

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

517B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 14, 2006

**SUBJECT:** Resolution No. 2006-062, Adopting Amendment No. 2 to Specific Plan No. 301 (Menifee Valley Ranch); Adoption of Ordinance No. 348.4389 adopting SP zoning for Amendment No. 2 to Specific Plan No. 301.

**BACKGROUND:** Specific Plan No. 301 Amendment No. 2 was approved by the Board of Supervisors on December 13, 2005.

**RECOMMENDED MOTION:** That the Board of Supervisors adopt Resolution No. 2006-062 Adopting Amendment No. 2 to Specific Plan No. 301 and Ordinance No. 348.4389 adopting SP zoning for property within the Amendment No. 2 to Specific Plan No. 301.

REVIEWED BY EXECUTIVE OFFICE

*James J. Sargent*  
DATE 4/19/06

Departmental Concurrence

Robert C. Johnson  
Planning Director

RCJ:aa

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

3002468 10 04/19/06

PLANNING DEPARTMENT  
COUNTY OF RIVERSIDE, CALIFORNIA

Prev. Agn. Ref.

District: Fifth

Agenda Number:

3.28

2  
3 **RESOLUTION NO. 2006-062**  
4 **ADOPTING**  
5 **AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 301**  
6 **(MENIFEE VALLEY RANCH)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public  
8 hearing was held before the Riverside County Board of Supervisors in Riverside, California on December  
9 13, 2005, and before the Riverside County Planning Commission in Riverside, California on October 26,  
10 2005 and in La Quinta, California on November 9, 2005, and in Riverside, California on December 7,  
11 2005 to consider Amendment No. 2 to Specific Plan No. 301 (Meniffee Valley Ranch), which specific  
12 plan was adopted by the Board of Supervisors pursuant to Resolution No. 97-092 (dated April 29, 1997)  
13 and thereafter amended pursuant to Resolution No. 02-397 (dated December 23, 2002); and,

14 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside  
15 County Rules to Implement the Act have been met and the Notice of Exemption prepared in connection  
16 with Amendment No. 2 to Specific Plan No. 301 and related cases (referred to alternatively herein as “the  
17 proposed amendment” or “the project”), are sufficiently detailed so that all the potentially significant  
18 effects of the project on the environment and measures necessary to avoid or substantially lessen such  
19 effects have been evaluated in accordance with the above-referenced Act and Rules; and,

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

22 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
23 of the County of Riverside, in regular session assembled on April 25, 2006, that:

- 24 1. The amendment proposes to redesignate Planning Area (PA) 11 (Golf Course and  
25 Clubhouse) and PA 12 (Medium High Density Residential) as open space/meadows  
26 including a clubhouse and senior residential development with detached and  
27 attached homes as well as redesignating PA 3 (Community Commercial) as Very  
28 High Density Residential for 292 attached condominium units.



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

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

17 MAR 28 2006

18 BY 



1 those that are two-story.

2 BB. Lots shall have a minimum usable pad area of not less than seven  
3 thousand (7,000) square feet.

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

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

9 b. Planning Areas 2, 6, 16, 18, 19, 30, 34A, & 34B.

10 (1) The uses permitted in Planning Areas 2, 6, 16, 18, 19, 30, 34A and 34B of Specific  
11 Plan No. 301 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.  
12 348, except that the uses permitted pursuant to Section 6.1.a.(3), b.(1), (3) and (4); and c. (1) shall  
13 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include  
14 public schools.

15 (2) The development standards for Planning Area 2, 6, 16, 18, 19, 30, 34A and 34B of  
16 Specific Plan No. 301 shall be the same as those standards identified in Article VI, Section 6.2 of  
17 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,c.,  
18 d., and e.(2), and (4) shall be deleted and replaced by the following:

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

22 B. The minimum average width of that portion of the lot to be used as a  
23 building site shall be fifty feet (50') with a minimum average depth of ninety feet (90').  
24 "Flag" lots shall not be permitted.

25 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots  
26 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').  
27 Lot frontage along curvilinear streets may be measured at the building setback in  
28 accordance with zone development standards.

1 D. Side yards on interior and through lots shall be not less than five feet (5') in  
2 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
3 from the existing street line or from any future street line as shown on any specific plan of  
4 highways, whichever is nearer the proposed structure, upon which the main building sides,  
5 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty  
6 percent (20%) of the width of the lot.

