

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

301 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 10, 2011

SUBJECT: ORDINANCE NO. 348.4714 Amending Ordinance No. 348 relating to zoning.

RECOMMENDED MOTION:

That the Board of Supervisors Adopt Ordinance No. 348.4714, amending Specific Plan No. 265, zoning ordinance text in accordance with Change of Zone No. 7690.

Carolyn Syme Luna

Carolyn Syme Luna
Planning Director

Initials:
CSL:ar

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *Jennifer L. Sargent*

Jennifer L. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: February 1, 2011
xc: Planning, Building and Safety, Co.Co., MC, COB

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

Deputy

Prev. Agn. Ref.

District: Third

Agenda Number:

3.18

FORM APPROVED COUNTY COUNSEL
BY: *Karin L. Watts-Bazan* DATE: 1/10/11
KARIN L. WATTS-BAZAN DATE: Departmental Concurrence

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

1 and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section
2 11.2.b. of Ordinance No. 348 shall also include telephone exchanges and switching equipment, post
3 offices, fire and police stations, water and gas company service facilities, parcel delivery services, and
4 golf courses and driving ranges.

5 (2) The development standards for those portions of Planning Area 1.0 of Specific Plan
6 No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as
7 those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the
8 development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the
9 following:

10 A. The minimum lot size shall be twenty thousand (20,000) square feet with a
11 minimum average width of seventy-five feet (75').

12 The development standards for those portions of Planning Area 1.0 of Specific Plan
13 No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same
14 as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the
15 development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the
16 following:

17 AA. Lot size shall not be less than ten (10) acres, with a minimum average lot
18 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

19 Upon expiration of the Williamson Act contract and total diminishment of the
20 agricultural preserve within Planning Area 1.0 of Specific Plan No. 265, all development standards
21 for Planning Area 1.0 shall be the same as those standards identified in Article XI, Section 11.4 of
22 Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall
23 be deleted and replaced by the following:

24 AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a
25 minimum average width of seventy-five feet (75').

26 (3) Except as provided above, all other zoning requirements for those portions of
27 Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson
28 Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348.

1 Except as provided above, all other zoning requirements for those portions of Planning Area 1.0 of
2 Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall
3 be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration
4 of the Williamson Act contract and total diminishment of the agricultural preserve within Planning
5 Area 1.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those
6 requirements identified in Article XI of Ordinance No. 348.

7 b. Planning Area 2.0.

8 (1) The uses permitted in those portions Planning Area 2.0 of Specific Plan No. 265 not
9 within an agricultural preserve or under a Williamson Act contract shall be the same as those uses
10 permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to
11 Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1.
12 and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.b. (2) c), i), k), l), o), s), t), u), v), w), x)
13 and y); Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section
14 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of
15 Ordinance 348 shall also include aircraft taxiways, telephone exchanges and switching equipment,
16 post offices, fire and police stations, water and gas company service facilities, parcel delivery
17 services, and golf courses and driving ranges. The uses permitted in those portions of Planning Area
18 2.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act
19 contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.
20 Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve
21 within Planning Area 2.0 of Specific Plan No. 265, all uses permitted in Planning Area 2.0 shall be
22 the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the
23 uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and
24 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i),
25 k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. 2., 3., 6., 7., 8., 9., 10., 11., 13., 14., 15., 16. and
26 17.; and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under
27 Section 11.2.b. of Ordinance No. 348 shall also include aircraft taxiways, telephone exchanges and
28 switching equipment, post offices, fire and police stations, water and gas company service facilities,

1 parcel delivery services, and golf courses and driving range.

2 (2) The development standards for those portions of Planning Area 2.0 of Specific Plan
3 No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as
4 those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the
5 development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the
6 following:

7 A. The minimum lot size shall be twenty thousand (20,000) square feet with a
8 minimum average width of seventy-five feet (75').

