10.82'	---
N79°32'13"E	---	73.64'	---
N87°42'34"W	---	32.58'	---
N39°20'27"W	---	15.24'	---
N76°12'53"E	---	100.94'	---
N36°35'32"W	---	24.30'	---
N88°34'48"E	---	77.74'	---
N50°51'07"W	---	15.10'	---
N72°10'59"E	---	63.19'	---
N47°05'55"E	---	93.95'	---
N60°46'47"E	---	99.63'	---
N66°19'07"E	---	80.35'	---
N76°13'08"W	---	6.11'	---
N85°44'21"E	---	82.49'	---
N55°24'31"W	---	7.54'	---
N63°38'22"E	---	90.99'	---
N80°31'58"W	---	6.82'	---
N58°44'15"E	---	96.17'	---
N88°51'36"W	---	11.74'	---
N84°19'48"E	---	38.23'	---
N51°17'10"E	---	49.74'	---
N88°45'15"E	---	13.61'	---
N50°55'34"E	---	61.94'	---
N64°18'12"W	---	30.12'	---
N55°36'56"E	---	32.64'	---
N28°06'36"E	---	29.38'	---
N16°13'32"E	---	43.05'	---
N49°18'59"E	---	29.41'	---
N89°26'52"W	---	146.13'	---
N28°06'13"W	---	30.00'	---
N20°28'35"E	---	19.85'	---
N20°56'38"W	---	17.11'	---
N36°43'12"W	---	40.99'	---
N67°54'45"E	---	28.83'	---
N32°33'34"W	---	117.02'	---
N32°22'47"E	---	66.98'	---
N60°11'18"E	---	15.83'	---
N32°12'31"W	---	15.98'	---
27°19'34"	11.16'	5.32'	2.71'
54°09'16"	38.98'	36.84'	19.93'
37°14'51"	400.00'	260.04'	134.80'
3°17'47"	400.00'	23.01'	11.51'
21°45'12"	400.00'	151.87'	76.86'
18°47'26"	400.00'	131.18'	66.19'
N76°06'56"W	---	35.61'	---
N89°47'46"E	---	81.03'	---
N74°45'11"E	---	56.29'	---
52°30'47"	90.00'	82.49'	44.40'
N80°39'45"W	---	44.51'	---
N10°41'19"W	---	41.19'	---
N82°44'43"W	---	31.69'	---
N67°43'05"E	---	81.80'	---
N1°50'41"W	---	49.55'	---
6°22'12"	300.00'	33.35'	16.69'
43°42'05"	300.00'	228.82'	120.30'
5°11'06"	970.00'	87.78'	43.92'
1°55'35"	970.00'	32.61'	16.31'
3°15'31"	970.00'	55.17'	27.59'
14°31'04"	300.00'	76.01'	38.21'

LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

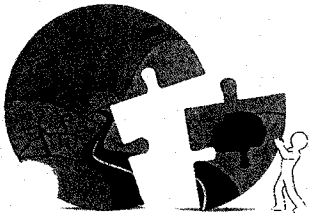
**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4764
SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN.

- 269-060-004
- 269-060-005
- 269-060-006
- 269-100-009
- 269-100-011
- 269-100-012
- 269-100-014
- 269-100-015



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

9/25/13
Date

klb
Initial

via
Matt
Straite

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 325 Amendment No. 1, Tentative Tract Map No. 36390, Change of Zone No. 7779
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)

CV Communities
Project Applicant 2850 Redhill Ave. Suite 2002 Santa Ana CA 92705
Address

Southerly of Van Buren Boulevard and easterly of McAllister Street
Project Location

The Specific Plan Amendment proposes to increase residential acreage from 98.4 acres to 135.5 acres, increase the total number of residential units from 215 to 345, increase the average residential lot size from approximately 10,237 square feet to approximately 12,976 square feet, increase the development intensity from 0.9 to 1.0 dwelling units per acres (du/ac), eliminate the 119.1-acre golf course and 3.5-acre golf course clubhouse land uses from the Land Use Plan, increase the area reserved for open space from 85.2 acres to 162.4 acres, increase the acreage designated for public parks from three parks on 2.5 acres to eight parks on 7.0 acres, provide approximately 6.6 miles of pedestrian trails and modify the internal circulation system to accommodate the modified land use plan. The Change of Zone proposes to modify the Specific Plan Zoning Ordinance for SP325A1 and formalize all of the planning area boundaries with the Specific Plan. The Tentative Map proposes a Schedule A subdivision that would subdivide 333.7 acre property into a 343 single-family residential lots, 10 park lots, water quality detention basin lots, and 43 open space lots
Project Description

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

1. The project WILL have a significant effect on the environment.
2. An Addendum to EIR 433 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (No Effect Determination Form + \$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 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.

Karen [Signature]
Signature

Board Assistant
Title

9/24/13
Date

Date Received for Filing and Posting at OPR: _____

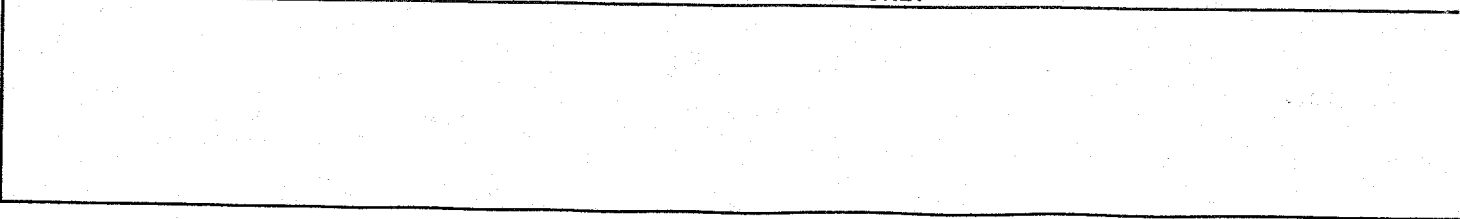
1S/dm
revised 8/12/2013
:\Planning Case Files-Riverside office\SP00325A1\BOS\BOS hearing\NOD Form.docx

SEP 24 2013 3-73

SEP 24 2013 16-1

Please charge deposit fee case#: ZEA42510 ZCFG5886

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1203612

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: CV COMMUNITIES LLC \$64.00
paid by: CK 70000-00010425
paid towards: CFG05886 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FEE FOR EA42510
at parcel #:
appl type: CFG3

By _____ Apr 30, 2012 13:09
MGARDNER posting date Apr 30, 2012

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R020203

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: WIGGINS DEVELOPMENT \$64.00
paid by: CK 1664
paid towards: CFG01973 CALIF FISH & GAME: DOC FEE
TR30153
at parcel #:
appl type: CFG3

By _____ Feb 22, 2002 10:18
DILTAYLO posting date Feb 22, 2002

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R040748)

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

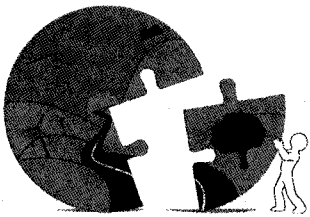
Received from: WIGGINS DEVELOPMENT, INC \$914.00
paid by: CK 2811
paid towards: CFG02998 CALIF FISH & GAME: EIR
FISH & GAME FOR EIR00433 (SP00325/CZ6598/GPA572
at parcel #:
appl type: CFG2

By _____ Apr 12, 2004 10:45
MACRUZ posting date Apr 12, 2004

Account Code Description Amount
658353120100208100 CF&G TRUST \$850.00
658353120100208100 CF&G TRUST: RECORD FEES \$64.00

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

Additional info at www.rctlma.org



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

612B

DATE: August 22, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office ^{D.M.}

SUBJECT: RESOLUTION NO. 2013-215 FOR SPECIFIC PLAN NO. 325, AMENDMENT NO. 1 (CITRUS HEIGHTS), ORDINANCE NO. 348.4764 FOR CHANGE OF ZONE NO. 7779 (FAST TRACK NO. 2013-05)

(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 (CFG05886)

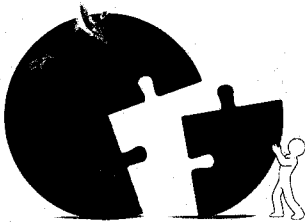
Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

This item must be moved on the agenda to be after the "hearing" for the same item which is going to BOS on the same day.

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"



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: September 24, 2013
TO: Board of Supervisors
FROM: Matt Straite, Project Planner
RE: **Agenda Item 3-73 additional information**

Final Change of Zone Map

The Change of Zone serves two roles, it revises the Zoning Ordinance Text for the Specific Plan, it also formalizes the boundaries for the Planning Areas within the Specific Plan. Some versions of the Form 11 did not include a copy of the Final Change of Zone Map. Another copy has been attached to this memo for your review and consideration.

Y:\Planning Case Files-Riverside office\SP00325A1\BOS\BOS hearing (same day as the adoption)\memos to BOS\3-73 Memo\Memo to Board.docx

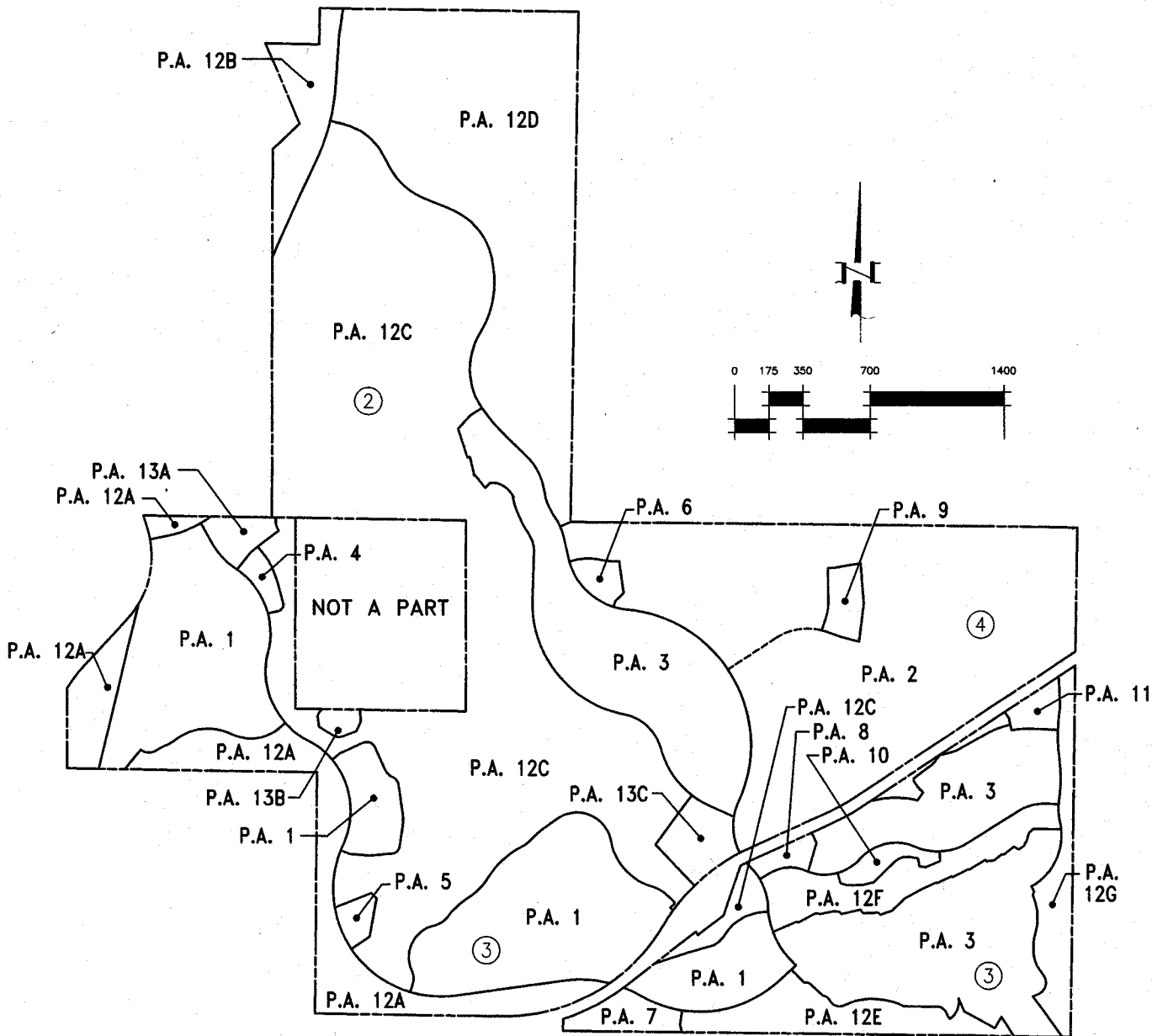
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

9/24
(date) Item 3-73

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.



