



1 (2) The development standards for Planning Area 2 of Specific Plan No. 323 shall be  
2 the same as those development standards contained in Article VI, Section 6.2 of Ordinance No.  
3 348.

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

6 c. Planning Area 3.

7 (1) The uses permitted in Planning Area 3 of Specific Plan No. 323 shall be the same  
8 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted  
9 uses identified under Section 6.1.a shall include open space, water reservoirs and multi-purpose  
10 trails; and the permitted uses identified under Section 6.1.b shall include equestrian centers.

11 (2) The development standards for Planning Area 3 of Specific No. 323 shall be the  
12 same as those development standards contained in Article VI, Section 6.2 of Ordinance No. 348.

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

15 d. Planning Areas 4, 5, and 6.

16 (1) The uses permitted in Planning Areas 4, 5, and 6 of Specific Plan No. 323 shall be  
17 the same as those uses permitted in Article VI, Section 6.1 or Ordinance No. 348. In addition, the  
18 permitted uses identified under Section 6.1 shall include open space and multi-purpose trails.

19 (2) The development standards for Planning Areas 4, 5, and 6 of Specific Plan No. 323  
20 shall be the same as those development standards contained in Article VI, Section 6.2 of  
21 Ordinance No. 348.

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 e. Planning Area 4A.

25 (1) The uses permitted in Planning Area 4A of Specific Plan No. 323 shall be the same  
26 as those uses permitted in Article X, Section 10.1 of Ordinance 348. In addition, the permitted  
27 uses identified under Section 10.1.b. shall include wastewater treatment plants and related  
28 facilities.

1 (2) The development standards for Planning Area 4A of Specific Plan No. 323 shall be  
2 the same as those development standards contained in Article X, Section 10.4 of Ordinance 348.

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

5 f. Planning Area 7.

6 (1) The uses permitted in Planning Area 7 of Specific Plan No. 323 shall be the same  
7 as those permitted uses in Article IXb, Section 9.50 of Ordinance No. 348.

8 (2) The development standards for Planning Area 7 of Specific Plan No. 323 shall be  
9 the same as those development standards contained in Article IXb, Section 9.53 of Ordinance No.  
10 348.

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

13 g. Planning Area 8.

14 (1) The uses permitted in Planning Area 8 of Specific Plan No. 323 shall be the same  
15 as those uses permitted in Article IXd, Section 9.72 of Ordinance 348, except that the uses  
16 permitted pursuant to Section 9.72.a. (3), (4), (5), (6) and (7), and Section 9.72.b. (4) and (6) shall  
17 not be permitted. In addition, the permitted uses identified under Section 9.72.a shall include  
18 parks, parking lots and pharmacies without drive-up window service; and under Section 9.72.b.  
19 shall include assisted living and nursing homes.

20 (2) The development standards for Planning Area 8 of Specific Plan No. 323 shall be  
21 the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348.

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

24 h. Planning Area 9.

25 (1) The uses permitted in Planning Area 9 of Specific Plan No.323 shall be the same as  
26 those uses permitted pursuant to Article XIII of Ordinance No. 348, except that the uses permitted  
27 pursuant to Section 13.1.a. (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15),  
28 and (16); b. (1), (2), (3), (4), (5), (6), (7), (8), (9), and (10); c. (1), (2), (3), (4), (5), (6), (7), (8), (9),

1 (10), and (11); d.; and e. shall not be permitted. In addition, the permitted uses identified under  
2 Section 13.1.a. shall include natural open space and multi-purpose trails.

3 (2) The development standards for Planning Area 9 of Specific Plan No. 323 shall be  
4 the same as those standards identified in Article XIII, Section 13.2 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 XIII of Ordinance No. 348.

7 Section 3. This Ordinance shall take effect thirty (30) days after its adoption.

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10 ///

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

13  
14 By 

Chairman, Board of Supervisors

15 James A. Venable

16 ATTEST:

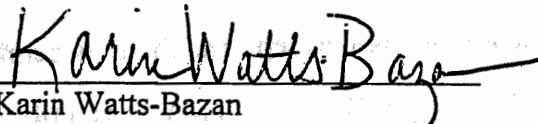
17 GERALD A. MALONEY  
18 Clerk of the Board

19  
20 By 

Deputy

21  
22 (SEAL)

23  
24 APPROVED AS TO FORM AND CONTENT:  
25 JUNE 4, 2001

26   
27 Karin Watts-Bazan

Deputy County Counsel

28 g:\prop\lrb\kwb\sp ord\348.3998-sp323c26535 052201

SECTIONS 8, 9, 10, 15 & 16  
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SBM

MT. VERNON AVENUE

CENTER STREET

SPRING STREET

PA-1

PA-9

PA-3

PA-4A

PA-7

PA-5

PALMYRITA AVE.