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

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

11 AA. In no case shall more than fifty percent (50%) of any lot be covered  
12 by buildings or structures that are single-story and forty-five percent (45%) for  
13 those that are two-story.

14 BB. Lots shall have a minimum net usable pad area of not less than  
15 ninety-seven percent (97%) of the minimum lot area.

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

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 c. Planning Area 3

22 (1) The uses permitted in Planning Area 3 of Specific Plan No. 301 shall be the same  
23 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses  
24 permitted pursuant to Section 8.1.a.(3), (25) b.(1), (3) and (4), and c. shall not be permitted.

25 (2) The development standards for Planning Area 3 of Specific Plan No. 301 shall be  
26 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except  
27 that the development standards set forth in Article VIII, Section 8.2.a., c., d. and f. shall be deleted  
28 and replaced by the following:

1 A. The minimum lot area shall be five thousand (5,000) square feet with a  
2 minimum average width of forty-five feet (45') and a minimum average depth of ninety  
3 feet (90').

4 B. Side yards on interior and through lots shall be not less than five feet (5') in  
5 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
6 from the existing street line or from any future street line a shown on any specific plan of  
7 highways, whichever is nearer the proposed structure, upon which the main building sides,  
8 except that where the lot is less than forty-five feet (45') wide, the yard need not exceed  
9 twenty percent (20%) of the width of the lot. Chimneys and fireplaces shall be allowed to  
10 encroach into side yards a maximum of two feet (2'). No other structural encroachments  
11 shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of  
12 Ordinance No. 348.

13 C. All buildings and structures shall not exceed two (2) stories or thirty-five feet  
14 (35') in height.

15 In addition, the following development standard shall also apply:

16 AA. Lots shall have a minimum net usable pad area of not less than  
17 ninety seven percent (97%) of the minimum lot size.

18 BB. The minimum frontage of a lot shall be forty-five feet (45'), except  
19 that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five  
20 feet (35'). Lot frontage along curvilinear streets may be measured at the building setback  
21 in accordance with zone development standards.

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

24 d. Planning Areas 4A, 4B, 10, 13, 22C, 27A, 27C, 27D, 27E, 27F, 38, 39A, 39B, 42A, 42B,  
25 42C, 42D and 42E.

26 (1) The uses permitted in Planning Areas 4A, 4B, 10, 13, 22C, 27A, 27C, 27D, 27E,  
27 27F, 38, 39A, 39B, 42A, 42B, 42C, 42D and 42E of Specific Plan No. 301 shall be the same as  
28 those uses permitted in Article Article VIIIe, Section 8.100 of Ordinance No. 348, except that the

1 uses permitted pursuant to Section 8.100.a. (1), (2), (6) and (8); b.(1) and c.(1) shall not be  
2 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include  
3 detention areas, greenbelts, open space and public parks.

4 (2) The development standards for Planning Areas 4A, 4B, 10, 13, 22C, 27A, 27C,  
5 27D, 27E, 27F, 38, 39A, 39B, 42A, 42B, 42C, 42D and 42E of Specific Plan No. 301 shall be the  
6 same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

9 e. Planning Areas 5A, 5B, 9, 22B, 26 and 37.

10 (1) The uses permitted in Planning Areas 5A, 5B, 9, 22B, 26 and 37 of Specific Plan  
11 No. 301 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
12 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8), b.(1) and c.(1)  
13 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall  
14 include public parks.

15 (2) The development standards for Planning Areas 5A, 5B, 9, 22B, 26 and 37 of  
16 Specific Plan No. 301 shall be the same as those standards identified in Article VIIIe, Section  
17 8.101 of Ordinance No. 348.

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

20 f. Planning Area 11.

21 (1) The uses permitted in Planning Area 11 of Specific Plan No. 301 shall be the same  
22 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that uses  
23 permitted pursuant to Section 8.100.a. (2), (4), (6) and (8); b.(1) and c.(1). shall not be permitted.  
24 In addition, the permitted uses identified under Section 8.100.a. shall also include open space.

