

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

507B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 4, 2013

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

RECOMMENDED MOTION:

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

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

BACKGROUND:

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

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

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:ms

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Benoit 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: December 3, 2013
xc: Planning, Building & Safety, MC, COB

Kecia Harper-Ihem
Clerk of the Board

By: *[Signature]*
Deputy

NOV 20 11 08:50

Prev. Agn. Ref. | District: 3/3 | Agenda Number:

3-42

REVIEWED BY EXECUTIVE OFFICE

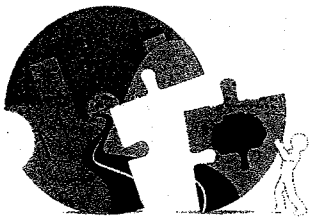
DATE 11/25/13
Tina Grande

Departmental Concurrence

Policy Policy

Consent Consent

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



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

12/3/13
Date

kb
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. 312 Amended No. 1, Change of Zone No. 7769, Tentative Tract Map No. 36418, Tentative Tract Map No. 32289 Minor Change No. 1

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)

Riverside Mitland 03, LLC
Project Applicant

3090 Bristol Street Suite 220 Coasta Mesa CA 92626
Address

The project is located in the Southwest Area Plan, in the Community of French Valley; more specifically the project is easterly of Briggs Road, westerly of Highway 79 and Leon Road, southerly of Keller Road.

Project Location

Change of Zone No 7769 proposes to modify the zoning standards for Planning Area 8, 15, 16, 18A, 19 and 20/21, in addition the Planning Area boundaries would be formalized. For a more detailed project description see the EIR Addendum. Tentative Tract Map No. 36418 proposes a Schedule A subdivision of 10.06 gross acres into 50 residential lots, 1 utility lot, and 3 open space lots in Planning Area 19, a site designated for a school which is no longer needed by the district. For a more detailed project description see the EIR Addendum. Tentative Tract Map No. 32289 Minor Change No.1 proposes to merge lots 181-183, 197 and 214-216. There will be a total of 179 residential lots, 18 open space lots, and 2 detention basin lots on 81.87 gross acres after all lots are merged, all lots are being merged. For a more detailed project description see the EIR Addendum.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 12/3/13, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to previously adopted EIR No. 411 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 NOT 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]
Signature

Board Assistant
Title

12/3/13
Date

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 6/26/2013
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42492 ZCFG05864

FOR COUNTY CLERK'S USE ONLY

DEC 03 2013

342

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1111682

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: RIVERSIDE MITLAND 03, LLC \$64.00
paid by: CK 1126
FISH & GAME FEE: SP312A1 CZ7769 TR36418 TR3228M1
paid towards: CFG05864 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 22, 2011 17:19
MGARDNER posting date Dec 22, 2011

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

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

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

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

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

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

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

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

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

FORWARDED TO COUNTY CLERK
BY: MICHELLE CLACK
DATE 11/13/13

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

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

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

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

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

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

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific
26 Plan No. 312, Amendment No. 1 shall be placed on file in the Office of the Clerk of the Board,
27 in the Office of the Planning Director, and in the Office of the Building and Safety Director, and
28

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

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

8 ROLL CALL:

9 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
10 Nays: None
11 Absent: None

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

14 KECIA HARPER-IHEM, Clerk of said Board

15 By  _____

16 Deputy

17 MPC:mld

18 11/13/13

19 G:\PROPERTY\MDUSEK\MPC\RESOLUTIONS\CLEAN FINAL BOARD RESOLUTION ADOPTING SP312A1.DOCX

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDINANCE NO. 348.4771

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 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the French Valley and Rancho California areas the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2355, Change of Zone Case No. 7769," which map is made a part of this ordinance.

Section 2. Article XVIIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.120 to read as follows:

Section 17.120 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 312.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); 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 Area 1 of Specific Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

b. Planning Areas 2A, 2B, 2C, 2D, 2E and 2F.

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

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

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

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

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

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

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

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

23 (1) The uses permitted in Planning Areas 5, 6, 9, 11 and 13 of Specific Plan No. 312
24 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
25
26
27
28

1 that the uses permitted pursuant to Section 6.1.a.(3) and (4), b.(1) and (3) and e. shall not be
2 permitted.

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

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

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

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

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

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

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

20 (1) The uses permitted in Planning Areas 14, 17A, 20/21, 23, 27, and 31 of Specific
21 Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
22 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1), (3) and (5); and e.
23 shall not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also
24 include community recreation centers.
25
26
27
28

1 (2) The development standards for Planning Areas 14, 17A, 20/21, 23, 27, and 31 of
2 Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of
3 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
4 and e.(4) shall be deleted and replaced by the following:

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

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

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

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

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

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

20 (1) The uses permitted in Planning Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and 30 of
21 Specific Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of
22 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and
23 (3); and e. shall not be permitted.
24

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

1 6.2.e.(4) shall be deleted and replaced by the following:

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

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

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

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

12 g. Planning Areas 7, 32 and 33.

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

17
18 (2) The development standards for Planning Areas 7, 32 and 33 of Specific Plan No.
19 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
20 348, except that the development standards set forth in Article VI, Section 6.2.b. and e.(4) shall be
21 deleted and replaced by the following:

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

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

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

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

4 h. Planning Area 15.

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

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

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

14 i. Planning Area 8.

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

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

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

25 j. Planning Areas 16, 18A, 22, and 34.

1 (1) The uses permitted in Planning Areas 16, 18A, 22, and 34 of Specific Plan No. 312
2 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
3 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall
4 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
5 include public parks, private parks, dog parks, and trails.

6 (2) The development standards for Planning Areas 16, 18A, 22, and 34 of Specific
7 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
8 Ordinance No. 348.

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

11 k. Planning Area 19.

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

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

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

23 B. The minimum average lot width of a standard lot shall be forty five feet
24 (45'). The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty five feet
25
26
27
28

1 (35'). The minimum average lot depth shall be one hundred feet (100').

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

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

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

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

21
22
23 1. Planning Area 24.

24 (1) The uses permitted in Planning Area 24 of Specific Plan No. 312 shall be the same
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
26 permitted pursuant to Section 6.1.a.(3) and (4); and b.(1) and (3) shall not be permitted. In
27
28

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

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

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

9 In addition, the following development standard shall apply:

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

13 (3) Except as provided above, all other zoning requirements shall be the same as those
14 requirements identified in Article VI of Ordinance No. 348.
15
16
17
18
19
20

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

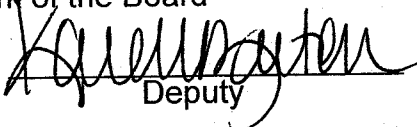
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

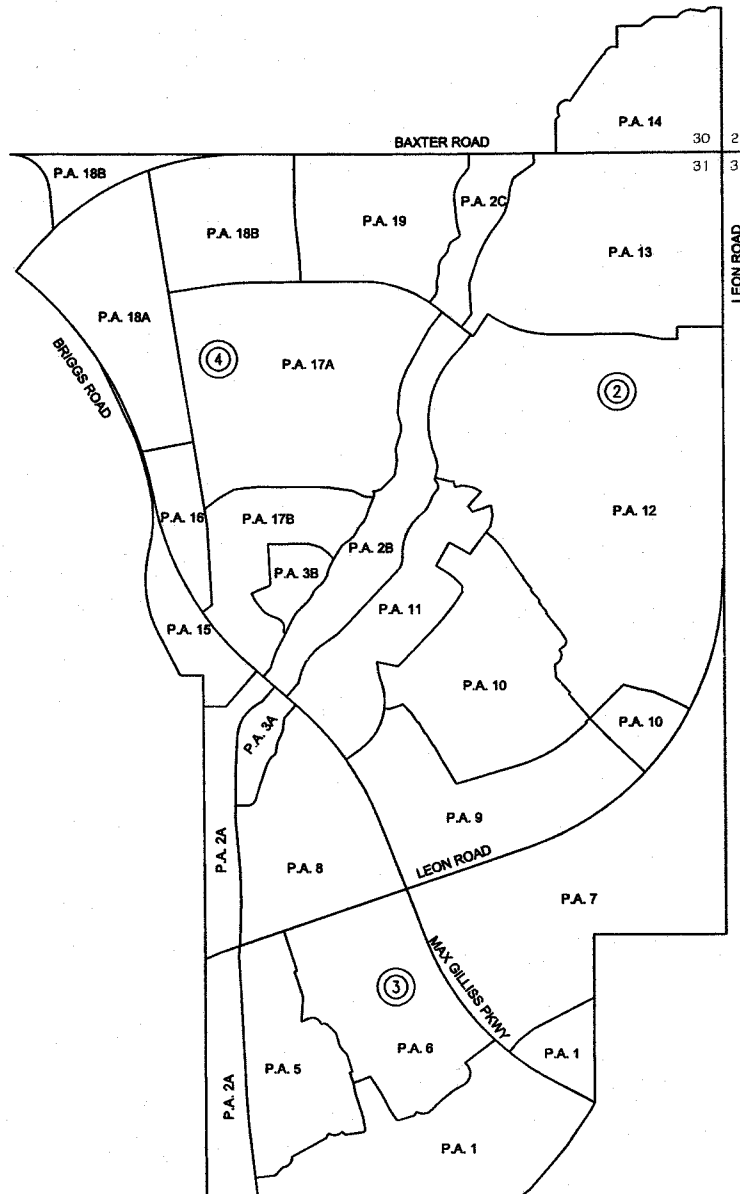
AYES: Jeffries, Tavaglione, Stone, Benoit and Ashley
NAYS: None
ABSENT: None