9 The development standards for those portions of Planning Area 2.0 of Specific Plan
10 No. 265 that are within an agricultural preserve or under the Williamson Act contract shall be the
11 same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the
12 development standards set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the
13 following:

14 AA. Lot size shall not be less than ten (10) acres, with a minimum average lot
15 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

16 Upon expiration of the Williamson Act contract and total diminishment of the
17 agricultural preserve within Planning Area 2.0 of Specific Plan No. 265, all development standards
18 for Planning Area 2.0 shall be the same as those standards identified in Article XI, Section 11.4 of
19 Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall
20 be deleted and replaced by the following:

21 AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a
22 minimum average width of seventy-five feet (75').

23 (3) Except as provided above, all other zoning requirements for those portions of
24 Planning Area 2.0 of Specific Plan No. 265 not within and agricultural preserve or under Williamson
25 Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348.
26 Except as provided above, all other zoning requirements for those portions of Planning Area 2.0 of
27 Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall
28 be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration

1 of the Williamson Act contract and total diminishment of the agricultural preserve within Planning
2 Area 2.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those
3 requirements identified in Article XI of Ordinance No. 348.

4 c. Planning Areas 3.0, 4.0 and 5.0.

5 (1) The uses permitted in Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No. 265 shall
6 be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the
7 uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and
8 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l),
9 o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be
10 permitted.

11 (2) The development standards for Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No.
12 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

15 d. Planning Areas 6.0 and 6.1.

16 (1) The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan
17 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as
18 those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted
19 pursuant to section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1.,
20 through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s), t),
21 u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be
22 permitted. The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan No.
23 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as
24 those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the
25 Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas
26 6.0 and 6.1 of Specific Plan No. 265, all uses permitted in Planning areas 6.0 and 6.1 shall be the
27 same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses
28 permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h)

1 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s),
2 t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be
3 permitted.

4 (2) The development standards for those portions of Planning areas 6.0 and 6.1 of
5 Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be
6 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348. The
7 development standards for those portions of Planning areas 6.0 and 6.1 of Specific Plan No. 265 that
8 are within an agricultural preserve or under a Williamson Act contract shall be the same as those
9 standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development
10 standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

11 A. Lot size shall not be less than ten (10) acres, with a minimum average lot
12 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

13 Upon expiration of the Williamson Act contract and total diminishment of the
14 agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all development
15 standards for Planning Areas 6.0 and 6.1 shall be the same as those standards identified in Article XI,
16 Section 11.4 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements for those portions of
18 Planning Areas 6.0 and 6.1 of Specific Plan No. 265 not within and agricultural preserve or under
19 Williamson Act contract shall be the same as those requirements identified in Article XI of Ordinance
20 No. 348. Except as provided above, all other zoning requirements for those portions of Planning
21 Areas 6.0 and 6.1 of Specific Plan No. 265 that are within an agricultural preserve or under
22 Williamson Act contract shall be the same as those requirements identified in Article XIII of
23 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the
24 agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all other zoning
25 requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

26 e. Planning Areas 6.2, 10.0, 20.0 and 33.0.

27 (1) The uses permitted in Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific Plan No.
28 265 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

1 (2) The development standards for Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific
2 Plan No. 265 shall be the same as those standards identified in Article XIII, Section 13.2 of
3 Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a.
4 shall be deleted and replaced by the following:

5 A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of
6 two hundred feet (200') and a minimum average lot depth of five hundred feet (500').

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

9 f. Planning Areas 11.0 and 11.2.

10 (1) The uses permitted in Planning Areas 11.0 and 11.2 of Specific Plan No. 265 shall be
11 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the
12 uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21), (25), (26),
13 (27), (31), (32), (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53), (58), (62), (64),
14 (65), (67), (68), (70), (76), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96), (97),
15 (98) and (101) and b.(1) through (6), (8), (10), (11), (13) through (20), (22) and (23) shall not be
16 permitted.

17 (2) The development standards for Planning Areas 11.0 and 11.2 of Specific Plan No. 265
18 shall be the same as those standards identified in Article IXb Section 9.53 of Ordinance No. 348
19 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted and
20 replaced by the following:

21 A. Where the front, side or rear yard adjoins a street, the minimum setback shall
22 be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot
23 zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use,
24 the minimum setback shall be twenty-five feet (25') from the property line. Where the front,
25 side, or rear yard adjoins a lot with zoning classification other than R-R, R-1, R-A, R-2, R-3,
26 R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, there is no minimum setback.

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

1 g. Planning Area 11.1.

2 (1) The uses permitted in Planning Area 11.1 of Specific Plan No. 265 shall be the same
3 as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses
4 permitted pursuant to Section 9.72.a.(2), (9) and (10) and Section 9.72.b. (4) shall not be permitted.
5 In addition, the permitted uses identified under Section 9.72.a. shall include laboratories including
6 film, dental, medical, research or testing.