①—INDICATES SHEET NUMBER

LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

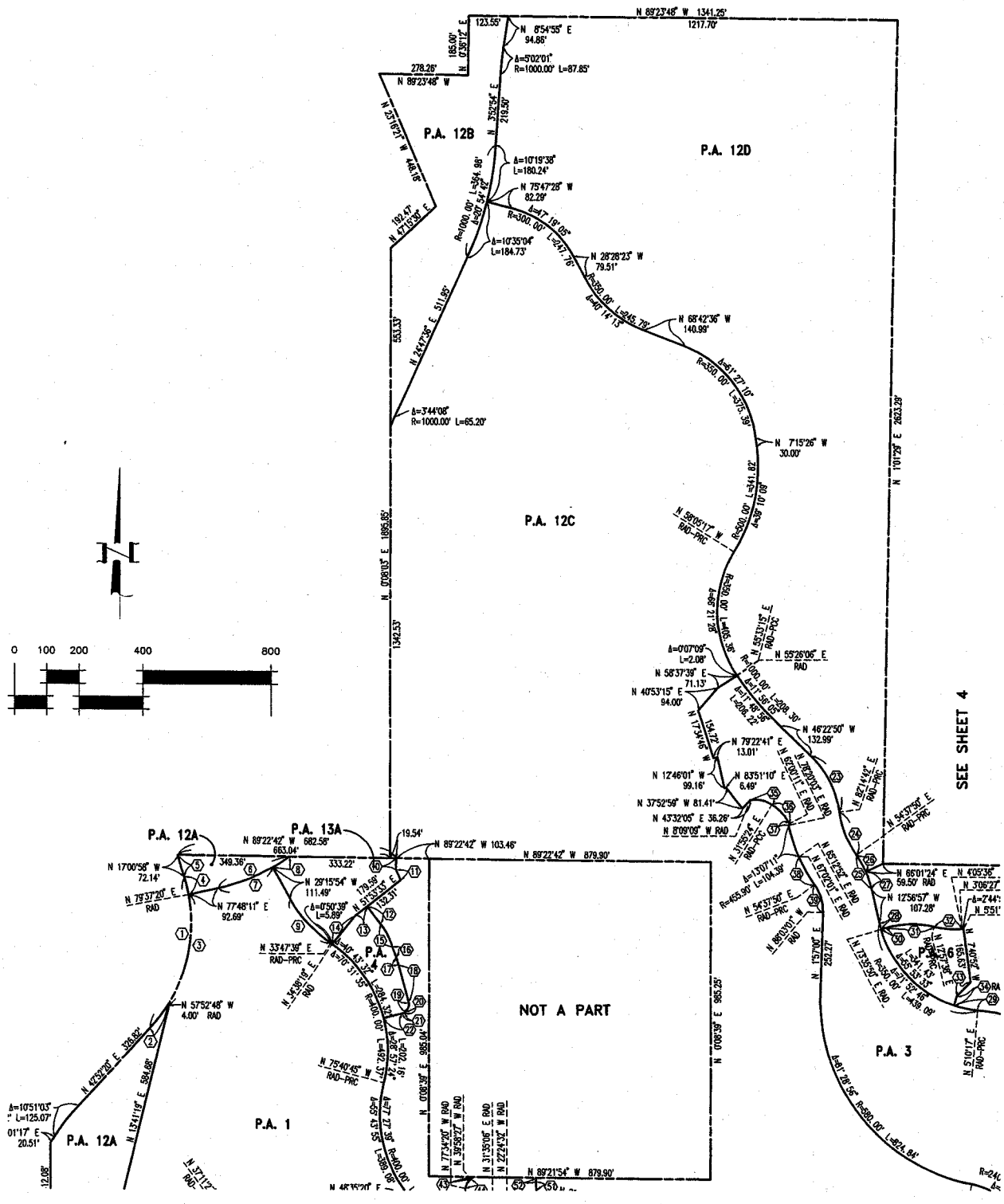
APN.

- 269-060-004
- 269-060-005
- 269-060-006
- 269-100-009
- 269-100-011
- 269-100-012
- 269-100-014
- 269-100-015

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4764
SEPTEMBER 24, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.



LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4764
SEPTEMBER 24, 2013

APN

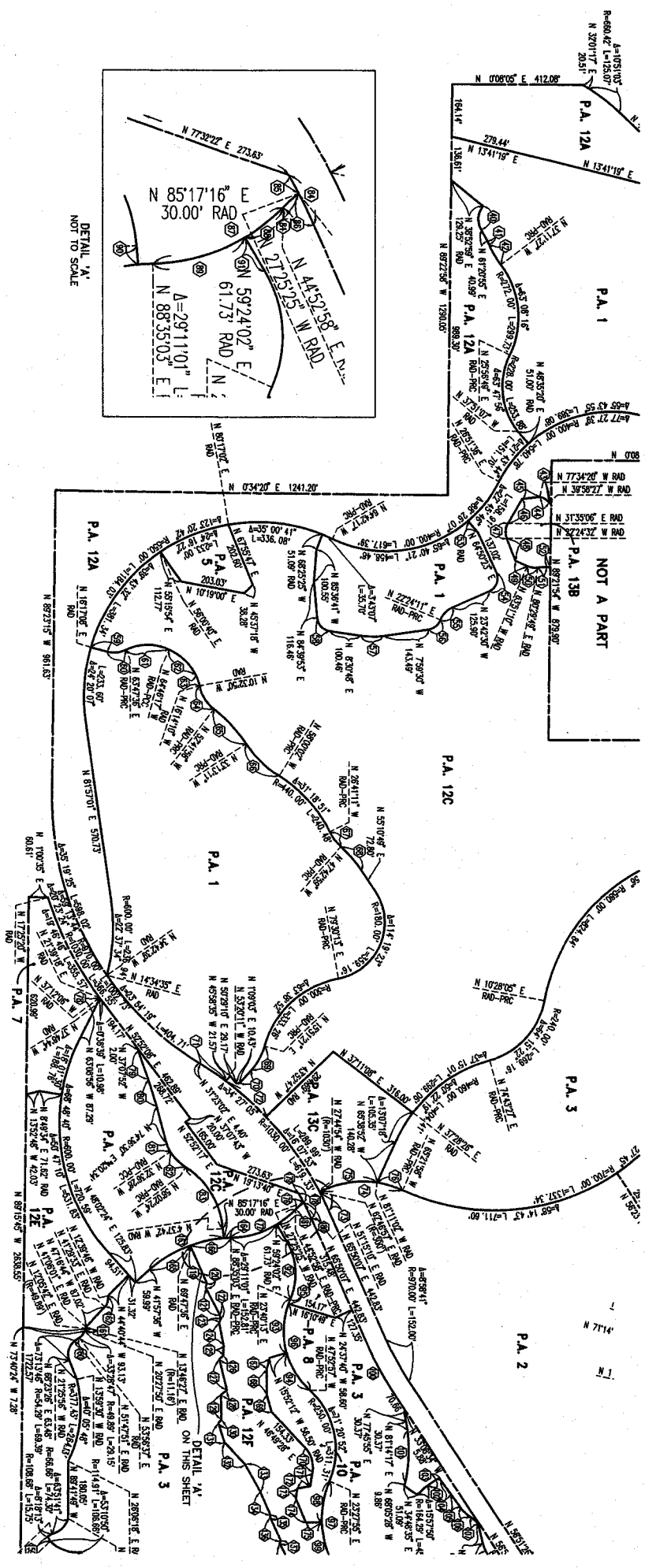
- 269-060-004
- 269-060-005
- 269-060-006
- 269-100-009
- 269-100-011
- 269-100-012
- 269-100-014
- 269-100-015

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SEE SHEET 2

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

SEE SHEET 4

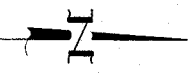
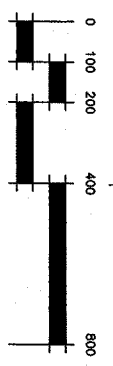


LEGEND
 SPECIFIC PLAN (SP 325 A1)
 MAP NO. 36.057

CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS

CHANGE OF ZONE CASE NO. 07779
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4764
 SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS



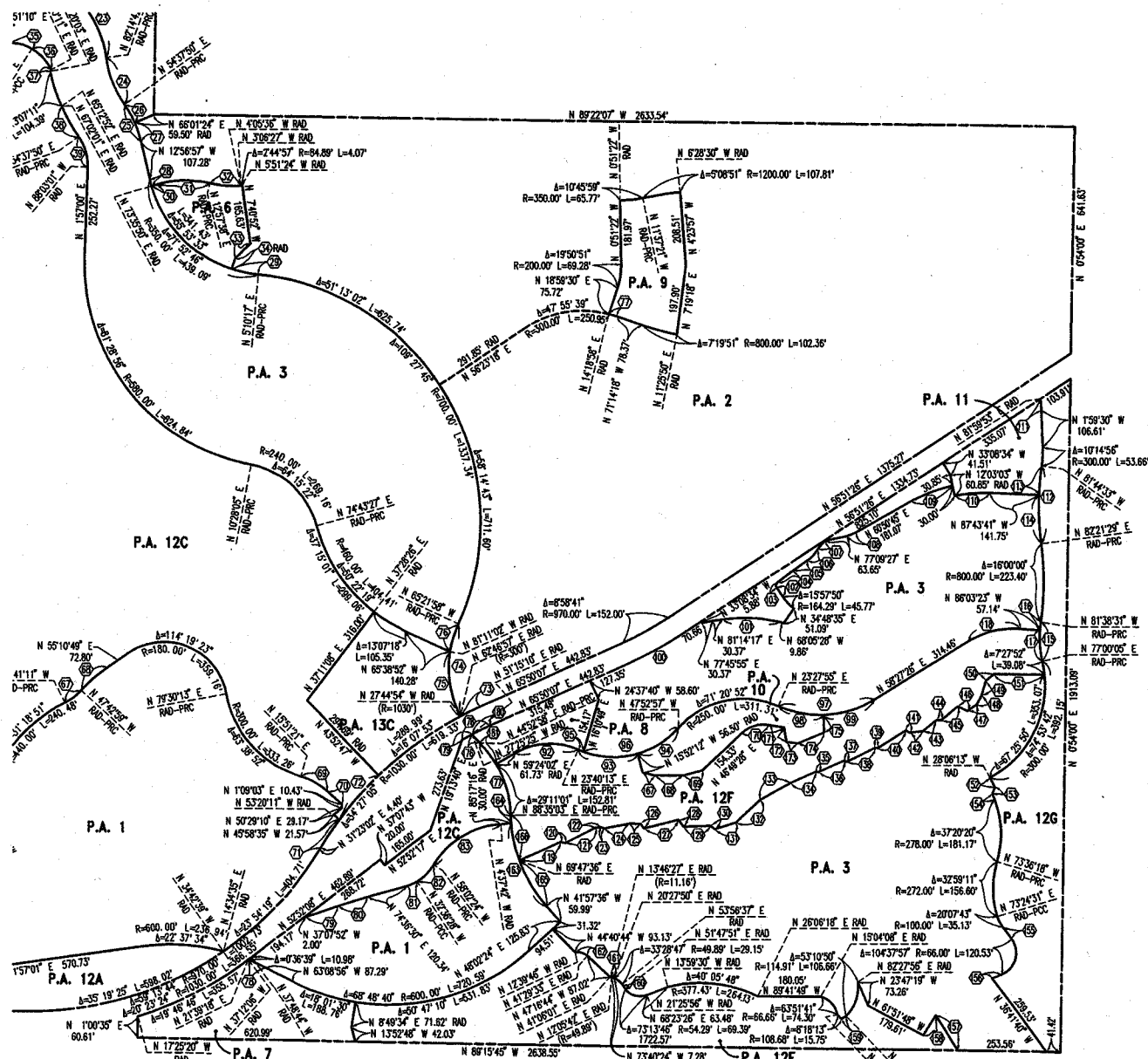
APN

- 269-060-004
- 269-060-005
- 269-060-006
- 269-100-009
- 269-100-011
- 269-100-012
- 269-100-014
- 269-100-015

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

SEE SHEET 2

SEE SHEET 3



LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4764
SEPTEMBER 24, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN

- 269-060-004
- 269-060-005
- 269-060-006
- 269-100-009
- 269-100-011
- 269-100-012
- 269-100-014
- 269-100-015

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

CURVE TABLE			
BEARING/Delta	R	L	T
59°53'18"	483.00'	504.86'	278.23'
10°45'08"	483.00'	90.64'	45.45'
42°29'51"	483.00'	358.25'	187.82'
6°38'18"	483.00'	55.96'	28.01'
N17°00'58"E	---	72.14'	---
23°37'28"	600.00'	247.39'	125.48'
17°38'41"	600.00'	184.77'	93.12'
5°58'47"	600.00'	62.62'	31.34'
26°56'26"	400.00'	188.08'	95.81'
N0°37'18"E	---	35.79'	---
N22°41'21"W	---	35.06'	---
N37°32'59"W	---	67.74'	---
N51°53'33"E	---	47.28'	---
N38°57'01"E	---	114.19'	---
19°45'10"	238.20'	82.12'	41.47'
N19°56'20"W	---	33.92'	---
3°53'41"	368.36'	25.04'	12.52'
N15°02'14"W	---	119.12'	---
81°21'58"	24.00'	34.08'	20.63'
N23°08'51"W	---	4.37'	---
9°31'57"	52.50'	8.73'	4.38'
N76°22'13"E	---	60.36'	---
38°37'32"	300.00'	202.24'	105.13'
27°36'52"	300.00'	144.59'	73.73'
22°25'13"	300.00'	117.39'	59.46'
11°01'39"	300.00'	57.74'	28.96'
11°23'33"	300.00'	59.65'	29.92'
32°71'13"	350.00'	21.10'	10.56'
12°32'00"	390.00'	76.56'	38.43'
N73°35'30"E	---	15.22'	---
28°21'48"	300.00'	153.75'	76.60'
17°03'14"	300.00'	89.29'	44.98'
N44°16'22"E	---	61.69'	---
N17°42'17"E	---	30.00'	---
40°04'33"	101.18'	70.77'	36.90'
30°04'47"	156.33'	82.07'	42.01'
N28°30'48"E	---	5.01'	---
12°24'10"	480.00'	99.58'	49.98'
37°19'08"	140.00'	91.19'	47.28'
67°32'04"	66.00'	77.79'	44.13'
5°04'25"	100.00'	8.88'	4.43'
13°36'47"	328.00'	77.93'	39.15'
N49°01'02"E	---	9.96'	---
37°35'53"	52.02'	34.14'	17.71'
N6°29'41"W	---	58.48'	---
N60°23'09"W	---	90.37'	---
53°59'38"	50.48'	47.57'	25.72'
N68°55'03"E	---	76.40'	---
N23°18'17"E	---	40.84'	---
35°39'00"	55.74'	34.68'	17.92'
10°48'41"	145.00'	27.40'	13.74'
N1°19'31"E	---	11.41'	---
N48°37'22"E	---	47.91'	---
91°27'07"	45.00'	71.83'	46.16'
43°53'19"	75.00'	57.45'	30.22'
59°36'19"	50.00'	52.02'	28.64'
16°30'18"	250.00'	72.02'	36.26'
76°09'05"	45.00'	59.81'	35.25'
N14°58'33"E	---	52.27'	---
41°08'58"	85.00'	61.05'	31.91'
51°28'07"	160.00'	143.63'	77.06'
37°06'01"	180.00'	116.55'	60.40'
17°07'28"	120.00'	35.86'	18.07'
42°09'08"	120.00'	88.28'	46.25'
19°28'47"	440.00'	149.59'	75.53'
24°48'52"	340.00'	147.05'	74.69'
21°01'48"	160.00'	58.73'	29.70'
12°53'49"	440.00'	99.04'	49.73'
25°57'38"	190.00'	86.09'	43.79'
N48°11'03"W	---	56.49'	---
5°16'48"	1030.00'	94.92'	47.49'
9°27'24"	1030.00'	170.00'	85.19'
3°35'01"	1030.00'	64.42'	32.22'
51°51'05"	300.00'	271.49'	145.84'
36°02'01"	300.00'	188.67'	97.57'
15°49'04"	300.00'	82.82'	41.68'
4°28'44"	300.00'	23.28'	11.64'
5°11'46"	600.00'	54.41'	27.22'
N70°55'59"E	---	97.21'	---
N72°35'00"E	---	87.68'	---
17°12'58"	100.00'	30.05'	15.14'
25°25'56"	150.00'	66.58'	33.85'
53°24'42"	250.00'	233.05'	125.77'
5°11'06"	970.00'	87.78'	43.92'
1°59'35"	970.00'	32.61'	16.31'
3°15'31"	970.00'	55.17'	27.59'
43°42'05"	300.00'	228.82'	120.30'
14°31'04"	300.00'	76.01'	38.21'
29°11'01"	300.00'	152.81'	78.10'

CURVE TABLE			
BEARING/Delta	R	L	T
N85°17'16"E	---	30.00'	---
N59°24'02"E	---	61.73'	---
54°18'11"	200.00'	189.44'	102.50'
39°32'24"	250.00'	172.53'	89.86'
32°00'45"	250.00'	139.68'	71.72'
34°10'06"	250.00'	16.08'	8.04'
67°52'04"	250.00'	296.13'	168.21'
59°00'29"	300.00'	288.02'	156.20'
25°18'36"	300.00'	132.52'	67.36'
29°41'53"	300.00'	155.50'	79.54'
8°58'41"	1030.00'	161.40'	80.86'
20°18'12"	462.88'	163.76'	82.74'
N33°41'09"W	---	30.25'	---
84°12'07"	12.08'	17.75'	10.92'
N52°29'56"E	---	52.81'	---
N59°05'09"E	---	52.81'	---
24°31'48"	102.94'	44.07'	22.38'
10°59'31"	159.31'	30.56'	15.33'
13°00'25"	122.76'	27.86'	13.99'
15°42'52"	467.74'	128.29'	64.55'
14°19'22"	400.00'	99.99'	50.26'
6°00'38"	300.00'	31.47'	15.75'
15°53'58"	800.00'	222.00'	111.72'
5°59'07"	800.00'	83.57'	41.82'
9°54'51"	800.00'	138.43'	69.39'
21°21'24"	300.00'	111.82'	56.57'
4°24'52"	300.00'	23.11'	11.56'
15°56'32"	300.00'	88.71'	44.68'
35°29'11"	250.00'	154.84'	79.99'
N66°17'01"E	---	52.81'	---
N77°55'35"W	---	13.77'	---
N62°49'16"E	---	97.73'	---
N81°08'54"E	---	13.06'	---
N66°27'16"W	---	10.82'	---
N79°32'13"E	---	73.64'	---
N87°42'34"W	---	32.58'	---
N38°20'27"W	---	15.24'	---
N76°12'53"E	---	100.94'	---
N38°35'32"W	---	24.30'	---
N88°34'48"E	---	77.74'	---
N50°51'07"W	---	15.10'	---
N72°10'58"E	---	63.19'	---
N47°05'55"E	---	93.85'	---
N60°46'47"E	---	99.63'	---
N68°19'07"E	---	80.38'	---
N78°13'06"W	---	6.11'	---
N65°44'21"E	---	82.48'	---
N55°24'31"W	---	7.64'	---
N63°38'22"E	---	90.99'	---
N60°31'56"W	---	6.82'	---
N58°44'15"E	---	96.17'	---
N56°51'36"W	---	11.74'	---
N84°19'48"E	---	38.23'	---
N51°17'10"E	---	49.74'	---
N86°45'15"E	---	13.61'	---
N50°55'34"E	---	61.94'	---
N64°18'12"W	---	30.12'	---
N55°36'56"E	---	32.64'	---
N28°06'36"E	---	29.38'	---
N16°13'32"E	---	43.05'	---
N49°18'59"E	---	28.41'	---
N89°26'52"W	---	146.13'	---
N28°06'13"W	---	30.00'	---
N20°28'35"E	---	19.85'	---
N20°56'38"W	---	17.11'	---
N36°43'12"W	---	40.99'	---
N67°54'45"E	---	28.83'	---
N32°33'34"W	---	117.02'	---
N32°22'47"E	---	66.98'	---
N60°11'18"E	---	15.83'	---
N32°12'31"W	---	15.98'	---
27°19'34"	11.16'	5.32'	2.71'
54°09'18"	38.96'	36.84'	19.93'
37°14'51"	400.00'	260.04'	134.80'
317'47"	400.00'	23.01'	11.51'
21°45'12"	400.00'	151.87'	76.86'
18°47'26"	400.00'	131.18'	66.19'
N76°06'56"W	---	35.61'	---
N89°47'46"E	---	81.03'	---
N74°45'11"E	---	56.29'	---
52°30'47"	90.00'	82.49'	44.40'
N80°39'45"W	---	44.51'	---
N10°41'19"W	---	41.19'	---
N82°44'43"W	---	31.69'	---
N67°43'05"E	---	81.80'	---
N1°50'41"W	---	49.55'	---
6°22'12"	300.00'	33.35'	16.69'
43°42'05"	300.00'	228.82'	120.30'
5°11'06"	970.00'	87.78'	43.92'
1°56'35"	970.00'	32.61'	16.31'
3°15'31"	970.00'	55.17'	27.59'
14°31'04"	300.00'	76.01'	38.21'

LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348

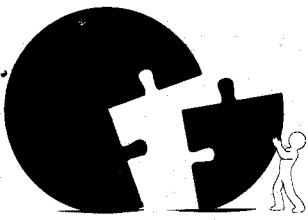
ADOPTED BY ORDINANCE NO. 348.4764

SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN

- 269-060-004
- 269-060-005
- 269-060-006
- 269-100-009
- 269-100-011
- 269-100-012
- 269-100-014
- 269-100-015