DATE: December 3, 2013

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

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

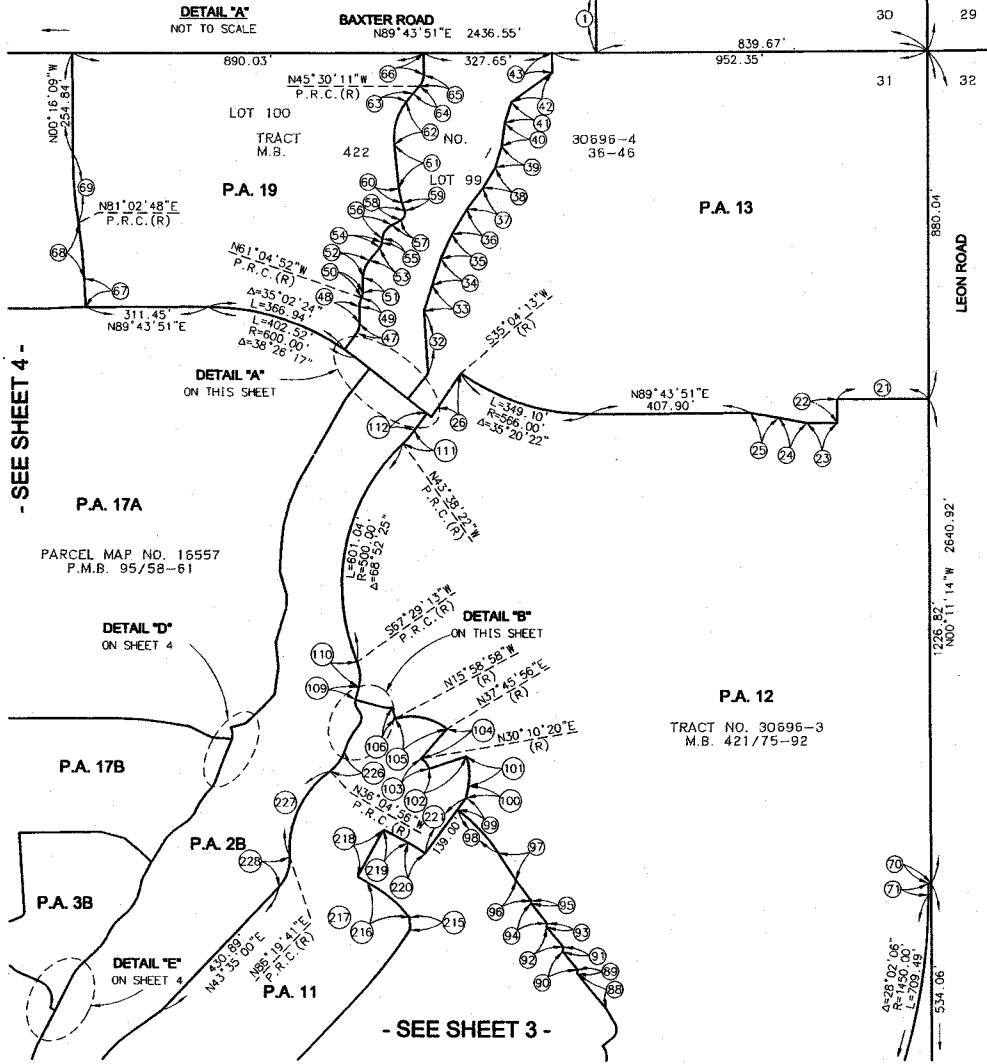
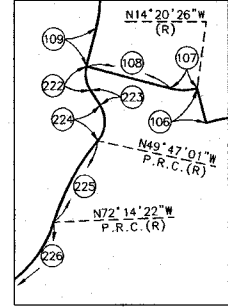
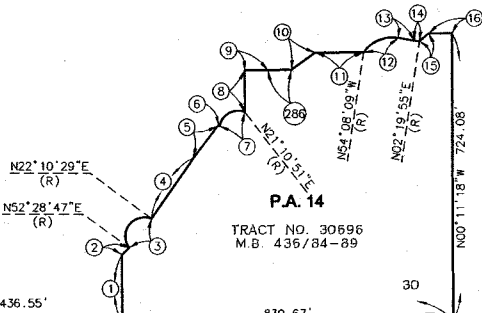
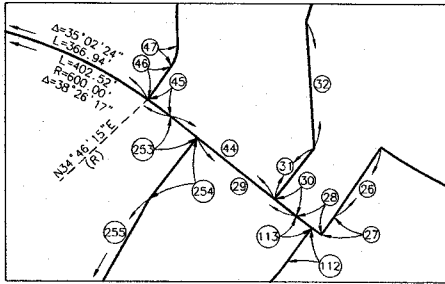


① - INDICATES SHEET NUMBER

- A.P.N. 480-020-025, POR. 018
- 480-090-043,045,047,049
- 060,072,073,074
- 075,078, POR. 079
- 480-100-065, 067 THRU 071,
- 056 THRU 059,
- 073, 074, 077
- 480-490-001 THRU 031
- 480-491-001 THRU 015
- 480-500-001 THRU 013
- 480-501-001 THRU 010
- 480-502-001 THRU 027
- 480-510-001 THRU 021
- 480-511-001 THRU 044
- 480-512-001 THRU 016
- 480-520-001 THRU 005
- 480-521-001 THRU 008
- 480-522-001 THRU 004
- 480-523-001 THRU 021
- 480-560-001 THRU 033
- 480-561-001 THRU 035
- 480-570-001 THRU 018
- 480-571-001 THRU 003
- 480-572-001 THRU 019
- 480-580-001 THRU 036
- 480-581-001 THRU 013
- 480-581-017 THRU 049
- 480-582-001 THRU 009
- 480-590-001 THRU 027
- 480-591-001 THRU 024
- 480-600-001 THRU 009
- 480-601-001 THRU 014
- 480-602-001 THRU 068
- 480-610-001 THRU 051
- 480-611-001 THRU 027
- 480-612-001 THRU 022

LEGEND
 SP ZONE SPECIFIC PLAN (SP 312 A1)
 MAP NO. 2.2355
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07769
 ADOPTED BY ORDINANCE NO. 348.4771
 DECEMBER 3, 2013
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

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



- SEE SHEET 4 -

- SEE SHEET 3 -

* SEE SHEET 5 FOR DATA TABLE

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

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2 ORDINANCE NO. 348

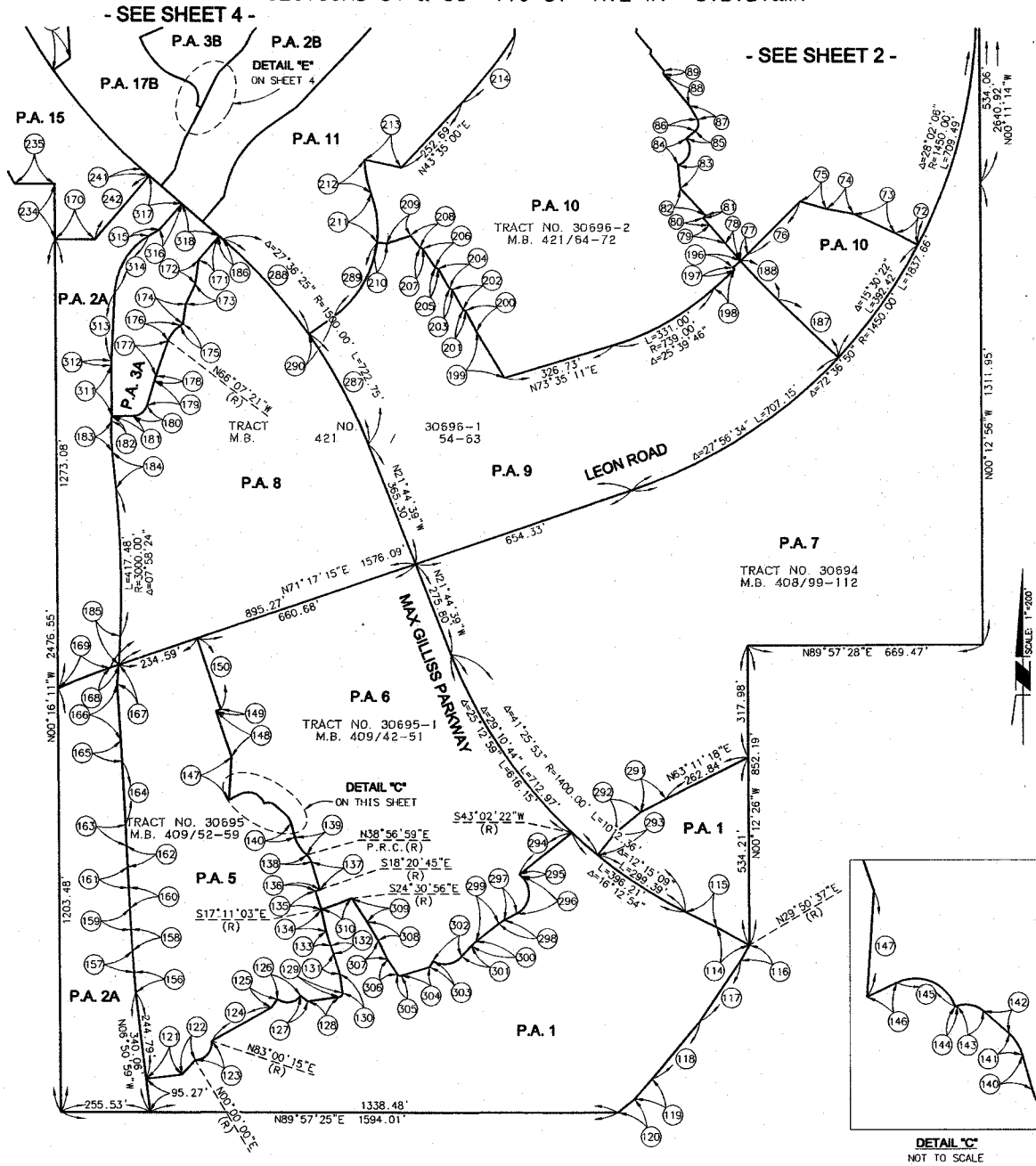
CHANGE OF ZONE CASE NO. 07769
 ADOPTED BY ORDINANCE NO. 348.4771
 DECEMBER 3, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS



FRENCH VALLEY & RANCHO CALIFORNIA AREAS

SECTIONS 31 & 30 T.6 S. R.2 W. S.B.B.&M.



* SEE SHEET 5
FOR DATA TABLE

SP ZONE

LEGEND

SPECIFIC PLAN (SP 312 A1)

MAP NO. 2.2355

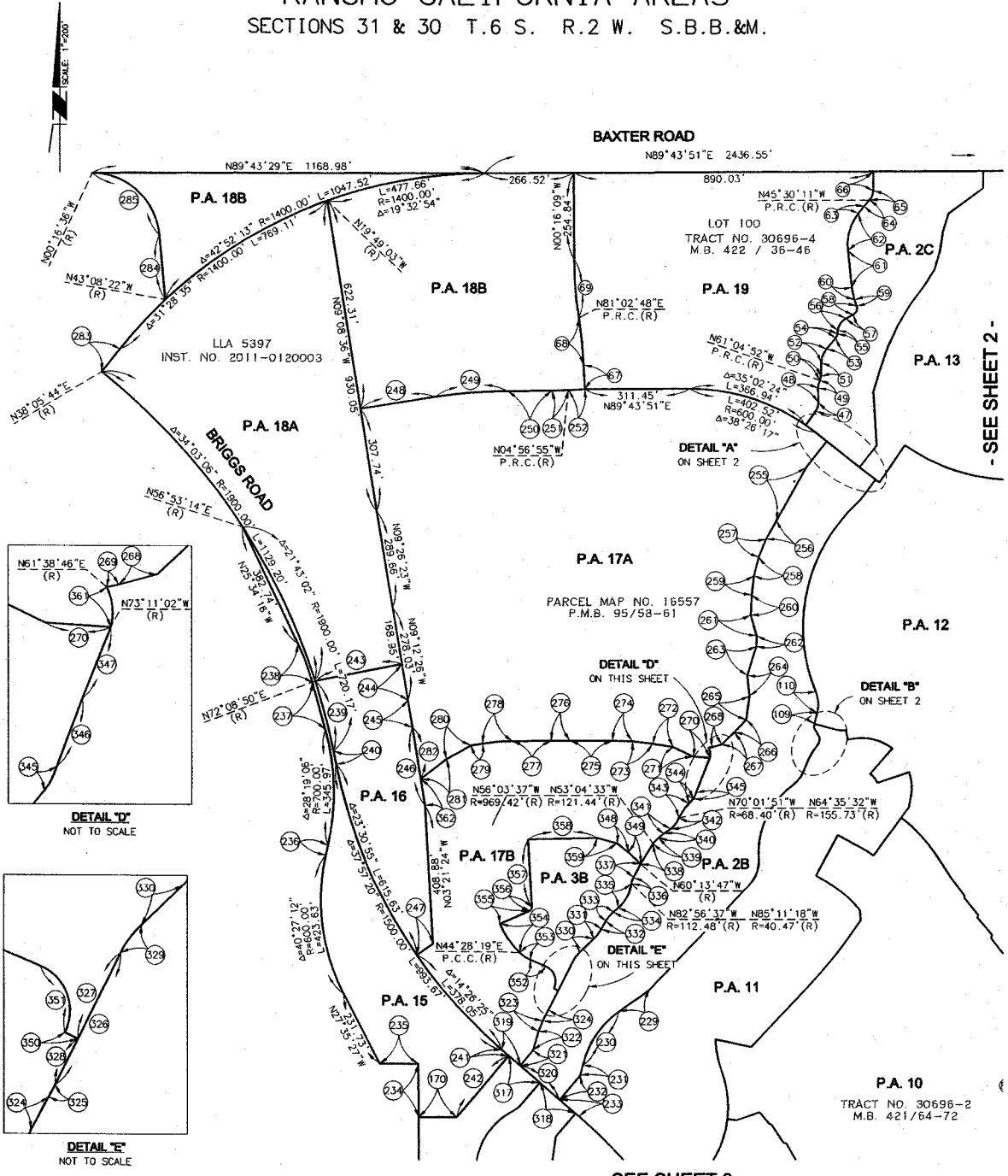
CHANGE OF OFFICIAL ZONING PLAN AMENDING

MAP NO. 2 ORDINANCE NO. 348

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

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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



- SEE SHEET 2 -

- SEE SHEET 3 -

* SEE SHEET 5
 FOR DATA TABLE

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

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

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

DATA TABLE			
NO	BEARING/Delta	RADIUS	LENGTH
1	N00° 16' 09" W	--	171.35'
2	N45° 56' 29" E	--	25.43'
3	149° 39' 05" W	48.00'	125.37'
4	N34° 57' 34" E	--	187.64'
5	N37° 24' 06" E	--	100.78'
6	N78° 37' 56" W	(R)	4.20'
7	99° 48' 47" W	48.00'	83.62'
8	N00° 11' 18" W	--	105.00'
9	N89° 58' 01" E	--	60.00'
10	N54° 11' 02" E	--	73.82'
11	N89° 48' 42" E	--	123.24'
12	S3° 54' 13" W	90.00'	100.38'
13	N80° 13' 56" W	--	41.29'
14	07° 26' 09" W	100.00'	12.98'
15	N48° 47' 28" E	--	30.33'
16	N89° 48' 28" E	--	59.00'
17	INTENTIONALLY BLANK		
18	INTENTIONALLY BLANK		
19	INTENTIONALLY BLANK		
20	INTENTIONALLY BLANK		
21	N89° 48' 46" E	--	56.00'
22	N00° 11' 14" W	--	60.13'
23	N89° 48' 46" E	--	232.00'
24	N79° 11' 58" W	--	73.00'
25	N80° 35' 52" W	--	73.23'
26	N34° 01' 37" E	--	106.01'
27	N34° 54' 20" E	(R)	28.00'
28	03° 15' 48" W	700.00'	39.87'
29	N51° 49' 52" W	--	159.06'
30	N51° 49' 52" W	--	34.83'
31	N38° 10' 08" E	--	81.87'
32	N03° 35' 15" W	--	159.30'
33	N17° 53' 33" E	--	69.72'
34	N18° 24' 54" E	--	68.98'
35	N24° 41' 30" E	--	68.98'
36	N31° 10' 38" E	--	73.00'
37	N37° 06' 51" E	--	67.15'
38	N32° 02' 05" E	--	60.40'
39	N16° 48' 00" E	--	56.49'
40	N08° 08' 34" E	--	59.61'
41	N17° 38' 08" E	--	55.31'
42	N54° 15' 11" E	--	127.50'
43	N00° 16' 09" W	--	50.00'
44	N51° 49' 52" W	--	167.33'
45	03° 23' 53" W	600.00'	35.58'
46	N35° 43' 33" E	--	51.32'
47	36° 56' 41" W	42.00'	27.08'
48	N01° 13' 08" W	--	41.95'
49	30° 08' 15" W	46.00'	24.20'
50	27° 37' 00" W	26.00'	12.53'
51	N01° 18' 08" E	--	39.51'
52	38° 17' 16" W	68.00'	45.44'
53	N39° 35' 24" E	--	41.06'
54	32° 32' 28" W	26.00'	14.77'
55	N07° 02' 56" E	--	10.31'
56	55° 21' 53" W	46.00'	44.45'
57	N62° 24' 49" E	--	25.35'
58	81° 21' 12" W	20.00'	28.40'
59	N18° 56' 23" W	--	20.10'
60	12° 53' 42" W	166.00'	37.36'
61	N06° 02' 41" W	--	110.26'
62	44° 03' 45" W	152.00'	116.89'
63	N38° 01' 04" E	--	26.70'
64	06° 28' 45" W	210.00'	23.75'
65	44° 45' 58" W	40.00'	31.25'
66	N00° 16' 09" W	--	56.07'
67	N02° 46' 09" W	--	72.02'
68	06° 11' 03" W	1300.00'	140.31'
69	08° 41' 03" W	1150.00'	174.30'
70	N89° 48' 34" E	--	7.63'
71	N00° 11' 47" W	--	28.60'
72	N62° 09' 41" W	--	73.34'
73	N65° 06' 46" W	--	130.56'
74	N79° 31' 31" W	--	79.25'
75	N74° 27' 14" W	--	78.53'
76	N44° 36' 12" E	--	211.19'
77	N48° 07' 48" E	(R)	28.00'
78	01° 54' 02" W	1950.00'	64.69'
79	N39° 58' 10" W	--	68.79'
80	N42° 50' 09" W	(R)	28.00'
81	00° 39' 29" W	872.00'	10.02'
82	N42° 50' 09" W	--	105.94'
83	N04° 53' 33" W	--	65.98'
84	110° 41' 38" W	48.00'	92.73'
85	N51° 50' 47" E	(R)	32.86'
86	82° 35' 44" W	25.00'	36.04'
87	N30° 44' 57" W	--	46.12'
88	N39° 31' 11" W	--	116.09'
89	N08° 21' 19" E	--	8.95'
90	N38° 46' 44" W	--	60.60'