7 (2) The development standards for Planning Area 11.1 of Specific Plan No. 265 shall be
8 the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except that
9 the development standards set forth in Article IXd, Section 9.73.b. shall be deleted and replaced by
10 the following:

11 A. Where the front, side or rear yard adjoins a street, the minimum setback shall
12 be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot
13 zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M, or SP with a residential
14 zone, the minimum setback shall be twenty-five feet (25') from the property line. Where the
15 front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T,
16 R-T-R, W-2, W-2-M, or SP with a residential zone, there is no minimum setback.

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

19 h. Planning Areas 21.0 and 22.0.

20 (1) The uses permitted in those portions of Planning areas 21.0 and 22.0 of Specific Plan
21 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as
22 those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348. The uses permitted in those
23 portions of Planning Areas 21.0 and 22.0 that are within an agricultural preserve or under a
24 Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of
25 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the
26 agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all uses permitted
27 in Planning Areas 21.0 and 22.0 shall be the same as those uses permitted in Article IXb, Section 9.50
28 of Ordinance No. 348.

1 (2) The development standards for those portions of Planning Areas 21.0 and 22.0 of
2 Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be
3 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. The
4 development standards for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265
5 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those
6 standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development
7 standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

8 A. Lot size shall not be less than ten (10) acres, with a minimum average lot
9 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

10 Upon expiration of the Williamson Act contract and total diminishment of the
11 agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all development
12 standards for Planning Areas 21.0 and 22.0 shall be the same as those standards identified in Article
13 IXb, Section 9.53 of Ordinance No. 348.

14 (3) Except as provided above, all other zoning requirements for those portions of
15 Planning Areas 21.0 and 22.0 of Specific Plan No. 265 not within and agricultural preserve or under
16 Williamson Act contract shall be the same as those requirements identified in Article IXb of
17 Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of
18 Planning Areas 21.0 and 22.0 of Specific Plan No. 265 that are within an agricultural preserve or
19 under Williamson Act contract shall be the same as those requirements identified in Article XIII of
20 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the
21 agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all other zoning
22 requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

23 i. Planning Areas 21.1 and 21.2.

24 (1) The uses permitted in Planning Areas 21.1 and 21.2 of Specific Plan No. 265 shall be
25 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the
26 uses permitted pursuant to Section 9.50.a (100) and (102) shall not be permitted. In addition, the
27 permitted uses identified under Section 9.50.a. of Ordinance No. 348 shall also include offices,
28 including business, law, medical, dental, chiropractic, architectural, engineering, community

1 planning, and real estate. In addition, the permitted uses identified under Section 9.50.b. of
2 Ordinance No. 348 shall include health and exercise centers, provided all facilities are located within
3 an enclosed building.

4 (2) The development standards for those portions of Planning Areas 21.1 and 21.2 of
5 Specific Plan No. 265 shall be the same as those standards identified in Article IXb, Section 9.53 of
6 Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements for Planning Areas 21.1 and
8 21.2 of Specific Plan No. 265 shall be the same as those requirements identified in Article IXb of
9 Ordinance No. 348.

10 j. Planning Areas 31.0 and 32.0.

11 (1) The uses permitted in those portions of Planning Areas 31.0 and 32.0 of Specific Plan
12 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as
13 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses
14 permitted pursuant to Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses
15 identified under Section 8.100.a. shall also include natural open space and trails. The uses permitted
16 in those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within an
17 agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in
18 Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and
19 total diminishment of the agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan
20 No. 265, all uses permitted in Planning Areas 31.0 and 32.0 shall be the same as those uses permitted
21 in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to
22 Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses identified under Section
23 8.100.a. shall also include natural open space and trails.

24 (2) The development standards for those portions of Planning Areas 31.0 and 32.0 of
25 Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be
26 the same as those standards identified in Article VIIIe of Ordinance No. 348. The development
27 standards for those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within
28 an agricultural preserve or under a Williamson Act contract shall be the same as those standards

1 identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set
2 forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

3 A. Lot size shall not be less than ten (10) acres, with a minimum average lot
4 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

5 Upon expiration of the Williamson Act contract and total diminishment of the
6 agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all development
7 standards for Planning Areas 31.0 and 32.0 shall be the same as those standards identified in Article
8 VIIIe of Ordinance No. 348.