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: September 24, 2013
TO: Board of Supervisors
FROM: Matt Straite, Project Planner
RE: **Agenda Item 3-73 additional information**

Final Change of Zone Map

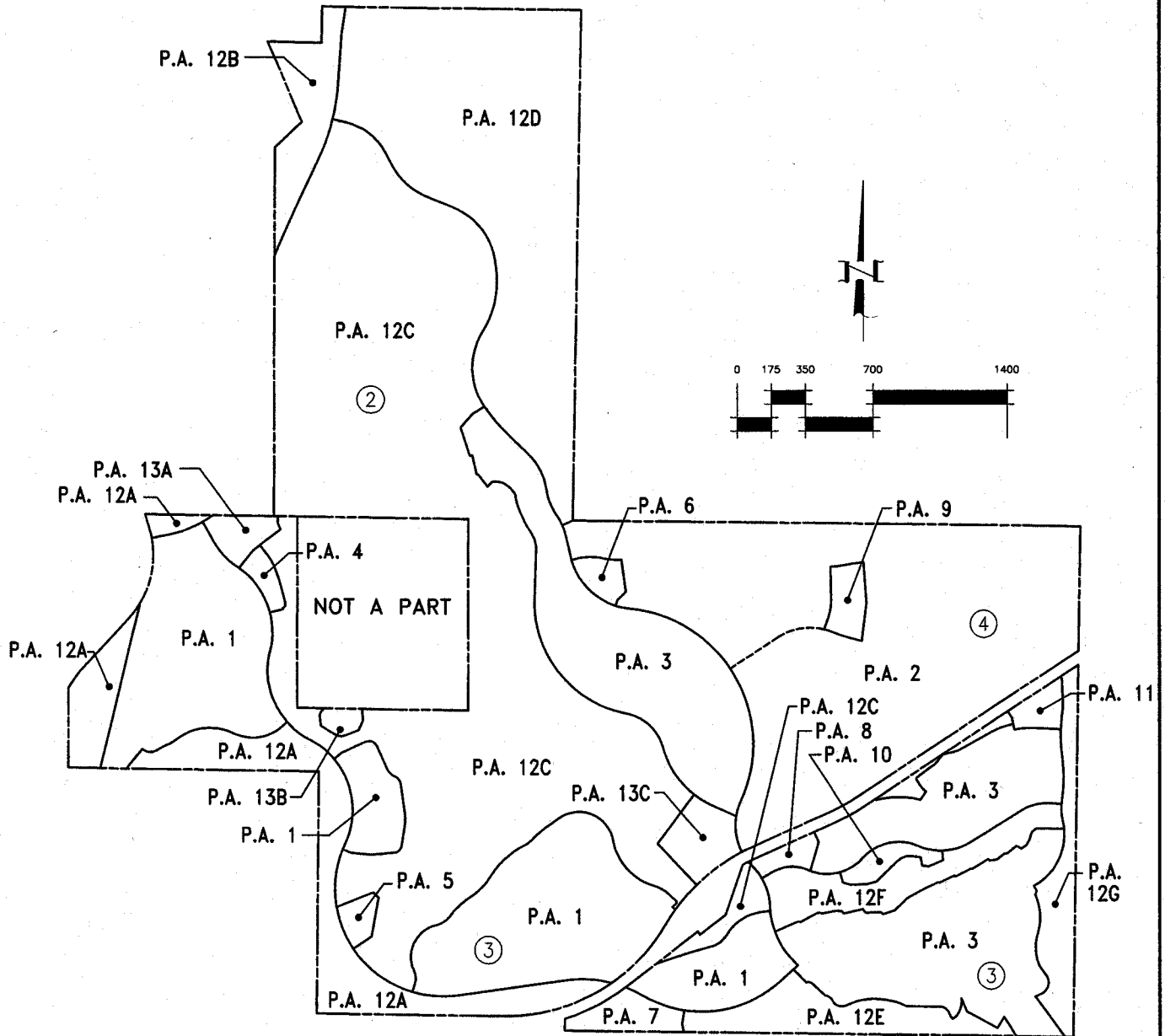
The Change of Zone serves two roles, it revises the Zoning Ordinance Text for the Specific Plan, it also formalizes the boundaries for the Planning Areas within the Specific Plan. Some versions of the Form 11 did not include a copy of the Final Change of Zone Map. Another copy has been attached to this memo for your review and consideration.

Y:\Planning Case Files-Riverside office\SP00325A1\BOS\BOS hearing (same day as the adoption)\memos to BOS\3-73 Memo\Memo to Board.docx

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

SECTION 29 T. 3 S., R. 5 W. S.B.B. & M.



①—INDICATES SHEET NUMBER

LEGEND

SP_ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

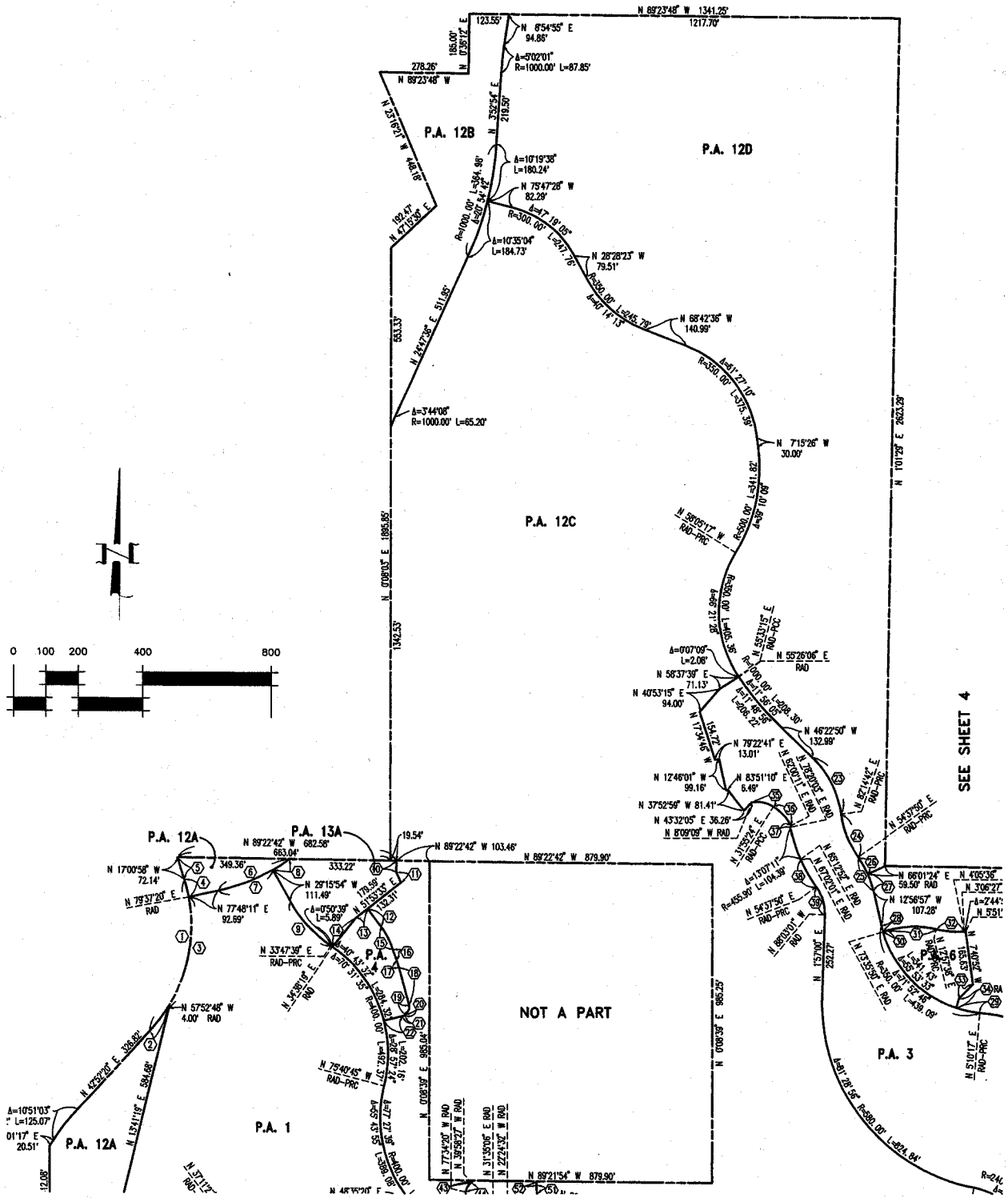
CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4764
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SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.



LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

CHANGE OF OFFICIAL ZONING PLAN

LAKE MATTHEWS

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4764
SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

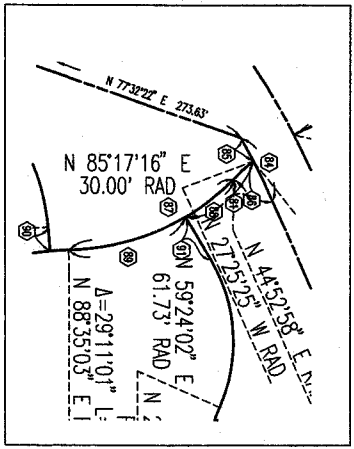
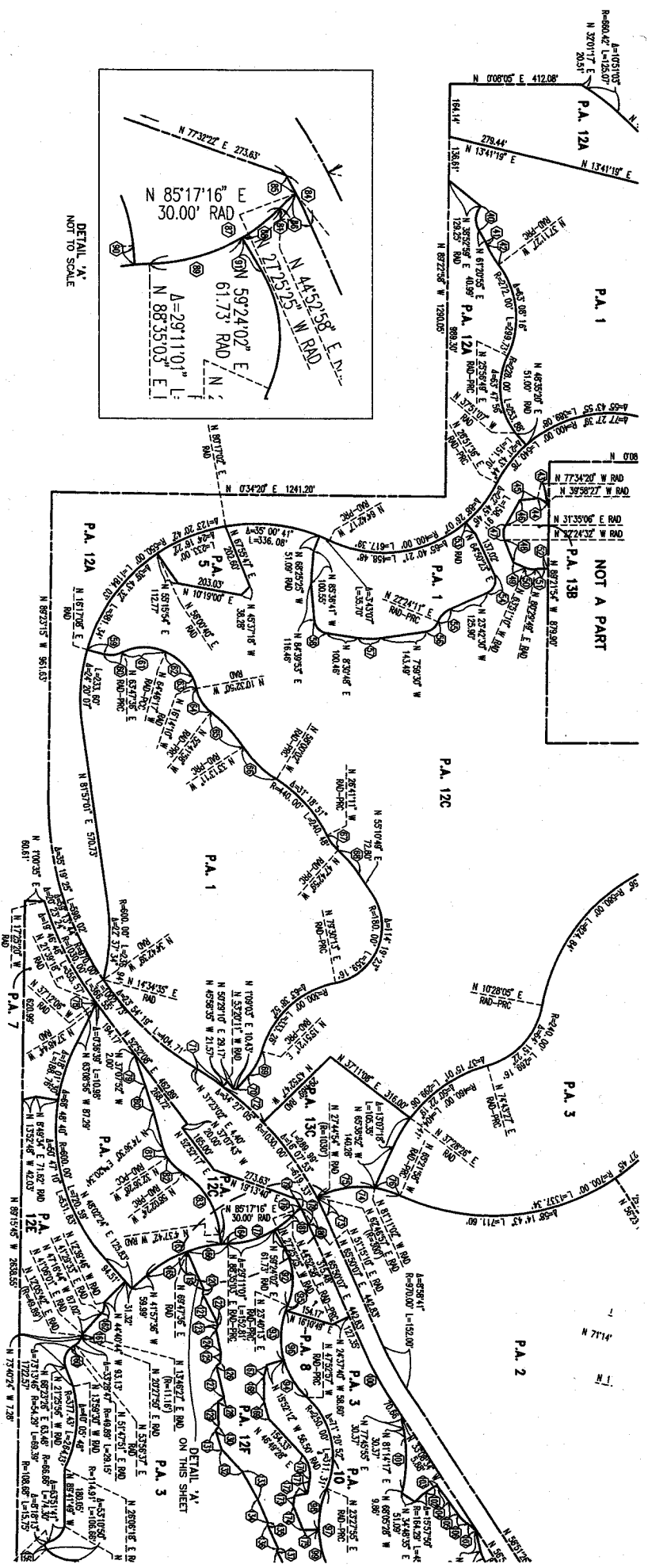
APN