DATA TABLE			
NO	BEARING/Delta	RADIUS	LENGTH
91	N11° 31' 01" E	--	11.31'
92	N40° 29' 58" W	--	65.49'
93	N11° 31' 01" E	--	8.49'
94	N38° 45' 25" W	--	65.28'
95	N05° 10' 37" E	--	6.40'
96	N37° 00' 16" W	--	65.12'
97	N33° 28' 59" W	--	81.84'
98	19° 47' 58" W	439.00'	151.70'
99	N36° 43' 04" E	(R)	37.15'
100	N11° 11' 49" E	--	29.60'
101	29° 50' 11" W	148.00'	77.07'
102	N71° 21' 38" E	(R)	100.00'
103	41° 11' 18" W	48.00'	34.51'
104	N41° 22' 46" W	--	100.62'
105	53° 44' 54" W	148.00'	138.84'
106	N14° 43' 11" E	(R)	29.55'
107	29° 03' 37" W	45.00'	22.82'
108	N75° 16' 49" W	--	72.96'
109	N14° 43' 11" E	--	33.58'
110	37° 13' 58" W	100.00'	64.98'
111	10° 13' 56" W	250.00'	44.65'
112	N36° 07' 42" E	(R)	52.83'
113	02° 02' 26" W	700.00'	24.93'
114	03° 01' 09" W	2000.00'	105.39'
115	N63° 10' 32" W	--	90.53'
116	N28° 56' 21" E	--	50.01'
117	N33° 46' 21" E	--	207.61'
118	N40° 09' 22" E	--	214.02'
119	N41° 11' 09" E	--	76.07'
120	N51° 11' 19" E	--	60.52'
121	N83° 09' 01" E	--	102.00'
122	N42° 11' 07" E	--	55.98'
123	96° 59' 45" W	48.00'	81.26'
124	N60° 57' 50" E	--	195.76'
125	N35° 18' 19" E	(R)	28.43'
126	57° 35' 17" W	48.00'	73.38'
127	N52° 16' 58" W	(R)	26.07'
128	N81° 30' 41" E	--	91.77'
129	90° 00' 00" W	10.00'	15.71'
130	N08° 29' 19" W	--	54.79'
131	N16° 57' 41" W	--	61.70'
132	05° 23' 08" W	250.00'	23.50'
133	09° 29' 09" W	250.00'	41.39'
134	N12° 51' 40" W	--	63.81'
135	N17° 11' 03" W	(R)	56.00'
136	01° 09' 42" W	672.00'	13.62'
137	N17° 04' 29" W	--	83.06'
138	33° 58' 32" W	100.00'	23.72'
139	35° 17' 32" W	40.00'	61.60'
140	N15° 45' 29" W	--	41.19'
141	32° 52' 33" W	50.00'	28.69'
142	N48° 38' 02" W	--	38.92'
143	60° 40' 35" W	30.00'	31.77'
144	N70° 41' 23" E	(R)	2.44'
145	96° 33' 28" W	48.00'	80.89'
146	N64° 07' 55" E	--	37.62'
147	N03° 45' 47" E	--	121.85'
148	N18° 42' 45" W	--	138.81'
149	N71° 17' 15" E	--	14.77'
150	N18° 42' 45" W	--	211.00'
151	INTENTIONALLY BLANK		
152	INTENTIONALLY BLANK		
153	INTENTIONALLY BLANK		
154	INTENTIONALLY BLANK		
155	INTENTIONALLY BLANK		
156	N04° 24' 16" W	--	58.99'
157	N04° 33' 21" W	--	61.03'
158	N04° 06' 13" W	--	60.00'
159	N02° 59' 38" W	--	60.00'
160	N02° 32' 29" W	--	60.01'
161	N03° 07' 12" W	--	60.00'
162	N03° 11' 37" W	--	60.00'
163	N02° 28' 37" W	--	60.00'
164	N02° 54' 28" W	--	180.00'
165	N03° 28' 51" W	--	60.00'
166	N03° 52' 47" W	--	159.87'
167	N06° 06' 02" E	--	55.09'
168	N71° 17' 15" E	--	26.49'
169	06° 06' 24" W	1400.00'	160.44'
170	N89° 43' 46" E	--	113.35'
171	N40° 38' 56" E	--	88.61'
172	N08° 02' 05" E	--	69.69'
173	N25° 04' 33" E	--	62.35'
174	N08° 57' 41" E	--	57.05'
175	N55° 45' 50" E	--	9.02'
176	31° 53' 11" W	100.39'	58.87'
177	N18° 44' 13" W	--	108.63'
178	N18° 05' 57" E	--	13.48'
179	N16° 46' 24" E	--	73.08'
180	72° 48' 21" W	43.50'	55.28'

DATA TABLE			
NO	BEARING/Delta	RADIUS	LENGTH
181	N89° 34' 45" E	--	59.45'
182	N02° 54' 31" E	--	14.05'
183	08° 26' 38" W	600.00'	88.42'
184	N05° 32' 07" W	--	105.80'
185	N02° 26' 17" E	--	81.02'
186	N49° 21' 04" W	--	12.46'
187	N46° 21' 09" W	--	237.94'
188	04° 28' 57" W	1950.00'	152.56'
189	INTENTIONALLY BLANK		
190	INTENTIONALLY BLANK		
191	INTENTIONALLY BLANK		
192	INTENTIONALLY BLANK		
193	INTENTIONALLY BLANK		
194	INTENTIONALLY BLANK		
195	INTENTIONALLY BLANK		
196	N48° 07' 48" E	(R)	28.00'
197	00° 12' 23" W	1978.00'	7.13'
198	N47° 55' 25" E	(R)	80.23'
199	N31° 14' 58" W	--	153.15'
200	N27° 53' 10" W	--	66.92'
201	N71° 04' 02" W	--	7.21'
202	N28° 56' 02" W	--	65.71'
203	N71° 04' 02" W	--	7.21'
204	N30° 51' 48" W	--	65.47'
205	N72° 58' 10" E	--	8.60'
206	N33° 51' 20" W	--	65.12'
207	N71° 58' 10" W	--	7.05'
208	N39° 41' 53" W	--	44.51'
209	N70° 54' 48" E	--	72.73'
210	N83° 09' 42" W	(R)	28.00'
211	27° 22' 11" W	300.00'	143.31'
212	18° 29' 16" W	300.00'	96.80'
213	N78° 02' 18" W	--	108.98'
214	10° 10' 09" W	1383.00'	245.46'
215	N01° 43' 43" W	--	30.65'
216	22° 06' 38" W	362.00'	139.70'
217	N52° 37' 26" W	--	28.00'
218	N28° 58' 10" E	--	135.04'
219	N62° 00' 27" W	--	71.47'
220	07° 56' 41" W	360.34'	49.97'
221	N36° 43' 03" E	--	176.15'
222	47° 57' 24" W	25.00'	20.93'
223	N33° 14' 13" W	--	14.85'
224	73° 27' 12" W	25.00'	32.05'
225	22° 27' 21" W	200.00'	78.39'
226	36° 09' 26" W	100.00'	63.11'
227	57° 35' 23" W	250.00'	251.28'
228	47° 15' 19" W	100.00'	82.48'
229	N54° 39' 54" E	--	111.09'
230	N52° 59' 44" W	275.00'	196.76'
231	N13° 40' 10" E	--	30.17'
232	N40° 38' 56" E	--	94.45'
233	N49° 21' 04" W	--	74.70'
234	N00° 16' 11" W	--	157.83'
235	N89° 51' 29" E	--	114.88'
236	N12° 51' 45" E	--	27.84'
237	N15° 27' 21" W	--	144.25'
238	10° 06' 55" W	700.00'	123.58'
239	06° 27' 26" W	1900.00'	214.13'
240	N11° 23' 44" W	--	40.60'
241	N19° 21' 04" W	--	27.71'
242	N40° 38' 56" E	--	236.75'
243	N39° 39' 16" E	--	263.76'
244	N09° 12' 26" W	--	109.09'
245	N09° 17' 30" W	--	82.69'
246	N09° 15' 45" W	--	232.66'
247	N55° 05' 21" E	(R)	59.00'
248	N80° 51' 24" E	--	225.57'
249	09° 05' 01" W	1400.00'	221.95'
250	N89° 56' 25" E	--	121.95'
251	04° 53' 20" W	600.00'	51.20'
252	04° 40' 46" W	600.00'	49.00'
253	N51° 49' 52" W	--	43.10'
254	N38° 10' 08" W	--	98.38'
255	N29° 31' 17" E	--	180.00'
256	N29° 06' 50" E	--	64.28'
257	N22° 41' 08" E	--	57.14'
258	N14° 29' 36" E	--	57.14'
259	N06° 21' 47" E	--	57.56'
260	N03° 22' 24" E	--	60.00'
261	N16° 26' 42" W	--	63.78'
262	N02° 29' 41" E	--	32.05'
263	N17° 2		