25 (2) The development standards for Planning Area 11 of Specific Plan No. 301 shall be  
26 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

1           g.     Planning Area 12A

2           (1)     The uses permitted in Planning Area 12A of Specific Plan No. 301 shall be the  
3 same as those uses permitted in Article VI, Sectn 6.1 of Ordinance No. 348, except that the uses  
4 permitted pursuant to Section 6.1.a.(3) and (7), b.(1), (3) and (4), and c.(1) shall not be permitted.

5           (2)     The development standards for Planning Area 12A of Specific Plan No. 301 shall  
6 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
7 that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(2), and (4) shall  
8 be deleted and replaced by the following:

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

12                   B.     The minimum average width of that portion of the lot to be used as a  
13 building site shall be forty-five (45') with a minimum average depth of ninety feet (90').  
14 "Flag" lots shall not be permitted.

15                   C.     The minimum frontage of a lot shall be forty-five feet (45'), except that lots  
16 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').  
17 Lot frontage along curvilinear streets may be measured at the building setback in  
18 accordance with zone development standards.

19                   D.     Side yards on interior and through lots shall be not less than five feet (5') in  
20 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
21 from the existing street line or from any future street line as shown on any specific plan of  
22 highways, whichever is nearer the proposed structure, upon which the main building sides,  
23 except that where the lot is less than forty-five feet (45') wide, the yard need not exceed  
24 twenty percent (20%) of the width of the lot. Chimneys and fireplaces shall be allowed to  
25 encroach into side yards a maximum of two feet (2'). No other structural encroachments  
26 shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of  
27 Ordinance No. 348.

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

1 AA. In no case shall more than fifty percent (50%) of any lot be covered  
2 by buildings or structures that are single-story and forty-five percent (45%) for  
3 two-story.

4 BB. Lots shall have a minimum net usable pad area of not less than  
5 ninety-seven percent (97%) of the minimum lot size.

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

8 h. Planning Area 12B

9 (1) The uses permitted in Planning Area 12B of Specific Plan No. 301 shall be the  
10 same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the  
11 uses permitted pursuant to Section 8.1.a.(3), b.(1), (3) and (4), and c. shall not be permitted.

12 (2) The development standards for Planning Area 12B of Specific Plan No. 301 shall  
13 be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except  
14 that the development standards set forth in Article VII, Section 8.2.a., c., and d. shall be deleted  
15 and replaced by the following:

16 A. The minimum lot area shall be five thousand (5,000) square feet.

17 B. Side yards on interior and through lots shall be not less than five feet (5') in  
18 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
19 from the existing street line or from any future street line as shown on any specific plan of  
20 highways, whichever is nearer the proposed structure, upon which the main building sides,  
21 except that where the lot is less than forty-five feet (45') wide, the yard need not exceed  
22 twenty percent (20%) of the width of the lot. Chimneys and fireplaces shall be allowed to  
23 encroach into side yards a maximum of two feet (2'). No other structural encroachments  
24 shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of  
25 Ordinance No. 348.

26 In addition, the following development standard shall also apply:

27 AA. Lots shall have a minimum net usable pad area of not less than  
28 ninety-seven percent (97%) of the minimum lot size.

1 BB. The minimum frontage of a lot shall be forty-five feet (45'), except  
2 that the fronting on knuckles or cul-de-sacs may have a minimum frontage of  
3 thirty-five feet (35') measured along the right-of-way line. Lot frontage along  
4 curvilinear streets may be measured at the building setback in accordance with zone  
5 development standards.

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

8 i. Planning Areas 15, 20, 25, and 29

9 (1) The uses permitted in Planning Areas 15, 20, 25, and 29 of Specific Plan No. 301  
10 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
11 that the uses permitted pursuant to Section 6.1.a.(3) and (7), b.(1), (3) and (4), and c.(1) shall not  
12 be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include public  
13 schools.

14 (2) The development standards for Planning Areas 15, 20, 25, and 29 of Specific Plan  
15 No. 301 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
16 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(2),  
17 and (4) shall be deleted and replaced by the following:

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

21 B. The minimum average width of that portion of the lot to be used as a building  
22 site shall be fifty feet (50') with a minimum average depth of ninety feet (90'). "Flag" lots  
23 shall not be permitted.

24 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting  
25 on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot  
26 frontage along curvilinear streets may be measured at the building setback in accordance  
27 with zone development standards.