- 269-060-004
- 269-060-005
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- 269-100-009
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- 269-100-012
- 269-100-014
- 269-100-015

SEE SHEET 2

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

SEE SHEET 4

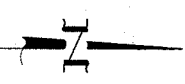
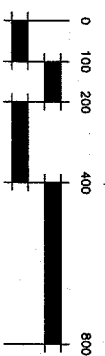


LEGEND
 SP ZONE
 SPECIFIC PLAN (SP 325 A1)
 MAP NO. 36.057

CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS

CHANGE OF ZONE CASE NO. 07779
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4764
 SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS



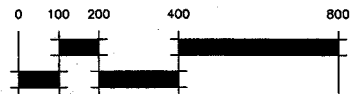
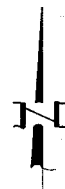
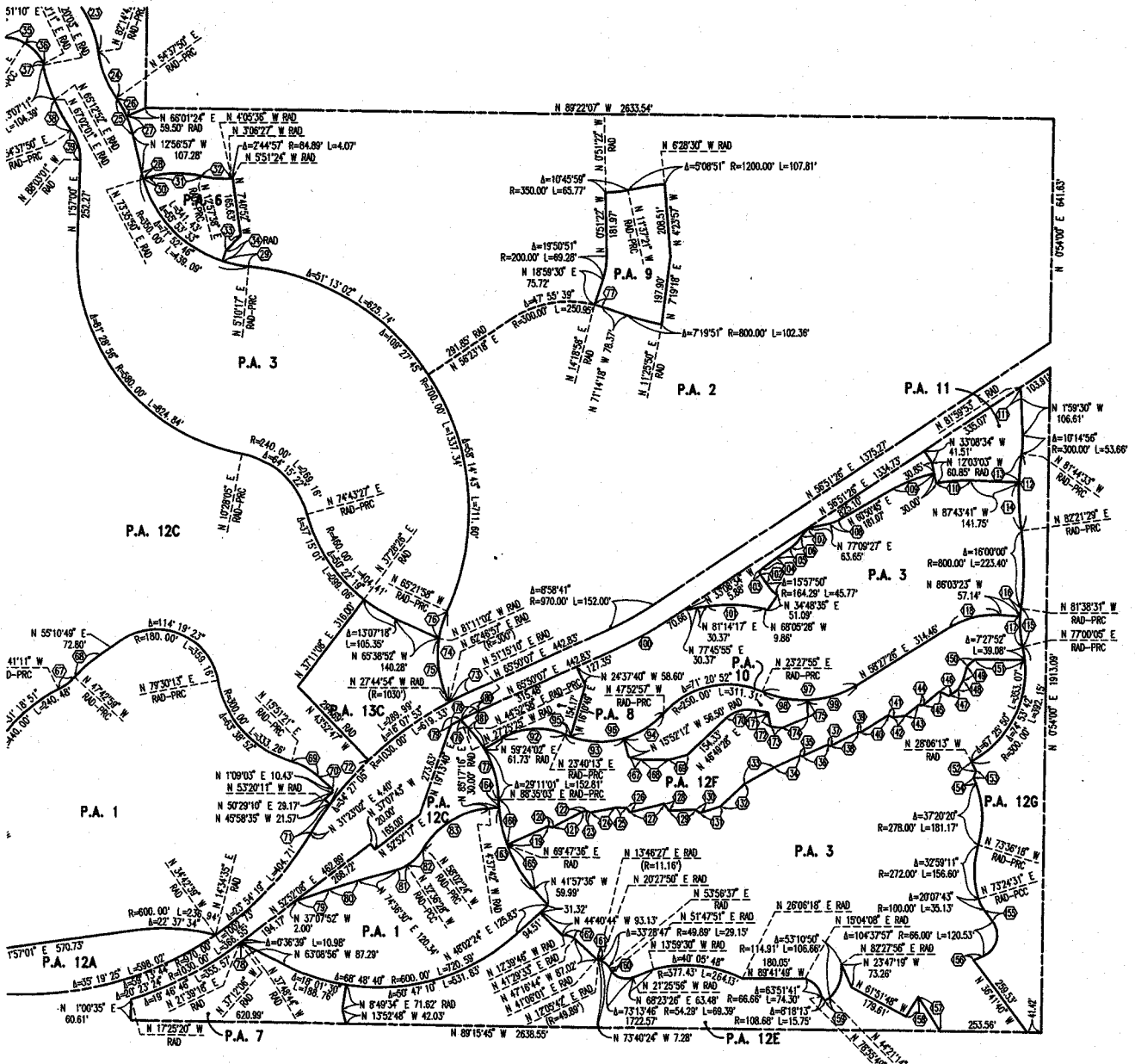
APN

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- 269-100-012
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- 269-100-015

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

SEE SHEET 2

SEE SHEET 3



LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

CHANGE OF OFFICIAL ZONING PLAN

LAKE MATTHEWS

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4764

SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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- 269-100-012
- 269-100-014
- 269-100-015

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

CURVE TABLE			
BEARING/Delta	R	L	T
89°53'18"	483.00'	504.86'	278.23'
10°45'09"	483.00'	90.64'	45.45'
42°29'51"	483.00'	358.25'	187.82'
6°38'18"	483.00'	55.96'	28.01'
N17°00'58" E	---	72.14'	---
23°37'28"	600.00'	247.39'	125.48'
17°38'41"	600.00'	184.77'	93.12'
5°58'47"	600.00'	62.62'	31.34'
26°56'28"	400.00'	188.08'	95.81'
N0°37'18" E	---	35.79'	---
N22°41'21" W	---	35.06'	---
N37°32'59" W	---	67.74'	---
N51°53'33" E	---	47.28'	---
N38°57'01" E	---	114.19'	---
19°45'10"	238.20'	82.12'	41.47'
N19°56'20" W	---	33.92'	---
3°53'41"	368.38'	25.04'	12.52'
N15°02'14" W	---	119.12'	---
81°21'58"	24.00'	34.08'	20.63'
N23°08'51" W	---	4.37'	---
9°31'57"	52.50'	8.73'	4.38'
N76°22'13" E	---	60.36'	---
38°37'32"	300.00'	202.24'	105.13'
27°36'52"	300.00'	144.59'	73.73'
22°25'13"	300.00'	117.39'	59.46'
11°01'39"	300.00'	57.74'	28.96'
11°23'33"	300.00'	59.65'	28.92'
3°27'13"	350.00'	21.10'	10.55'
12°32'00"	350.00'	76.56'	38.43'
N73°35'30" E	---	15.22'	---
29°21'48"	300.00'	153.75'	78.60'
17°03'14"	300.00'	89.29'	44.98'
N44°18'22" E	---	61.69'	---
N17°42'17" E	---	30.00'	---
49°04'33"	101.18'	70.77'	36.90'
30°04'47"	156.33'	82.07'	42.01'
N28°30'48" E	---	5.01'	---
12°24'10"	460.00'	99.58'	49.98'
37°19'08"	140.00'	91.19'	47.28'
67°32'04"	68.00'	77.79'	44.13'
5°04'25"	100.00'	8.86'	4.43'
13°36'47"	328.00'	77.93'	39.15'
N49°01'02" E	---	9.96'	---
37°35'53"	52.02'	34.14'	17.71'
N6°29'41" W	---	58.48'	---
N60°23'09" W	---	90.37'	---
53°59'38"	50.48'	47.57'	25.72'
N68°55'03" E	---	76.40'	---
N23°18'17" E	---	40.84'	---
35°39'00"	55.74'	34.88'	17.92'
10°48'41"	145.00'	27.40'	13.74'
N11°19'31" E	---	11.41'	---
N49°37'22" E	---	47.91'	---
81°27'07"	45.00'	71.83'	46.18'
43°53'19"	75.00'	57.45'	30.22'
59°36'19"	50.00'	52.02'	28.64'
16°30'18"	250.00'	72.02'	36.28'
76°09'05"	45.00'	58.81'	35.25'
N14°56'33" E	---	52.27'	---
41°08'58"	85.00'	61.05'	31.91'
51°26'07"	160.00'	143.83'	77.08'
37°08'01"	180.00'	116.55'	60.40'
17°07'26"	120.00'	35.86'	18.07'
42°09'08"	120.00'	88.28'	46.25'
19°28'47"	440.00'	149.59'	75.53'
24°46'52"	340.00'	147.05'	74.69'
21°01'48"	160.00'	58.73'	29.70'
12°53'49"	440.00'	99.04'	49.73'
25°57'36"	190.00'	86.09'	43.79'
N48°11'03" W	---	56.49'	---
5°18'48"	1030.00'	94.92'	47.49'
9°27'24"	1030.00'	170.00'	85.19'
3°35'01"	1030.00'	64.42'	32.22'
51°51'05"	300.00'	271.49'	145.84'
36°02'01"	300.00'	188.67'	97.57'
15°49'04"	300.00'	82.82'	41.68'
4°26'44"	300.00'	23.28'	11.64'
5°11'46"	600.00'	54.41'	27.22'
N70°55'59" E	---	97.21'	---
N72°35'00" E	---	87.68'	---
17°12'58"	100.00'	30.05'	15.14'
25°25'56"	150.00'	66.58'	33.85'
53°24'42"	250.00'	233.05'	125.77'
5°11'06"	970.00'	87.78'	43.92'
1°55'35"	970.00'	32.61'	16.31'
3°15'31"	970.00'	55.17'	27.59'
43°42'05"	300.00'	228.82'	120.30'
14°31'04"	300.00'	76.01'	38.21'
29°11'01"	300.00'	152.81'	78.10'