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

December 5, 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. 348.4771

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, December 7, 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: Thursday, December 05, 2013 8:15 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: Adoption of Ord. No. 348.4771

Received for publication on Dec. 7. Proof with cost to follow.

Thank You!



Publisher of The Press-Enterprise
Inland Southern California's News Leader

Legal Advertising

Phone: 1.800.880.0345

Fax: 951.368.9018

E-mail: 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 Wed, Dec 4, 2013 at 5:12 PM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Hello! Attached is an Adoption of Ordinance, for publication on Saturday, Dec. 7, 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. 348.4771
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 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the French Valley and Rancho California areas the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2355, Change of Zone Case No. 7769," which map is made a part of this ordinance.

Section 2. Article XVIIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.120 to read as follows:

Section 17.120 **SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 312.**

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); b.(I); 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 Area 1 of Specific Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

b. Planning Areas 2A, 2B, 2C, 2D, 2E and 2F.

(1) The uses permitted in Planning Areas 2A, 2B, 2C, 2D, 2E and 2F of Specific Plan No. 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8); 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 2A, 2B, 2C, 2D, 2E and 2F Specific Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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

(1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No. 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8); 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 detention facilities and trails.

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

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

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

(1) The uses permitted in Planning Areas 5, 6, 9, 11 and 13 of Specific Plan No. 312 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.(3) and (4), b.(1) and (3) and e. shall not be permitted.

(2) The development standards for Planning Areas 5, 6, 9, 11 and 13 of Specific Plan No. 312 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.(4) shall be deleted and replaced by the following:

A. Lot area shall not be less than six thousand (6,000) 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. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

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

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

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

(1) The uses permitted in Planning Areas 14, 17A, 20/21, 23, 27, and 31 of Specific Plan No. 312 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.(3) and (4); b.(1), (3) and (5); and e. shall not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also include community recreation centers.

(2) The development standards for Planning Areas 14, 17A, 20/21, 23, 27, and 31 of Specific Plan No. 312 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.(4) shall be deleted and replaced by the following:

A. Lot area shall not be less than six thousand (6,000) 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. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

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

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

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

(1) The uses permitted in Planning Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and 30 of Specific Plan No. 312 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.(3) and (4); b.(1) and (3); and e. shall not be permitted.

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

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

In addition, the following development standards shall also apply:

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

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

g. Planning Areas 7, 32 and 33.

(1) The uses permitted in Planning Areas 7, 32 and 33 of Specific Plan No. 312 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.(3) and (4); b.(1) and (3); and e. shall not be permitted.

(2) The development standards for Planning Areas 7, 32 and 33 of Specific Plan No. 312 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.(4) 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. Chimneys and fireplaces shall be allowed, to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

(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 15.

(1) The uses permitted in Planning Area 15 of Specific Plan No. 312. shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (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 trails and water quality/detention basins.

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

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

i. Planning Area 8.

(1) The uses permitted in Planning Areas 8 of Specific Plan No. 312. shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); 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 and trails.

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

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

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

(1) The uses permitted in Planning Areas 16, 18A, 22, and 34 of Specific Plan No. 312 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) and (8); 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, dog parks, and trails.

(2) The development standards for Planning Areas 16, 18A, 22, and 34 of Specific Plan No. 312 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.

k. Planning Area 19.

(1) The uses permitted in Planning Area 19 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and e.(1) shall not be permitted.

(2) The development standards for Planning Area 19 of Specific Plan No. 312 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 Section 6.2.b., c., d., e.(1),(2),(3), and e.(4) shall be deleted and replaced by the following.

A. Lot area shall not be less than five thousand (5,000) 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 average lot width of a standard lot shall be forty five feet (45'). The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty five feet (35'). The minimum average lot depth shall be one hundred feet (100').

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

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

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

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

l. Planning Area 24.

(1) The uses permitted in Planning Area 24 of Specific Plan No. 312 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.(3) and (4); and b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include public schools.

(2) The development standards for Planning Area 24 of Specific Plan No. 312 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 Section 6.2.e.(4) shall be deleted and replaced by the following:

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

In addition, the following development standard shall apply:

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

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

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

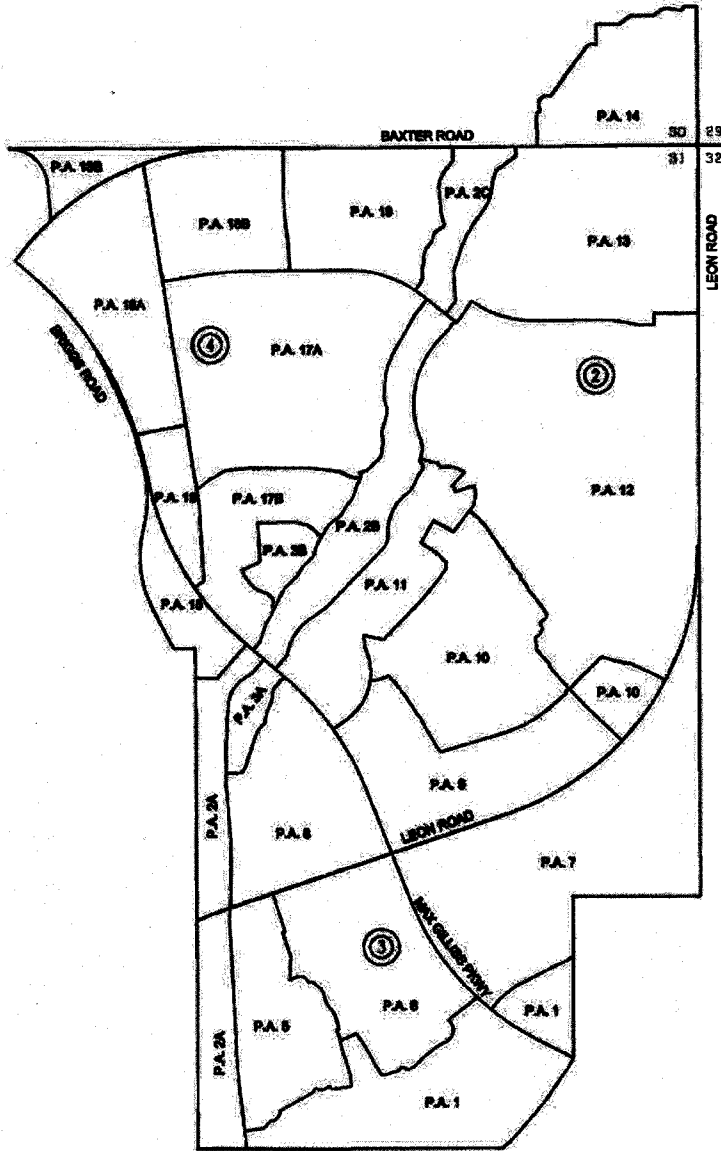
John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 3, 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