9 (3) Except as provide above, all other zoning requirements for those portions of Planning
10 Areas 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural preserve or under a
11 Williamson Act contract shall be the same as those requirements identified in Article VIIIe of
12 Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of
13 Planning areas 31.0 and 32.0 of Specific Plan No. 265 that are within an agricultural preserve or
14 under Williamson Act contract shall be the same as those requirements identified in Article XIII of
15 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the
16 agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all other zoning
17 requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No.
18 348.

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Section 2. This Ordinance shall take effect 30 days after its date of adoption.

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

By: Bob Buster
Chairman
BOB BUSTER

ATTEST:

CLERK OF THE BOARD:

KECIA HARPER-IHEM

By: Kecia Harper-Ihem
Deputy

(SEAL)

APPROVED AS TO FORM:

May 24, 2010

By: Karin Watts-Bazan
KARIN WATTS-BAZAN
Deputy County Counsel

KWB:psg

05/24/10

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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 February 1, 2011, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: February 1, 2011

KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

301B

DATE: January 11, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: ORDINANCE NO. 348.4714 amending Ordinance No. 348 relating to zoning (CZ7690)

(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:

****SELECT Advertisement****

Need Director's signature by 1/12/11

Please schedule on the 2/1/11 BOS Agenda

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

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

"Planning Our Future... Preserving Our Past"



OFFICE OF
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RIVERSIDE, CA 92502-1147
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FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 10, 2011

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. 348.4714 (ZC 7690)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, February 12, 2011**.

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,

Mcgil

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

Gil, Cecilia

From: PE Legals [legals@pe.com]
Sent: Thursday, February 10, 2011 10:34 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ADOPTION OF ORD. NO. 348.4714 (ZC 7690 SP 265)

I have received for publication I will send a proof to you for your review as soon as it is ready.

Kimberly Solis

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Publisher of The Press Enterprise

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From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, February 10, 2011 10:13 AM
To: PE Legals
Subject: FOR PUBLICATION: ADOPTION OF ORD. NO. 348.4714 (ZC 7690 SP 265)

*Good Morning! Attached is an Adoption of Ordinance, for publication on Saturday, Feb. 12, 2011. Please confirm.
THANK YOU!*

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

***THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.***

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

ORDINANCE NO. 348.4714
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. Article XVIIa, Section 17.70 of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.70 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 265.

a. Planning Area 1.0.

(1) The uses permitted in those portions of Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 4. and 9.; Section 11.2.b. (2) c), i), k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. 2), 3), 6), 7), 8), 9), 10), 11), 13), 14), 15), 16) and 17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance 348 shall also include telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, and golf courses and driving ranges. The uses permitted in those portions of Planning Area 1.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 1.0 of Specific Plan No. 265, all uses permitted in Planning Area 1.0 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h. (1), (2), (7) and (8); i. (1) and (2); k. (2), (4), (5), (6), (7) and (8); m. (1), (4) and (9); Section 11.2.b. (2), c., i., k., l., o., s., t., u., v., w., x and y.; Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.b. of Ordinance No. 348 shall also include telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, and golf courses and driving ranges.

(2) The development standards for those portions of Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

A. The minimum lot size shall be twenty thousand (20,000) square feet with a minimum average width of seventy-five feet (75').

The development standards for those portions of Planning Area 1.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

AA. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 1.0 of Specific Plan No. 265, all development standards for Planning Area 1.0 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a minimum average width of seventy-five feet (75').

(3) Except as provided above, all other zoning requirements for those portions of Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of Planning Area 1.0 of Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall be the same as those requirements

identified in Article XIII of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 1.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

b. Planning Area 2.0.

(1) The uses permitted in those portions Planning Area 2.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.b. (2) c), i), k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance 348 shall also include aircraft taxiways, telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, and golf courses and driving ranges. The uses permitted in those portions of Planning Area 2.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 2.0 of Specific Plan No. 265, all uses permitted in Planning Area 2.0 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. 2., 3., 6., 7., 8., 9., 10., 11., 13., 14., 15., 16. and 17.; and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.b. of Ordinance No. 348 shall also include aircraft taxiways, telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, and golf courses and driving range.