CURVE TABLE			
BEARING/Delta	R	L	T
N85°17'16" E	---	30.00'	---
N59°24'02" E	---	61.73'	---
54°16'11"	200.00'	189.44'	102.50'
39°32'24"	250.00'	172.53'	89.86'
32°00'45"	250.00'	139.68'	71.72'
3°41'06"	250.00'	16.08'	8.04'
67°52'04"	250.00'	296.13'	168.21'
55°00'29"	300.00'	288.02'	156.20'
25°18'36"	300.00'	132.52'	67.36'
29°41'53"	300.00'	155.50'	79.54'
8°58'41"	1030.00'	161.40'	80.86'
20°16'12"	462.88'	163.76'	82.74'
N33°41'09" W	---	30.25'	---
8°42'07"	12.08'	17.75'	10.92'
N52°29'56" E	---	52.81'	---
N55°05'09" E	---	52.81'	---
24°31'48"	102.94'	44.07'	22.38'
10°59'31"	159.31'	30.56'	15.33'
13°00'25"	122.75'	27.86'	13.99'
15°42'52"	467.74'	128.29'	64.55'
14°19'22"	400.00'	99.99'	50.28'
6°00'36"	300.00'	31.47'	15.75'
15°53'56"	800.00'	222.00'	111.72'
5°59'07"	800.00'	83.57'	41.82'
9°54'51"	800.00'	138.43'	69.39'
21°21'24"	300.00'	111.82'	56.57'
4°24'52"	300.00'	23.11'	11.56'
16°56'32"	300.00'	88.71'	44.68'
35°29'11"	250.00'	154.84'	79.99'
N66°17'01" E	---	52.81'	---
N77°55'35" W	---	13.77'	---
N62°49'16" E	---	97.73'	---
N61°08'54" E	---	13.06'	---
N66°27'16" W	---	10.82'	---
N79°32'13" E	---	73.64'	---
N87°42'34" W	---	32.58'	---
N39°20'27" W	---	15.24'	---
N76°12'53" E	---	100.94'	---
N36°35'32" W	---	24.30'	---
N88°34'48" E	---	77.74'	---
N50°51'07" W	---	15.10'	---
N72°10'59" E	---	63.19'	---
N47°05'55" E	---	93.95'	---
N60°46'47" E	---	99.63'	---
N66°19'07" E	---	80.35'	---
N76°13'08" W	---	6.11'	---
N65°44'21" E	---	82.48'	---
N56°24'31" W	---	7.54'	---
N63°38'22" E	---	90.98'	---
N80°31'56" W	---	6.82'	---
N56°44'15" E	---	96.17'	---
N65°51'36" W	---	11.74'	---
N69°19'48" E	---	38.23'	---
N51°17'10" E	---	49.74'	---
N88°45'15" E	---	13.61'	---
N50°55'34" E	---	61.94'	---
N64°18'12" W	---	30.12'	---
N55°36'56" E	---	32.64'	---
N28°06'36" E	---	29.38'	---
N16°13'32" E	---	43.05'	---
N49°18'59" E	---	29.41'	---
N89°28'52" W	---	146.13'	---
N28°06'13" W	---	30.00'	---
N20°28'35" E	---	19.85'	---
N20°56'38" W	---	17.11'	---
N36°43'12" W	---	40.99'	---
N67°54'45" E	---	28.83'	---
N32°33'34" W	---	117.02'	---
N32°22'47" E	---	66.98'	---
N60°11'18" E	---	15.83'	---
N32°12'31" W	---	15.98'	---
27°19'34"	11.16'	5.32'	2.71'
54°09'18"	38.98'	36.84'	19.93'
37°14'51"	400.00'	260.04'	134.80'
3°17'47"	400.00'	23.01'	11.51'
21°45'12"	400.00'	151.87'	76.86'
18°47'26"	400.00'	131.18'	66.19'
N76°06'56" W	---	35.61'	---
N89°47'46" E	---	81.03'	---
N74°45'11" E	---	56.29'	---
52°30'47"	90.00'	82.49'	44.40'
N80°39'45" W	---	44.51'	---
N10°41'19" W	---	41.19'	---
N82°44'43" W	---	31.69'	---
N67°43'05" E	---	81.80'	---
N1°50'41" W	---	49.55'	---
6°22'12"	300.00'	33.35'	16.69'
43°42'05"	300.00'	228.82'	120.30'
5°11'06"	970.00'	87.78'	43.92'
1°55'35"	970.00'	32.61'	16.31'
3°15'31"	970.00'	55.17'	27.59'
14°31'04"	300.00'	76.01'	38.21'

LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

CHANGE OF OFFICIAL ZONING PLAN

LAKE MATTHEWS

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4764

SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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- 269-100-015



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
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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

September 30, 2013

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4764

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, October 2, 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: Monday, September 30, 2013 8:14 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. NO. 348.4764

Received for publication on Oct. 2. Proof with cost to follow.

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

On Mon, Sep 30, 2013 at 7:46 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

One more, adoption of Ordinance, for publication on Wednesday, Oct. 2, 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. 348.4764
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 Plan Map No. 36.057, as amended, are further amended by placing in effect in the Lake Mathews District, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 36.057, Change of Zone No. 7779," which map is made a part of this ordinance.

Section 2. Section 17.98 of Article XVIIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.98 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 325.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 325 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section 6.1.c., and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Area 1 of Specific Plan No. 325 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., e.(1), e.(2), e.(3), and g. shall be deleted and replaced by the following:

A. Lot area shall be not less than eight thousand (8,000) 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 minimum front yard setback to single-story living space shall be fifteen (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet. The minimum front yard setback to the garage shall be twenty (20) feet for a street facing garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front porch or portico shall be fifteen (15) feet.

C. The minimum side yard setback for interior lots shall be five (5) feet. The minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

D. The minimum rear yard setback to single-story living space shall be fifteen (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet. The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached structure, detached accessory building or guest quarter shall be ten (10) feet.

E. Maximum lot coverage shall be sixty (60) percent for single-story dwellings and fifty (50) percent for two-story dwellings.

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

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 325 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section 6.1.c., and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Area 2 of Specific Plan No. 325 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., e.(1), e.(2), e.(3), and g. shall be deleted and replaced by the following:

A. Lot area shall be not 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 minimum front yard setback to single-story living space shall be fifteen (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet. The minimum front yard setback to the garage shall be twenty (20) feet for a street facing garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front porch or portico shall be fifteen (15) feet.

C. The minimum side yard setback for interior lots shall be five (5) feet. The minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

D. The minimum rear yard setback to single-story living space shall be fifteen (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet. The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached structure, detached accessory building or guest quarter shall be ten (10) feet.

E. Maximum lot coverage shall be sixty (60) percent for single-story dwellings and fifty (50) percent for two-story dwellings.

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

c. Planning Area 3.

(1) The uses permitted in Planning Area 3 of Specific Plan No. 325 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section 6.1.c. and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Area 3 of Specific Plan No. 325 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., e.(1), e.(2), e.(3), and g. shall be deleted and replaced by the following:

A. Lot area shall be not less than twelve thousand (12,000) 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 minimum front yard setback to single-story living space shall be fifteen (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet. The minimum front yard setback to the garage shall be twenty (20) feet for a street facing garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front porch or portico shall be fifteen (15) feet.

C. The minimum side yard setback for interior lots shall be five (5) feet. The minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

D. The minimum rear yard setback to single-story living space shall be fifteen (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet. The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached structure, detached accessory building or guest quarter shall be ten (10) feet.

E. Maximum lot coverage shall be sixty (60) percent for single-story dwellings and fifty (50) percent for two-story dwellings.

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

d. Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11.

(1) The uses permitted in Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11 of Specific Plan No. 325 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), (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 public parks, private parks, and trails.

(2) The development standards for Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11 of Specific Plan No. 325 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.

e. Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and 12G.

(1) The uses permitted in Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and 12G of Specific Plan No. 325 shall be the same as those 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 trails.

(2) The development standards for Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and 12G of Specific Plan No. 325 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.

f. Planning Area 13A, 13B, and 13C.

(1) The uses permitted in Planning Area 13A, 13B, and 13C of Specific Plan No. 325 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 detention basins.

(2) The development standards for Planning Area 13A, 13B, and 13C of Specific Plan No. 325 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. This ordinance shall take effect 30 days after its adoption.

(INSERT MAPS HERE)

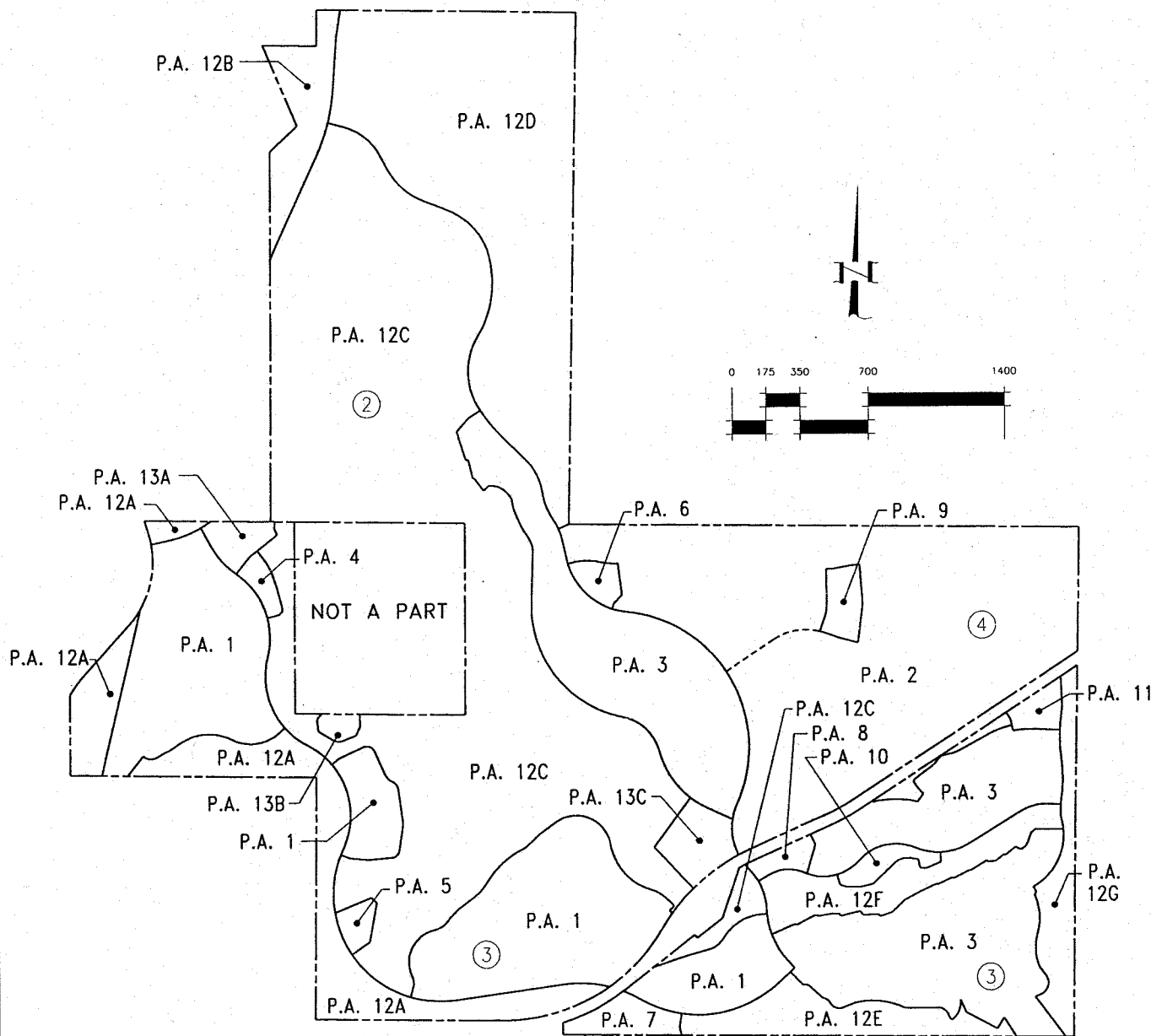
John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 24, 2013**, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

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

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

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.