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



① - INDICATES SHEET NUMBER

- A.P.N. 480-020-025, POR, 018
- 480-090-043,045,047,049
- 060,072,073,074
- 075,076, POR, 079
- 480-100-065, 067 THRU 071,
- 059 THRU 069,
- 073, 074, 077
- 480-490-001 THRU 031
- 480-491-001 THRU 015
- 480-500-001 THRU 013
- 480-501-001 THRU 010
- 480-502-001 THRU 027
- 480-510-001 THRU 021
- 480-511-001 THRU 044
- 480-512-001 THRU 016
- 480-520-001 THRU 005
- 480-521-001 THRU 008
- 480-522-001 THRU 004
- 480-523-001 THRU 021
- 480-560-001 THRU 033
- 480-561-001 THRU 035
- 480-570-001 THRU 018
- 480-571-001 THRU 003
- 480-572-001 THRU 019
- 480-580-001 THRU 036
- 480-581-001 THRU 013
- 480-581-017 THRU 049
- 480-582-001 THRU 009
- 480-590-001 THRU 027
- 480-591-001 THRU 024
- 480-600-001 THRU 009
- 480-601-001 THRU 014
- 480-602-001 THRU 068
- 480-810-001 THRU 051
- 480-611-001 THRU 027
- 480-612-001 THRU 022

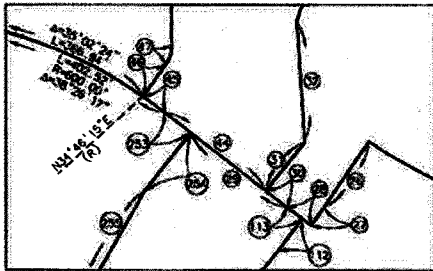
LEGEND

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

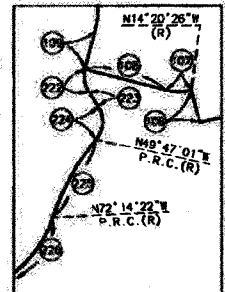
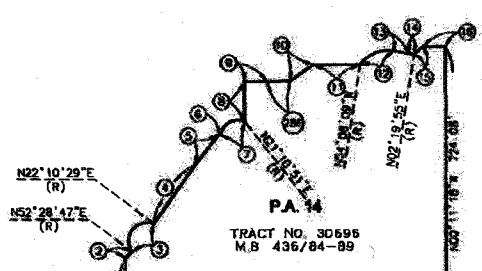
**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348**

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

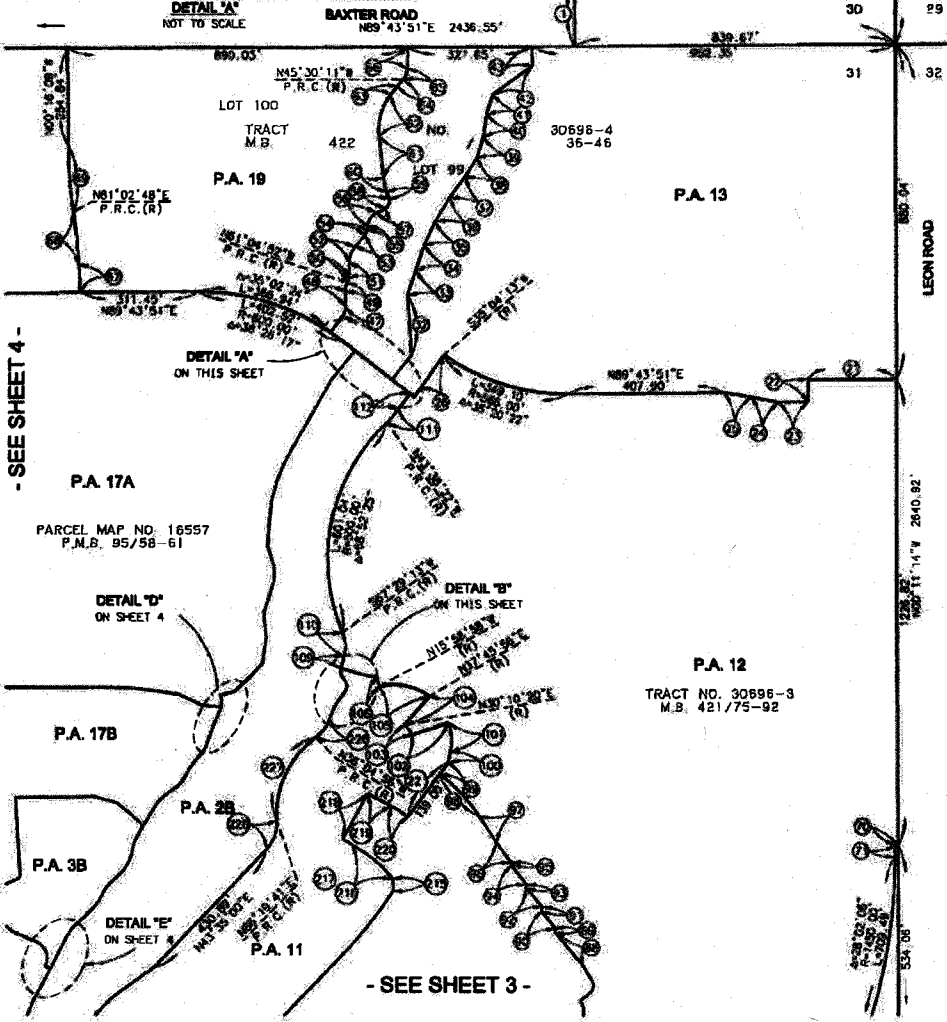
FRENCH VALLEY &
 RANCHO CALIFORNIA AREAS
 SECTIONS 31 & 30 T.6 S. R.2 W. S.B.B.&M.



DETAIL "A"
 NOT TO SCALE



DETAIL "B"
 NOT TO SCALE



- SEE SHEET 4 -

- SEE SHEET 3 -

* SEE SHEET 5
 FOR DATA TABLE

SP ZONE

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

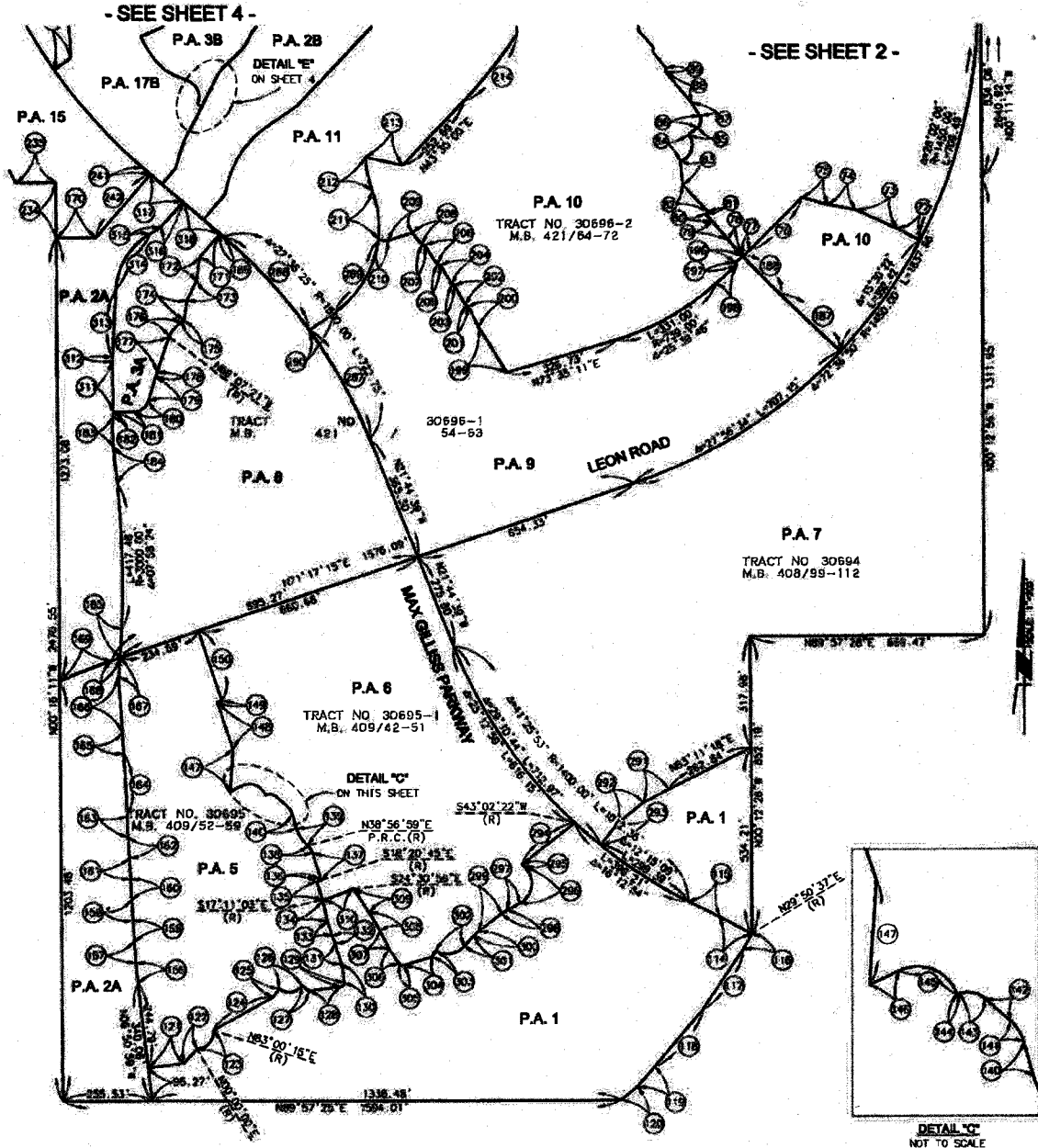
CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2 ORDINANCE NO. 348