(2) The development standards for those portions of Planning Area 2.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

A. The minimum lot size shall be twenty thousand (20,000) square feet with a minimum average width of seventy-five feet (75').

The development standards for those portions of Planning Area 2.0 of Specific Plan No. 265 that are within an agricultural preserve or under the Williamson Act contract shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standards set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

AA. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 2.0 of Specific Plan No. 265, all development standards for Planning Area 2.0 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a minimum average width of seventy-five feet (75').

(3) Except as provided above, all other zoning requirements for those portions of Planning Area 2.0 of Specific Plan No. 265 not within and agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of Planning Area 2.0 of Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 2.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

c. Planning Areas 3.0, 4.0 and 5.0.

(1) The uses permitted in Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be permitted.

(2) The development standards for Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

d. Planning Areas 6.0 and 6.1.

(1) The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be permitted. The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all uses permitted in Planning areas 6.0 and 6.1 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be permitted.

(2) The development standards for those portions of Planning areas 6.0 and 6.1 of Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348. The development standards for those portions of Planning areas 6.0 and 6.1 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all development standards for Planning Areas 6.0 and 6.1 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements for those portions of Planning Areas 6.0 and 6.1 of Specific Plan No. 265 not within and agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of Planning Areas 6.0 and 6.1 of Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

e. Planning Areas 6.2, 10.0, 20.0 and 33.0.

(1) The uses permitted in Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific Plan No. 265 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

(2) The development standards for Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific Plan No. 265 shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and a minimum average lot depth of five hundred feet (500').

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

f. Planning Areas 11.0 and 11.2.

(1) The uses permitted in Planning Areas 11.0 and 11.2 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21), (25), (26), (27), (31), (32), (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53), (58), (62), (64), (65), (67), (68), (70), (76), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96), (97), (98) and (101) and b.(1) through (6), (8), (10), (11), (13) through (20), (22) and (23) shall not be permitted.

(2) The development standards for Planning Areas 11.0 and 11.2 of Specific Plan No. 265 shall be the same as those standards identified in Article IXb Section 9.53 of Ordinance No. 348 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted and replaced by the following:

A. Where the front, side or rear yard adjoins a street, the minimum setback shall be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard adjoins a lot with zoning classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, there is no minimum setback.

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

g. Planning Area 11.1.

(1) The uses permitted in Planning Area 11.1 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses permitted pursuant to Section 9.72.a.(2), (9) and (10) and Section 9.72.b. (4) shall not be permitted. In addition, the permitted uses identified under Section 9.72.a. shall include laboratories including film, dental, medical, research or testing.

(2) The development standards for Planning Area 11.1 of Specific Plan No. 265 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except that the development standards set forth in Article IXd, Section 9.73.b. shall be deleted and replaced by the following:

A. Where the front, side or rear yard adjoins a street, the minimum setback shall be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M, or SP with a residential zone, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M, or SP with a residential zone, there is no minimum setback.

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

h. Planning Areas 21.0 and 22.0.

(1) The uses permitted in those portions of Planning areas 21.0 and 22.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348. The uses permitted in those portions of Planning Areas 21.0 and 22.0 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all uses permitted in Planning Areas 21.0 and 22.0 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348.

(2) The development standards for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. The development standards for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all development standards for Planning Areas 21.0 and 22.0 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article IXb of Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

i. Planning Areas 21.1 and 21.2.

(1) The uses permitted in Planning Areas 21.1 and 21.2 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a (100) and (102) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. of Ordinance No. 348 shall also include offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate. In addition, the permitted uses identified under Section 9.50.b. of Ordinance No. 348 shall include health and exercise centers, provided all facilities are located within an enclosed building.

(2) The development standards for those portions of Planning Areas 21.1 and 21.2 of Specific Plan No. 265 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements for Planning Areas 21.1 and 21.2 of Specific Plan No. 265 shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

j. Planning Areas 31.0 and 32.0.

(1) The uses permitted in those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract 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. and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include natural open space and trails. The uses permitted in those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all uses permitted in Planning Areas 31.0 and 32.0 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. and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include natural open space and trails.

(2) The development standards for those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article VIIIe of Ordinance No. 348. The development standards for those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all development standards for Planning Areas 31.0 and 32.0 shall be the same as those standards identified in Article VIIIe of Ordinance No. 348.