① - INDICATES SHEET NUMBER

LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

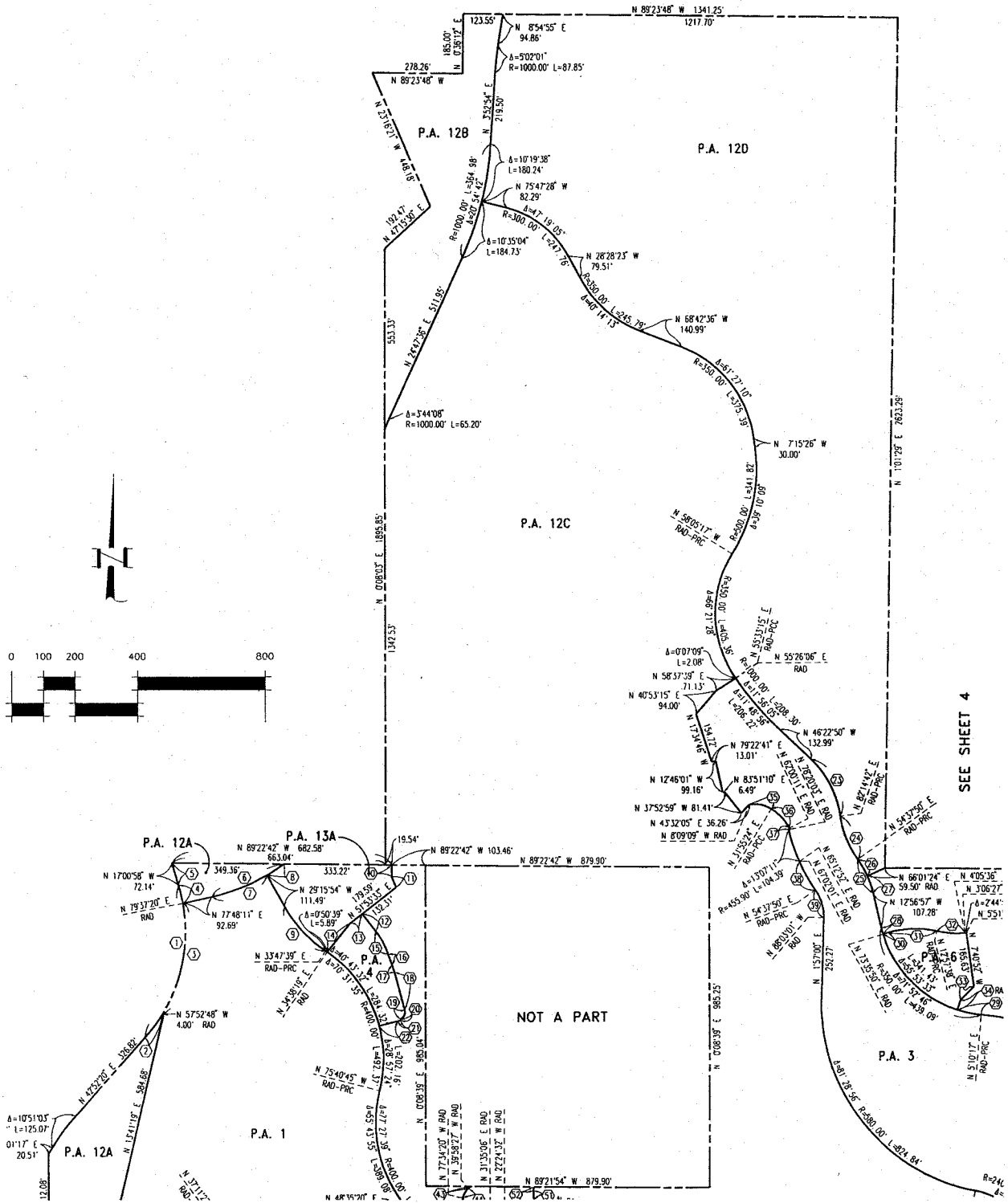
A.P.N.

- 269-060-004
- 269-060-005
- 269-060-006
- 269-100-009
- 269-100-011
- 269-100-012
- 269-100-014
- 269-100-015

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

CHANGE OF ZONE CASE NO. 07779
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4764
 SEPTEMBER 24, 2013
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.



SEE SHEET 4

SEE SHEET 3

LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4764
SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

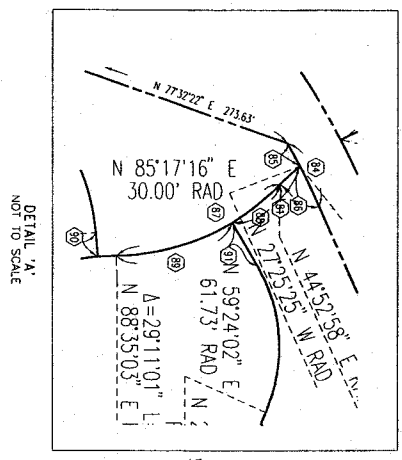
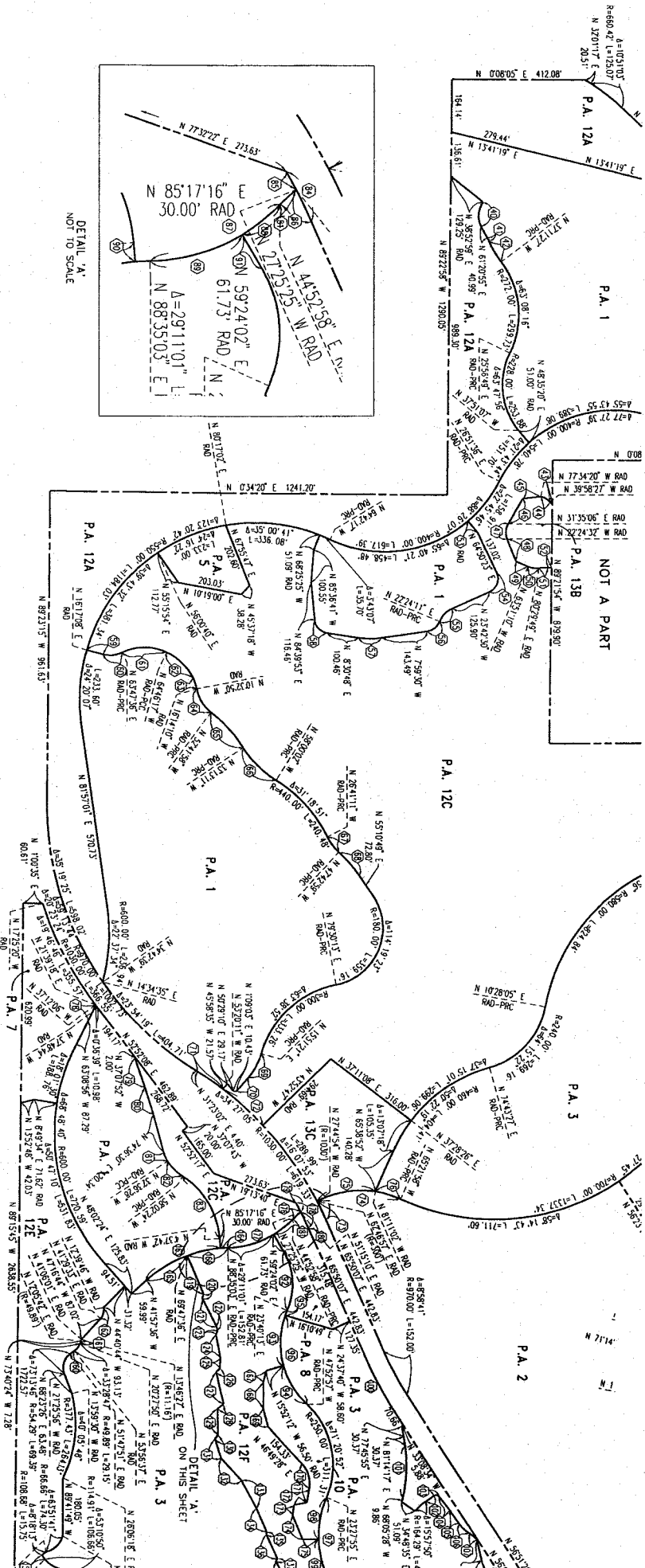
APN

- 269-060-004
- 269-060-005
- 269-060-006
- 269-100-009
- 269-100-011
- 269-100-012
- 269-100-014
- 269-100-015

SEE SHEET 2

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

SEE SHEET 4



LEGEND
 SP ZONE
 SPECIFIC PLAN (SP 325 A1)
 MAP NO. 36.057

CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS

APN
 269-060-004
 269-060-005
 269-060-006
 269-100-009
 269-100-011
 269-100-012
 269-100-014
 269-100-015

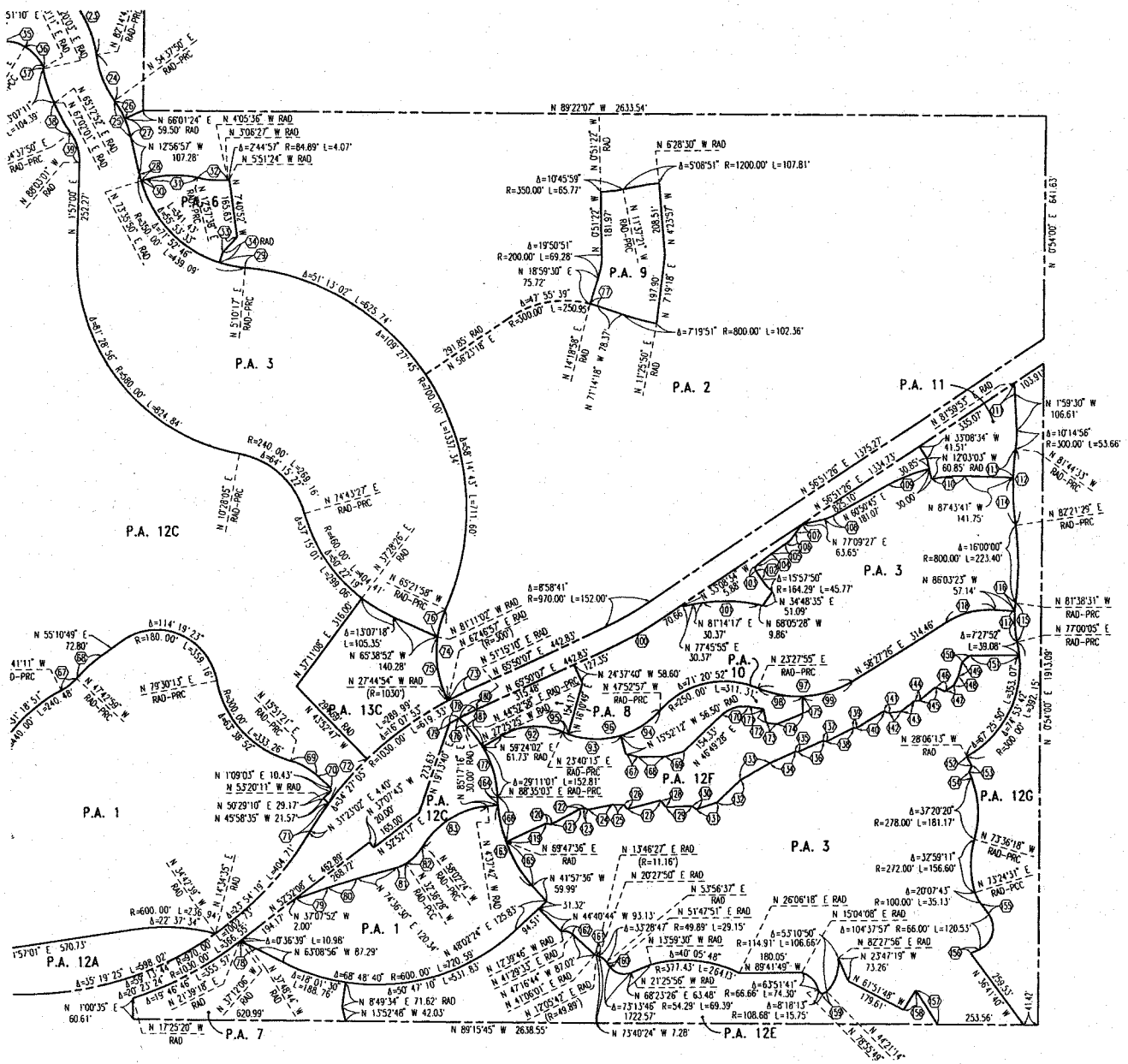
CHANGE OF ZONE CASE NO. 07779
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348,4764
 SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

SEE SHEET 2

SEE SHEET 3



LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

**CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS**

AP.N.