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

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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



* SEE SHEET 5
 FOR DATA TABLE

SP ZONE

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

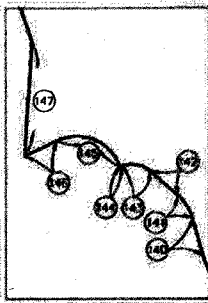
CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07769
 ADOPTED BY ORDINANCE NO. 348.4771

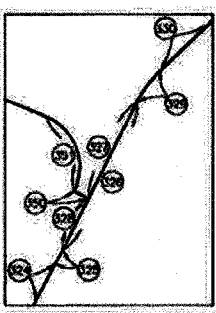
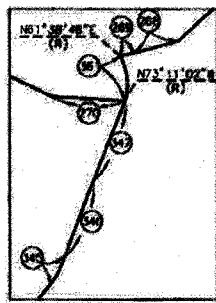
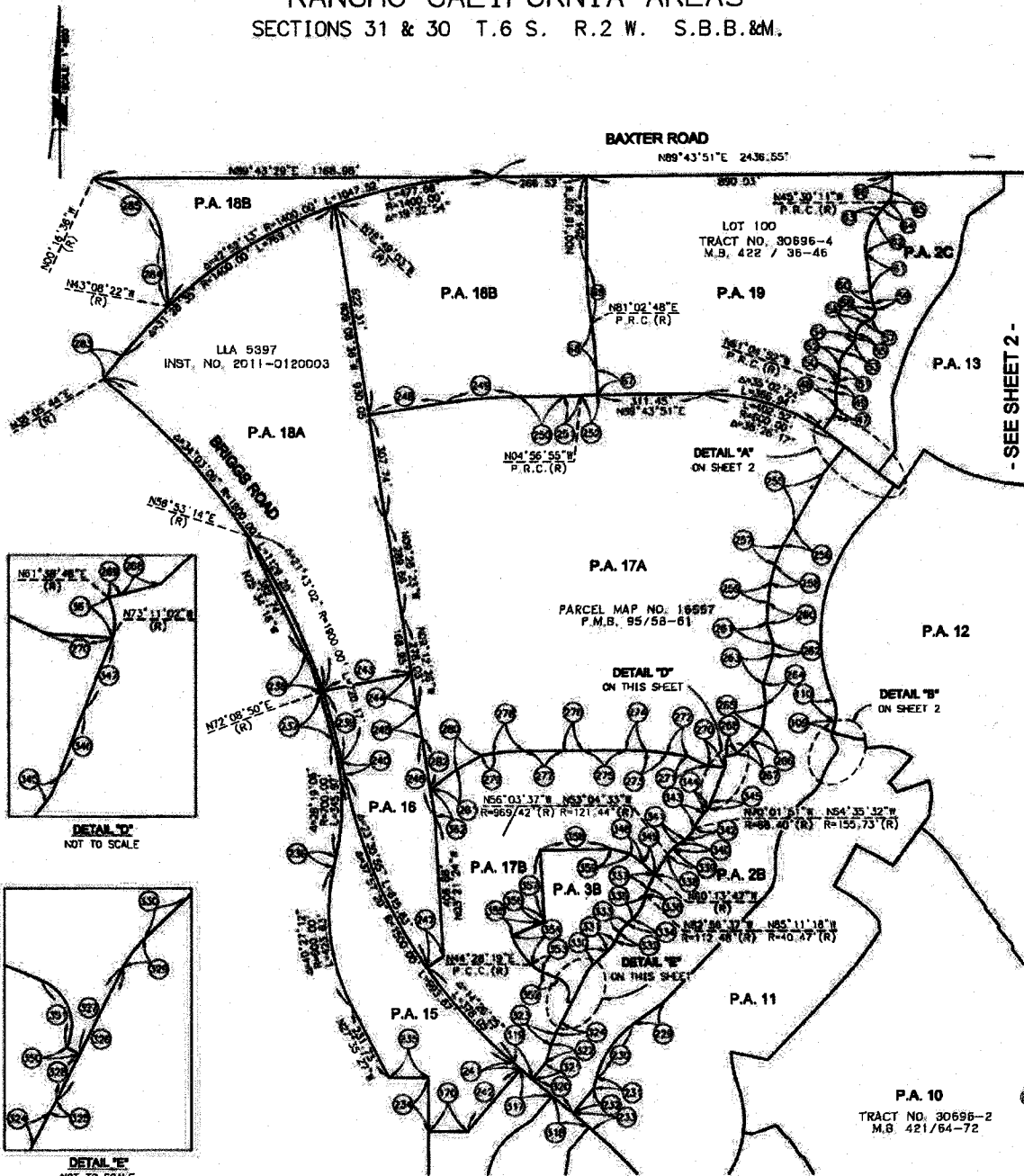
DECEMBER 3, 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS



DETAIL 'C'
 NOT TO SCALE

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



* SEE SHEET 5
FOR DATA TABLE

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

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07769
ADOPTED BY ORDINANCE NO. 348.4771