DATA TABLE

- ① N10°4'25"E 250.42'
- ② N83°39'46"W 300.77'
- ③ N17°57'54"W 48.51'
- ④ N80°27'01"E 151.27'
- ⑤ R=290.00' Δ=39°27'18" L=199.70'
- ⑥ N83°27'46"W 375.40'
- ⑦ N61°43'46"W 228.90'
- ⑧ N68°48'14"E 182.25'
- ⑨ N10°04'25"E 152.65'
- ⑩ N10°04'25"E 97.77'
- ⑪ R=296.00' Δ=15°24'20" L=80.39'
- ⑫ R=299.00' Δ=19°52'34" L=103.72'
- ⑬ N07°00'45"W (R) 110.56'

MAP No. 5.017 & MAP No. 25.105

CHANGE OF OFFICIAL ZONING PLAN  
**UNIVERSITY & EDGEMONT-SUNNYMEAD  
DISTRICTS**

CHANGE OF ZONE CASE No. CZ-06535  
AMENDING ORDINANCE No. 348  
ADOPTED BY ORDINANCE NO. 348.3998  
JUNE 5, 2001  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

LEGEND

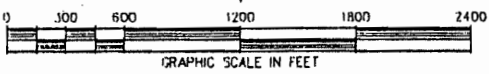
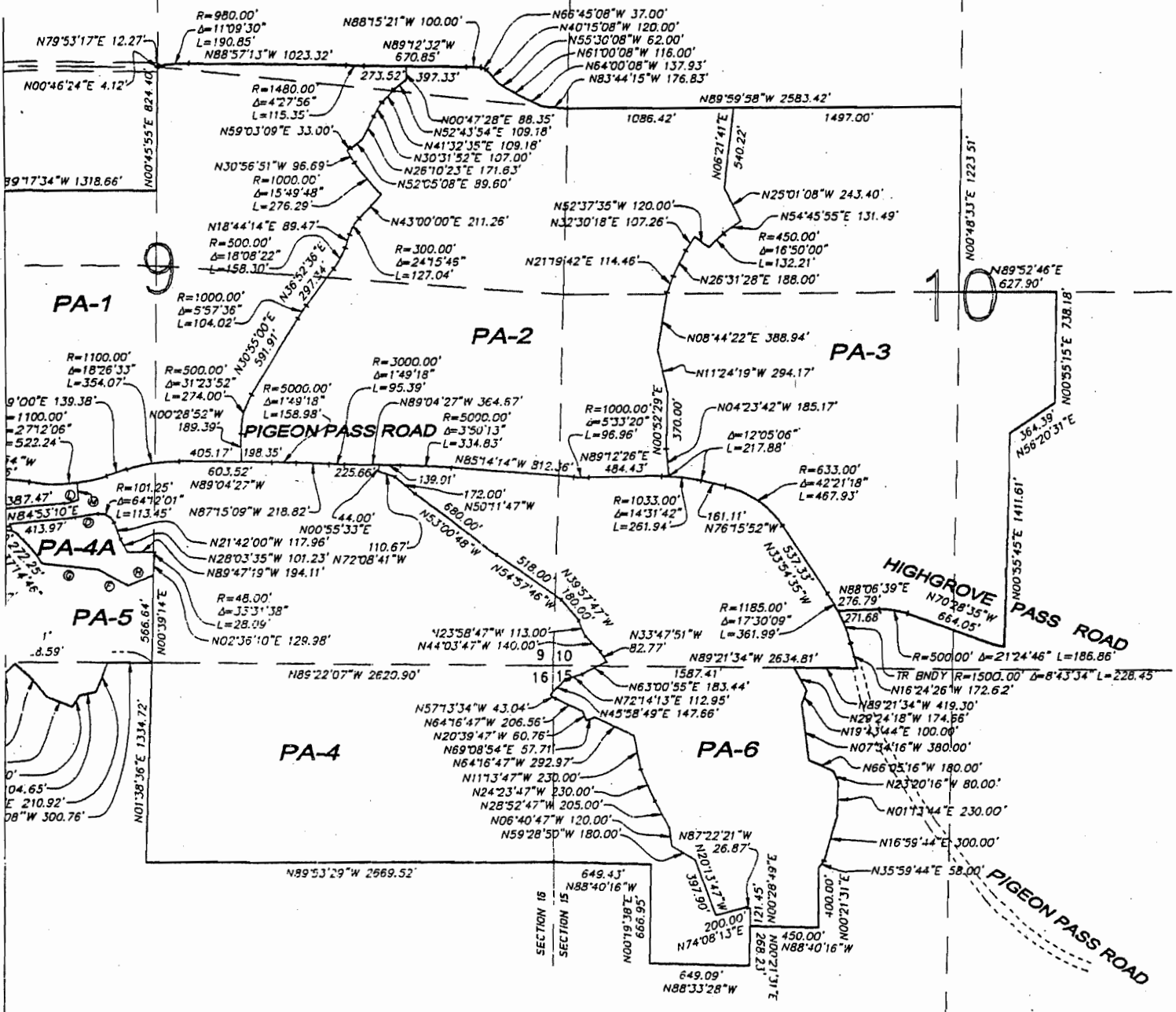
SP Zone SPECIFIC PLAN (SP323)

ASSESSORS BOOK / PAGES

255-120 ; 255-140 ; 255-170 ; 255-180 ; 255-190 ; 255-200 ; 255-210  
255-220 ; 255-230 ; 255-240 ; 257-100 ; 257-120 ; 257-170 ; 257-180

SECTIONS 8, 9, 10, 15 & 16

TOWNSHIP 2 SOUTH, RANGE 4 WEST, SBM



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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 June 5, 2001, the foregoing ordinance consisting of 3 sections was adopted by the following vote:

AYES:            Buster, Tavaglione, Venable, Wilson and Mullen

NOES:           None

ABSENT:       None

DATE:           June 5, 2001

GERALD A. MALONEY  
Clerk of the Board  
BY: *Katherine M. [Signature]*  
Deputy