(3) Except as provide above, all other zoning requirements for those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of Planning areas 31.0 and

32.0 of Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

Section 2. This Ordinance shall take effect 30 days after its date of adoption.

Bob Buster, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **February 1, 2011**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

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 COUNTY OF RIVERSIDE
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56582769	02/12/11 - 02/12/11	045202		BOARD OF SUPERVISORS

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**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P.)**

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Ad Desc.: ORDINANCE NO. 348.4714

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02-12-11

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Feb. 12, 2011
At: Riverside, California



BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10553537

PO #:

Agency #: _____

Ad Copy:

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

ORDINANCE NO. 348.4714

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. Article XVII, Section 17.70 of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.70 S.P. ZONE REQUIREMENTS AND STANDARDS
FOR SPECIFIC PLAN NO. 265.

a. Planning Area 1.0.

(1) The uses permitted in those portions of Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6; d) 1. through 4; f) 1, g) 1. and 5; h) 1, 2, 7, and 8; i) 1, and 2; k) 2, 4, 5, 6, 7, and 8; m) 1, 4, and 9; Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance 348 shall also include telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, and golf courses and driving ranges. The uses permitted in those portions of Planning Area 1.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 1.0 of Specific Plan No. 265, all uses permitted in Planning Area 1.0 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6; d) 1. through 4; f) 1, g) 1. and 5; h) 1, 2, 7, and 8; i) 1, and 2; k) 2, 4, 5, 6, 7, and 8; m) 1, 4, and 9; Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.b. of Ordinance No. 348 shall also include telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, and golf courses and driving ranges.

(2) The development standards for those portions of Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

A. The minimum lot size shall be twenty thousand (20,000) square feet with a minimum average width of seventy-five feet (75').

The development standards for those portions of Planning Area 1.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

AA. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 1.0 of Specific Plan No. 265, all development standards for Planning Area 1.0 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a minimum average width of seventy-five feet (75').

(3) Except as provided above, all other zoning requirements for those portions of Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of Planning Area 1.0 of Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 1.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

b. Planning Area 2.0.

(1) The uses permitted in those portions Planning Area 2.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6; d) 1. through 4; f) 1, g) 1. and 5; h) 1, 2, 7, and 8; i) 1, and 2; k) 2, 4, 5, 6, 7, and 8; m) 1, 4, and 9; Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance 348 shall also include aircraft taxiways, telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, and golf courses and driving ranges. The uses permitted in those portions of Planning Area 2.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 2.0 of Specific Plan No. 265, all uses permitted in Planning Area 2.0 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6; d) 1. through 4; f) 1, g) 1. and 5; h) 1, 2, 7, and 8; i) 1, and 2; k) 2, 4, 5, 6, 7, and 8; m) 1, 4, and 9; Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.b. of Ordinance No. 348 shall also include aircraft taxiways, telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, and golf courses and driving ranges.

(2) The development standards for those portions of Planning Area 2.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

A. The minimum lot size shall be twenty thousand (20,000) square feet with a minimum average width of seventy-five feet (75').

The development standards for those portions of Planning Area 2.0 of Specific Plan No. 265 that are within an agricultural preserve or under the Williamson Act contract shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

AA. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and minimum

Areas 6.0 and 6.1 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements for those portions of Planning Areas 6.0 and 6.1 of Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of Planning Areas 6.0 and 6.1 of Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

e. Planning Areas 6.2, 10.0, 20.0 and 33.0.

(1) The uses permitted in Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific Plan No. 265 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

(2) The development standards for Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific Plan No. 265 shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and a minimum average lot depth of five hundred feet (500').

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

f. Planning Areas 11.0 and 11.2.

(1) The uses permitted in Planning Areas 11.0 and 11.2 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21), (25), (26), (27), (31), (32), (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53), (58), (62), (64), (65), (67), (68), (70), (75), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96), (97), (98) and (101) and b.(1) through (6), (8), (10), (11), (13) through (20), (22) and (23) shall not be permitted.

(2) The development standards for Planning Areas 11.0 and 11.2 of Specific Plan No. 265 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted and replaced by the following:

A. Where the front, side or rear yard adjoins a street, the minimum setback shall be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-7, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard adjoins a lot with zoning classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-7, R-T, R-T-R, W-2-M, or SP with a residential use, there is no minimum setback.

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

g. Planning Area 11.1.