DECEMBER 3, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS

- SEE SHEET 3 -

- SEE SHEET 2 -

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

DATA TABLE				DATA TABLE				DATA TABLE				DATA TABLE			
NO.	BEARINGS/DELTA	RADIUS	LENGTH	NO.	BEARINGS/DELTA	RADIUS	LENGTH	NO.	BEARINGS/DELTA	RADIUS	LENGTH	NO.	BEARINGS/DELTA	RADIUS	LENGTH
1	N60°36'09"E		171.35	81	N1°53'03"E		11.31	181	N85°24'25"E		59.45	271	N54°36'31"E		69.71
2	N45°28'27"E		25.23	82	N40°26'56"E		88.69	182	N82°54'31"E		14.45	272	N61°37'54"E		60.72
3	N48°29'05"E	48.00	122.32	83	N1°31'01"E		8.43	183	N89°38'58"E	600.00	88.42	273	N51°58'20"E		60.48
4	N54°27'54"E		187.24	84	N38°48'25"E		85.28	184	N85°17'07"E		106.80	274	N45°43'49"E		60.06
5	N57°24'08"E		100.78	85	N52°10'37"E		5.40	185	N82°28'17"E		81.02	275	N68°22'40"E		125.00
6	N28°27'58"E	(R)	4.70	86	N37°00'16"E		86.12	186	N49°21'04"E		12.48	276	N59°43'34"E		98.00
7	N51°27'47"E	48.00	83.62	87	N33°28'58"E		81.84	187	N45°21'08"E		237.94	277	N68°43'34"E		115.94
8	N00°11'18"W		305.00	88	N5°47'58"E	438.00	151.70	188	04°28'57"	1500.00	152.46	278	N09°07'40"	300.00	80.99
9	N59°28'01"E		60.00	89	N35°43'04"E	(R)	37.15	189	INTENT	DRAWN	BLANK	279	N60°26'14"E		28.25
10	N50°11'09"E		23.67	90	N11°11'49"E		39.60	190	INTENT	DRAWN	BLANK	280	N59°41'53"E		88.25
11	N52°17'05"E		122.27	91	N7°20'11"E	148.00	17.97	191	INTENT	DRAWN	BLANK	281	N62°23'50"E		87.24
12	N63°54'13"E	90.00	180.38	92	N9°31'51"E	(R)	100.00	192	INTENT	DRAWN	BLANK	282	N59°15'45"E		135.98
13	N80°13'58"W		41.29	93	N41°11'18"	48.00	34.51	193	INTENT	DRAWN	BLANK	283	N55°42'22"E		87.42
14	07°28'09"	100.00	12.88	94	N41°22'46"E		100.00	194	INTENT	DRAWN	BLANK	284	N58°29'18"		192.56
15	N40°47'28"E		30.33	95	N3°44'54"	148.00	136.84	195	INTENT	DRAWN	BLANK	285	N4°51'21"	300.00	236.20
16	N58°28'28"E		50.00	96	N14°43'11"E	(R)	20.56	196	N48°07'48"E	(R)	28.00	286	N59°20'08"E		60.00
17	INTENT	DRAWN	BLANK	97	N3°03'57"	45.00	22.82	197	00°12'75"	1978.00	7.13	287	N5°40'08"	1500.00	157.84
18	INTENT	DRAWN	BLANK	98	N78°18'48"W		72.96	198	N57°38'38"E	(R)	60.27	288	N3°18'18"	1500.00	154.51
19	INTENT	DRAWN	BLANK	99	N14°43'11"E		33.28	199	N14°16'30"E		151.15	289	47°44'57"	600.00	250.01
20	INTENT	DRAWN	BLANK	100	N17°13'06"	100.00	53.25	200	N14°16'30"E		68.82	290	N54°35'15"E		88.00
21	N58°48'48"E		50.00	101	N10°13'56"	250.00	44.85	201	N71°04'02"E		7.71	291	N52°35'42"E		80.74
22	N09°11'14"W		60.13	102	N38°07'42"E	(R)	22.83	202	N26°56'00"E		85.71	292	N51°05'35"E		96.31
23	N58°48'48"E		232.68	103	02°02'29"	700.00	24.93	203	N71°04'02"E		7.71	293	N38°04'37"E		78.00
24	N59°11'58"E		73.69	104	03°01'09"	2000.00	108.39	204	N23°51'48"E		85.47	294	N59°12'48"E		182.41
25	N60°35'52"E		73.25	105	N67°10'32"E		99.53	205	N72°54'53"E		8.40	295	N48°04'59"E		8.07
26	N34°01'37"E		106.01	106	N28°58'21"E		50.01	206	N33°21'28"E		65.12	296	N50°56'59"E	85.00	122.39
27	N34°20'20"E	(R)	28.00	107	N33°31'27"E		12.58	207	N71°14'08"E		7.05	297	N62°35'57"E		69.52
28	03°18'48"	700.00	35.87	108	N40°09'43"E		214.97	208	N39°41'53"E		44.51	298	N6°17'48"	100.00	17.97
29	N51°48'52"E		156.68	109	N41°11'06"E		76.07	209	N30°54'48"E		72.73	299	N52°12'49"E		82.78
30	N51°49'52"E		34.83	110	N51°11'49"E		60.52	210	N43°09'42"E	(R)	28.00	300	10°17'48"	100.00	17.97
31	N38°10'08"E		81.87	111	N43°00'01"E		102.00	211	27°22'11"	300.00	143.31	301	N41°55'01"E		40.98
32	N03°35'15"W		159.30	112	N42°11'02"E		55.96	212	N8°28'16"	300.00	94.80	302	N7°53'38"		88.73
33	N17°53'31"E		69.72	113	N5°59'45"	48.00	81.26	213	N78°08'18"E		108.98	303	N29°48'37"E		20.00
34	N10°24'54"E		66.89	114	N59°27'50"E		196.78	214	N7°10'10"	1383.00	245.46	304	N73°08'12"E		88.58
35	N81°41'13"E		188.89	115	N48°18'19"E	(R)	28.43	215	N81°43'17"E		90.58	305	N5°23'01"	10.00	18.30
36	N51°10'36"E		71.57	116	N7°51'17"	48.00	10.36	216	N2°26'58"	302.00	130.70	306	N33°35'10"E		51.29
37	N37°06'51"E		67.15	117	N58°27'28"	(R)	26.00	217	N58°27'28"		28.00	307	N27°12'21"E		60.32
38	N32°02'05"E		60.40	118	N41°30'41"E		9.77	218	N28°36'10"E		135.04	308	N30°20'47"E		60.98
39	N18°46'00"E		56.49	119	N0°00'00"	10.00	15.71	219	N48°00'21"W		71.47	309	N33°35'10"E		81.70
40	N38°00'34"E		59.61	120	N08°29'19"W		34.79	220	07°58'41"	380.34	48.87	310	07°19'53"	728.00	93.15
41	N17°38'08"E		35.31	121	N18°57'41"W		81.70	221	N36°43'03"E		178.15	311	N30°25'19"		124.33
42	N54°15'11"E		127.50	122	05°23'09"	250.00	23.50	222	47°57'24"	25.00	30.83	312	05°23'01"	205.00	18.13
43	N20°16'09"E		50.00	123	N38°18'09"E		41.39	223	N33°14'13"W		14.88	313	N25°57'48"W		184.38
44	N21°49'52"W		167.33	124	N17°01'40"E		53.81	224	N3°37'12"	20.00	13.65	314	N56°13'08"	188.00	184.28
45	03°25'53"	600.00	35.58	125	N17°11'03"E	(R)	38.00	225	22°27'21"	200.00	9.35	315	N59°10'54"E		38.42
46	N55°43'33"E		91.32	126	N1°09'42"	472.00	13.62	226	38°09'26"	100.00	63.11	316	N40°38'56"E		97.11
47	N5°55'41"	48.00	27.08	127	N17°04'28"W		53.05	227	3°30'23"	200.00	35.10	317	N49°21'04"W		121.41
48	N01°13'08"W		41.82	128	N3°58'35"	40.00	33.72	228	47°15'18"	100.00	82.48	318	N49°21'04"W		152.51
49	30°08'18"	48.00	24.20	129	N5°17'32"	100.00	61.80	229	N54°39'54"E		116.08	319	N49°21'04"W		72.08
50	27°37'09"	28.00	12.31	130	N15°45'29"W		41.19	230	40°39'44"	275.00	191.29	320	N49°21'04"W		154.85
51	N0°18'08"E		38.51	131	N5°52'33"	50.00	28.69	231	N13°40'50"E		30.17	321	N40°38'56"E		56.08
52	N17°17'16"	68.00	45.45	132	N48°28'52"		31.96	232	N07°38'58"E		84.48	322	N17°10'30"E		88.54
53	N38°35'45"E		47.08	133	N0°40'00"	30.00	33.98	233	N09°21'04"E		74.70	323	04°45'08"	408.00	33.84
54	N7°32'28"	28.00	14.77	134	N70°41'33"E	(R)	3.44	234	N00°16'11"W		157.83	324	N28°01'36"E		38.97
55	N07°02'56"E		10.31	135	N6°35'28"	48.00	60.89	235	N48°51'29"E		114.88	325	N28°48'20"E		13.63
56	N2°21'53"	48.00	44.48	136	N4°07'09"E		37.62	236	N12°51'45"E		27.84	326	N28°35'12"E		145.76
57	N32°24'49"E		25.33	137	N33°42'47"E		121.85	237	N15°27'21"E		144.85	327	N26°35'12"E		86.31
58	N11°21'12"	20.00	28.40	138	N18°42'45"E		138.81	238	10°08'35"	700.00	123.58	328	N48°35'12"E		80.44
59	N18°58'23"E		20.10	139	N7°17'15"E		14.77	239	06°27'26"	1900.00	214.13	329	N48°35'12"E	100.00	34.48
60	N15°53'42"	188.00	37.35	140	N18°42'45"E		211.80	240	N11°23'27"		48.80	330	N47°20'48"E		57.47
61	N68°00'41"E		110.30	141	INTENT	DRAWN	BLANK	241	N19°21'04"W		77.71	331	N16°47'01"	115.97	38.20
62	44°03'48"	116.88		142	INTENT	DRAWN	BLANK	242	N08°38'58"E		238.75	332	N29°14'25"		27.23
63	N38°01'04"E		26.70	143	INTENT	DRAWN	BLANK	243	N78°39'16"E		263.78	333	N22°20'12"	91.25	35.97
64	08°28'25"	210.00	23.72	144	INTENT	DRAWN	BLANK	244	N58°22'28"E		108.09	334	N50°34'37"E		18.51
65	44°45'58"	40.00	31.28	145	INTENT	DRAWN	BLANK	245	N05°17'30"W		83.89	335	43°07'36"	112.48	84.64
66	N00°16'09"W		86.07	146	N54°24'15"		26.99	246	N09°15'45"W		232.86	336	26°58'40"	40.47	19.07
67	N02°46'09"E		72.07	147	N04°33'21"E		61.03	247	N30°05'21"E	(R)	59.00	337	N27°53'18"E		44.81
68	06°11'08"	1300.00	149.31	148	N0°08'13"W		80.80	248	N07°08'13"E		229.57	338	04°10'10"	989.42	70.55
69	09°41'03"	1150.00	174.30	149	N02°59'30"E		50.01	249	N15°05'01"	1400.00	25.95	339	N1°22'34"	121.44	24.11
70	N68°46'34"E		7.81	150	N02°32'50"W		60.01	250	N19°56'25"E		171.88	340	N54°08'34"E		68.88
71	N50°11'47"E		28.60	151	N03°07'12"E		60.00	251	04°53'29"	600.00	51.28	341	N58°31'01"E		25.14
72	N52°08'41"E		73.32	152	N04°11'37"E		60.00	252	04°40'48"	500.00	49.00	342	54°19'00"	68.40	60.87
73	N45°06'46"W		130.56	153	N00°28'33"E		60.01	253	N51°49'52"W		43.39	343	N8°52'47"	155.73	81.32
74	N79°31'51"W		79.25	154	N02°54'28"E		180.00	254	N38°10'08"E		88.38	344	N49°52'38"E		88.85
75	N74°27'14"W		78.83	155	N03°28'51"E		80.00	255	N09°31'17"E		180.00	345	20°06'01"	58.01	20.33
76	N44°56'12"E		211.19	156	N00°57'47"E		159.82	256	N29°06'50"E		64.78	346	N50°48'56"E		53.89
77	N48°07'48"E	(R)	38.00	157	N08°08'02"E		55.08	257	N22°41'08"E		67.64	347	N21°44'17"E		82.19
78	01°54'02"	1800.00	84.69	158	N02°17'15"E		28.84	258	N14°29'36"E		57.14	348	N51°55'38"E		43.03
79	N38°58'10"W		68.79	159	N08°08'24"	1400.00	180.44								