- 269-060-004
- 269-060-005
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CHANGE OF ZONE CASE NO. 07779
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4764
 SEPTEMBER 24, 2013
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

SECTION 29 T. 3 S. R. 5 W. S.B.B. & M.

CURVE TABLE			
BEARING/Delta	R	L	T
1 59°53'18"	483.00'	504.86'	278.23'
2 10°45'09"	483.00'	90.64'	45.45'
3 42°29'51"	483.00'	358.25'	187.82'
4 6°38'18"	483.00'	55.96'	28.01'
5 N17°00'58"E	---	72.14'	---
6 23°37'28"	600.00'	247.39'	125.48'
7 17°38'41"	600.00'	184.77'	93.12'
8 5°58'47"	600.00'	62.62'	31.34'
9 26°56'26"	400.00'	188.08'	95.81'
10 N0°37'18"E	---	35.79'	---
11 N22°41'21"W	---	35.06'	---
12 N37°32'59"W	---	67.74'	---
13 N51°53'33"E	---	47.28'	---
14 N38°57'01"E	---	114.19'	---
15 19°45'10"	238.20'	82.12'	41.47'
16 N19°56'20"W	---	33.92'	---
17 3°53'41"	368.36'	25.04'	12.52'
18 N15°02'14"W	---	119.12'	---
19 81°21'58"	24.00'	34.08'	20.63'
20 N25°08'51"W	---	4.37'	---
21 9°31'57"	52.50'	8.73'	4.38'
22 N76°22'15"E	---	60.36'	---
23 38°37'32"	300.00'	202.24'	105.13'
24 27°36'52"	300.00'	144.59'	73.73'
25 22°25'13"	300.00'	117.39'	59.46'
26 11°01'39"	300.00'	57.74'	28.96'
27 11°23'33"	300.00'	59.65'	29.92'
28 3°27'15"	350.00'	21.10'	10.55'
29 12°32'00"	350.00'	76.56'	38.43'
30 N73°35'30"E	---	15.22'	---
31 29°21'48"	300.00'	153.75'	78.60'
32 17°03'14"	300.00'	89.29'	44.98'
33 N44°16'22"E	---	61.69'	---
34 N17°42'17"E	---	30.00'	---
35 40°04'33"	101.18'	70.77'	36.90'
36 30°04'47"	156.33'	82.07'	42.01'
37 N29°30'46"E	---	5.01'	---
38 12°24'10"	460.00'	99.58'	49.98'
39 37°19'08"	140.00'	91.19'	47.28'
40 67°32'04"	66.00'	77.79'	44.13'
41 5°04'25"	100.00'	8.86'	4.43'
42 13°36'47"	328.00'	77.93'	39.15'
43 N49°01'02"E	---	9.96'	---
44 37°35'53"	52.02'	34.14'	17.71'
45 N6°29'41"W	---	56.48'	---
46 N60°23'09"W	---	90.37'	---
47 53°59'38"	50.48'	47.57'	25.72'
48 N68°55'03"E	---	76.40'	---
49 N23°18'17"E	---	40.84'	---
50 35°39'00"	55.74'	34.68'	17.92'
51 10°49'41"	145.00'	27.40'	13.74'
52 N11°19'31"E	---	11.41'	---
53 N49°37'22"E	---	47.91'	---
54 91°27'07"	45.00'	71.83'	46.16'
55 43°53'19"	75.00'	57.45'	30.22'
56 59°36'19"	50.00'	52.02'	28.64'
57 16°30'18"	250.00'	72.02'	36.26'
58 76°09'05"	45.00'	59.81'	35.25'
59 N14°56'15"E	---	52.27'	---
60 41°08'58"	85.00'	61.05'	31.91'
61 51°26'07"	160.00'	143.63'	77.06'
62 37°06'01"	180.00'	116.55'	60.40'
63 17°07'26"	120.00'	35.86'	18.07'
64 42°09'08"	120.00'	88.28'	46.25'
65 19°28'47"	440.00'	149.59'	75.53'
66 24°46'52"	340.00'	147.05'	74.69'
67 21°01'48"	160.00'	58.73'	29.70'
68 12°53'49"	440.00'	99.04'	49.73'
69 25°57'36"	190.00'	86.09'	43.79'
70 N48°11'03"W	---	56.49'	---
71 5°16'48"	1030.00'	94.92'	47.49'
72 9°27'24"	1030.00'	170.00'	85.19'
73 3°35'01"	1030.00'	64.42'	32.22'
74 51°51'05"	300.00'	271.49'	145.84'
75 36°02'01"	300.00'	188.67'	97.57'
76 15°49'04"	300.00'	82.82'	41.68'
77 4°28'44"	300.00'	23.28'	11.64'
78 5°11'46"	600.00'	54.41'	27.22'
79 N70°55'59"E	---	97.21'	---
80 N72°38'00"E	---	87.68'	---
81 17°12'58"	100.00'	30.05'	15.14'
82 25°25'56"	150.00'	66.58'	33.85'
83 53°24'42"	250.00'	233.05'	125.77'
84 5°11'06"	970.00'	87.78'	43.92'
85 1°55'35"	970.00'	32.61'	16.31'
86 3°15'31"	970.00'	55.17'	27.59'
87 43°42'05"	300.00'	228.82'	120.30'
88 14°31'04"	300.00'	76.01'	38.21'
89 29°11'01"	300.00'	152.81'	78.10'

CURVE TABLE			
BEARING/Delta	R	L	T
90 N85°17'16"E	---	30.00'	---
91 N59°24'02"E	---	61.73'	---
92 54°16'11"	200.00'	189.44'	102.50'
93 39°32'24"	250.00'	172.53'	89.86'
94 32°00'45"	250.00'	139.68'	71.72'
95 3°41'06"	250.00'	16.08'	8.04'
96 67°52'04"	250.00'	296.13'	168.21'
97 55°00'29"	300.00'	288.02'	156.20'
98 25°18'36"	300.00'	132.52'	67.36'
99 29°41'53"	300.00'	155.50'	79.54'
100 8°58'41"	1030.00'	161.40'	80.86'
101 20°16'12"	462.88'	163.76'	82.74'
102 N33°41'09"W	---	30.25'	---
103 84°12'07"	12.08'	17.75'	10.92'
104 N52°29'56"E	---	52.81'	---
105 N55°05'09"E	---	52.81'	---
106 24°31'48"	102.94'	44.07'	22.38'
107 10°59'31"	159.31'	30.56'	15.33'
108 13°00'25"	122.75'	27.86'	13.99'
109 15°42'52"	467.74'	128.29'	64.55'
110 14°19'22"	400.00'	99.99'	50.26'
111 6°00'38"	300.00'	31.47'	15.75'
112 15°53'58"	800.00'	222.00'	111.72'
113 5°59'07"	800.00'	83.57'	41.82'
114 9°54'51"	800.00'	138.43'	69.39'
115 21°21'24"	300.00'	111.82'	56.57'
116 4°24'52"	300.00'	23.11'	11.56'
117 16°56'32"	300.00'	88.71'	44.68'
118 35°29'11"	250.00'	154.84'	79.99'
119 N66°17'01"E	---	52.81'	---
120 N77°55'35"W	---	13.77'	---
121 N62°49'16"E	---	97.73'	---
122 N81°08'54"E	---	13.06'	---
123 N66°27'16"W	---	10.82'	---
124 N79°32'15"E	---	73.64'	---
125 N87°42'34"W	---	32.58'	---
126 N39°20'27"W	---	15.24'	---
127 N76°12'53"E	---	100.94'	---
128 N36°35'32"W	---	24.30'	---
129 N88°34'48"E	---	77.74'	---
130 N50°51'07"W	---	15.10'	---
131 N72°10'59"E	---	63.19'	---
132 N47°05'55"E	---	93.95'	---
133 N80°46'47"E	---	99.63'	---
134 N66°19'07"E	---	80.35'	---
135 N76°13'08"W	---	6.11'	---
136 N65°44'21"E	---	82.49'	---
137 N55°24'31"W	---	7.54'	---
138 N63°38'22"E	---	90.99'	---
139 N80°31'58"W	---	6.82'	---
140 N58°44'15"E	---	96.17'	---
141 N58°51'36"W	---	11.74'	---
142 N84°19'48"E	---	38.23'	---
143 N51°17'10"E	---	49.74'	---
144 N88°45'15"E	---	13.61'	---
145 N50°55'34"E	---	61.94'	---
146 N64°18'12"W	---	30.12'	---
147 N55°36'56"E	---	32.64'	---
148 N28°06'36"E	---	29.38'	---
149 N16°13'32"E	---	43.05'	---
150 N49°18'59"E	---	29.41'	---
151 N89°26'52"W	---	146.13'	---
152 N28°06'13"W	---	30.00'	---
153 N20°28'35"E	---	19.85'	---
154 N20°56'38"W	---	17.11'	---
155 N36°43'12"W	---	40.99'	---
156 N67°54'45"E	---	28.83'	---
157 N32°33'34"W	---	117.02'	---
158 N32°22'47"E	---	66.98'	---
159 N60°11'18"E	---	15.83'	---
160 N32°12'31"W	---	15.98'	---
161 27°19'34"	11.16'	5.32'	2.71'
162 54°09'18"	38.98'	36.84'	19.93'
163 37°14'51"	400.00'	260.04'	134.80'
164 5°17'47"	400.00'	23.01'	11.51'
165 21°45'12"	400.00'	151.87'	76.86'
166 18°47'26"	400.00'	131.18'	66.19'
167 N76°06'56"W	---	35.61'	---
168 N89°47'46"E	---	81.03'	---
169 N74°45'11"E	---	56.29'	---
170 52°30'47"	90.00'	82.49'	44.40'
171 N80°39'45"W	---	44.51'	---
172 N10°41'19"W	---	41.19'	---
173 N82°44'43"W	---	31.69'	---
174 N67°43'05"E	---	81.80'	---
175 N1°50'41"W	---	49.55'	---
176 6°22'12"	300.00'	33.35'	16.69'
177 43°42'05"	300.00'	228.82'	120.30'
178 5°11'06"	970.00'	87.78'	43.92'
179 1°55'35"	970.00'	32.61'	16.31'
180 3°15'31"	970.00'	55.17'	27.59'
181 14°31'04"	300.00'	76.01'	38.21'

LEGEND

SP ZONE

SPECIFIC PLAN (SP 325 A1)
MAP NO. 36.057

CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS

CHANGE OF ZONE CASE NO. 07779
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4764
SEPTEMBER 24, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

A.P.N.

- 269-060-004
- 269-060-005
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- 269-100-009
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- 269-100-012
- 269-100-014
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