(1) The uses permitted in Planning Area 11.1 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses permitted pursuant to Section 9.72.a. (2), (9) and (10) and Section 9.72.b. (4) shall not be permitted. In addition, the permitted uses identified under Section 9.72.a. shall include laboratories including film, dental, medical, research or testing.

(2) The development standards for Planning Area 11.1 of Specific Plan No. 265 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except that the development standards set forth in Article IXd, Section 9.73.b. shall be deleted and replaced by the following:

A. Where the front, side or rear yard adjoins a street, the minimum setback shall be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-7, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-7, R-T, R-T-R, W-2-M, or SP with a residential use, there is no minimum setback.

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

h. Planning Areas 21.0 and 22.0.

(1) The uses permitted in those portions of Planning areas 21.0 and 22.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348. The uses permitted in those portions of Planning Areas 21.0 and 22.0 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all uses permitted in Planning Areas 21.0 and 22.0 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348.

(2) The development standards for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. The development standards for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all development standards for Planning Areas 21.0 and 22.0 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article IXb of Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

i. Planning Areas 21.1 and 21.2.

(1) The uses permitted in Planning Areas 21.1 and 21.2 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a. (100) and (102) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a.

(1) The uses permitted in those portions Planning Area 2.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6. d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance 348 shall also include aircraft taxiways, telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, and golf courses and driving ranges. The uses permitted in those portions of Planning Area 2.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 2.0 of Specific Plan No. 265, all uses permitted in Planning Area 2.0 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6. d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.b. of Ordinance No. 348 shall also include aircraft taxiways, telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, and golf courses and driving range.

(2) The development standards for those portions of Planning Area 2.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

A. The minimum lot size shall be twenty thousand (20,000) square feet with a minimum average width of seventy-five feet (75').

The development standards for those portions of Planning Area 2.0 of Specific Plan No. 265 that are within an agricultural preserve or under the Williamson Act contract shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standards set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

AA. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 2.0 of Specific Plan No. 265, all development standards for Planning Area 2.0 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a minimum average width of seventy-five feet (75').

(3) Except as provided above, all other zoning requirements for those portions of Planning Area 2.0 of Specific Plan No. 265 not within and agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of Planning Area 2.0 of Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 2.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

C. Planning Areas 3.0, 4.0 and 5.0.

(1) The uses permitted in Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6. d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be permitted.

(2) The development standards for Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

D. Planning Areas 6.0 and 6.1.

(1) The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to section 11.2.b. (1) c) 1. through 4. and 6. d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be permitted. The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all uses permitted in Planning Areas 6.0 and 6.1 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6. d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be permitted.

(2) The development standards for those portions of Planning Areas 6.0 and 6.1 of Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348. The development standards for those portions of Planning Areas 6.0 and 6.1 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all development standards for Planning

serve or under a Williamson Act contract shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348. The uses permitted in those portions of Planning Areas 21.0 and 22.0 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all uses permitted in Planning Areas 21.0 and 22.0 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348.

(2) The development standards for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. The development standards for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all development standards for Planning Areas 21.0 and 22.0 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265 not within and agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article IXb of Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

I. Planning Areas 21.1 and 21.2.

(1) The uses permitted in Planning Areas 21.1 and 21.2 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a (100) and (102) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. of Ordinance No. 348 shall also include offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate. In addition, the permitted uses identified under Section 9.50.b. of Ordinance No. 348 shall include health and exercise centers, provided all facilities are located within an enclosed building.

(2) The development standards for those portions of Planning Areas 21.1 and 21.2 of Specific Plan No. 265 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements for Planning Areas 21.1 and 21.2 of Specific Plan No. 265 shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

J. Planning Areas 31.0 and 32.0.

(1) The uses permitted in those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract 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. and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include natural open space and trails. The uses permitted in those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all uses permitted in Planning Areas 31.0 and 32.0 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. and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include natural open space and trails.

(2) The development standards for those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article VIII of Ordinance No. 348. The development standards for those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all development standards for Planning Areas 31.0 and 32.0 shall be the same as those standards identified in Article VIII of Ordinance No. 348.

(3) Except as provide above, all other zoning requirements for those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those requirements identified in Article VIII of Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of Planning areas 31.0 and 32.0 of Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

Section 2. This Ordinance shall take effect 30 days after its date of adoption.

Bob Buster, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on February 1, 2011, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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