28 D. Side yards on interior and through lots shall be not less than five feet (5') in

1 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
2 from the existing street line or from any future street line as shown on any specific plan of  
3 highways, whichever is nearer the proposed structure, upon which the main building sides,  
4 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty  
5 percent (20%) of the width of the lot.

6 E. 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 of Ordinance No. 348.

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

10 AA. In no case shall more than fifty percent (50%) of any lot be covered  
11 by buildings or structures that are single-story and forty-five percent (45%) for those that  
12 are two-story.

13 BB. Lots shall have a minimum net usable pad area of not less than  
14 ninety-seven percent (97%) of the minimum lot area.

15 CC. Building separation between adjacent dwelling units shall not be less  
16 than eight feet (8') provided that there is no less than a ten-foot (10') building separation  
17 between the garages and any adjacent structure or dwelling. Building separation shall  
18 mean the distance between the structural portions of adjoining dwellings as measured from  
19 that point where the dwellings are nearest; provided, however, that a yard encroachment  
20 permitted under Section 18.19 of this Ordinance shall not be considered a structural  
21 portion for the determination of building separation.

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

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

27 j. Planning Areas 21 and 27B.

28 (1) The uses permitted in Planning Areas 21 and 27B of Specific Plan No. 301 shall be

1 the same as those uses permitted in Article VIIIe, Section 8.101 of Ordinance No. 348, except that  
2 the uses permitted pursuant to Section 8.100.a. (1), (6) and (8); b.(1) and c.(1) shall not be  
3 permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public  
4 parks.

5 (2) The development standards for Planning Areas 21 and 27B of Specific Plan No.  
6 301 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
7 No. 348.

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

10 k. Planning Area 28.

11 (1) The uses permitted in Planning Area 28 of Specific Plan No. 301 shall be the same  
12 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
13 permitted pursuant to Section 6.1.a.(3); b.(1), (3), and (4); and c.(1) shall not be permitted. In  
14 addition, the permitted uses identified under Section 6.1.a. shall include public schools.

15 (2) The development standards for Planning Area 28 of Specific Plan No. 301 shall be  
16 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
17 the development standards set forth in Article VI, Section 6.2.b., c., and e. (4) shall be deleted and  
18 replaced by the following:

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

22 B. The minimum average width of that portion of the lot to be used as a building  
23 site shall be sixty-five feet (65') with a minimum average depth of one hundred feet (100').  
24 "Flag" lots shall not be permitted.

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

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

1 AA. In no case shall more than fifty percent (50%) of any lot be covered  
2 by buildings or structures that are single-story and forty-five percent (45%) for  
3 those that are two-story.

4 BB. Lots shall have a minimum usable pad area of not less than seven  
5 thousand (7,000) square feet.

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

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

11 1. Planning Area 40.

12 (1) The uses permitted in Planning Area 40 of Specific Plan No. 301 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.(3); b.(1) , (3) and (4); and c.(1) shall not be permitted. In  
15 addition, the permitted uses identified under Section 6.1.a. shall include public schools.

16 (2) The development standards for Planning Area 40 of Specific Plan No. 301 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 Article VI, Section 6.2.b., c. and e. (4) shall be deleted and  
19 replaced by the following:

20 A. Lot area shall be not less than nine thousand (9,000) 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 width of that portion of the lot to be used as a  
24 building site shall be sixty-five feet (65') with a minimum average depth of one hundred  
25 feet (100'). "Flag" lots shall not be permitted.

26 C. 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 front, side or rear yard except as provided for in Section 18.19 of this Ordinance.

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

2 AA. In no case shall more than fifty percent (50%) of any lot be covered  
3 by buildings or structures that are single-story and forty-five percent (45%) for  
4 those that are two-story.

5 BB. Lots shall have a minimum usable pad area of not less than seven  
6 thousand (7,000) square feet.

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

9 m. Planning Area 41.

10 (1) The uses permitted in Planning Area 41 of Specific Plan No. 301 shall be the same  
11 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the uses  
12 permitted pursuant to Section 9.50.a. (19), (30), (43), (49), (50), (52), (54), (71), (80), and (85)  
13 shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also  
14 include libraries, fire stations, and public parks.

15 (2) The development standards for Planning Area 41 of Specific Plan No. 301 shall be  
16 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

