

1 B. Signage: All signage shall be in conformance to the
2 Serrano Commerce Center Specific Plan No. 353 Comprehensive Signage
3 Program, as approved by the Riverside County Planning Department.

4 C. Outside Storage: If a non-screened outdoor general retail
5 area is proposed, the exhibit area shall be identified on the plot plan and
6 shall be set back a minimum of ten feet (10') from the street line.

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

10 b. Planning Area 2.

11 (1) The uses permitted in Planning Area 2 of Specific Plan No. 353
12 shall be the same as those permitted in Article X, Section 10.1. of Ordinance No.
13 348, except that the uses permitted pursuant to Section 10.1.a.(2) (k) and (l); b.(1)
14 and (2) shall not be permitted.

15 (2) The development standards for Planning Area 2 of Specific Plan
16 No. 353 shall be the same as those standards identified in Article X, Section 10.4
17 of Ordinance No. 348, with the exception of the following standards:

18 A. Minimum Yard Requirements: If the front of a structure
19 is adjacent to a street, the front setback shall be twenty-five feet
20 (25') from the street line. If the front of a structure is adjacent to a
21 non-residential land uses, there shall be no minimum front setback.
22 The rear setback shall be fifteen feet (15'). If a side of a structure
23 is adjacent to a street, the side setback shall be twenty-five feet
24 (25') from the street line. If the side of a structure is adjacent to a
25 non-residential land uses, there shall be no minimum side setback.

26 B. Minimum Lot Dimensions: There shall be no minimum
27 lot area and no minimum average lot width.
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1 C. Roof-Mounted Equipment: All roof-mounted mechanical
2 equipment shall be screened from the ground elevation view from
3 the adjacent public roadway, including Interstate 15.

4 D. Signage: All signage shall be in conformance to the
5 Serrano Commerce Center Specific Plan No. 353 Comprehensive
6 Signage Program, as approved by the Riverside County Planning
7 Department.

8 E. Outside Storage: If a non-screened outdoor general retail
9 area is proposed, the exhibit area shall be identified on the plot
10 plan and shall be set back minimum of ten feet (10') from the
11 street line.

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

14 c. Planning Areas 3, 4, 5, 6, 7, 8, 9, 10 and 11.

15 (1) The uses permitted in Planning Areas 3, 4, 5, 6, 7, 8, 9, 10 and 11
16 of Specific Plan No. 353 shall be the same as those uses permitted in Article X,
17 Section 10.1. of Ordinance No. 348, except that the uses permitted pursuant to
18 Section 10.1.a.(2) (k) and (l); b.(1) and (2) shall not be permitted.

19 (2) The development standards for Planning Areas 3, 4, 5, 6, 7, 8, 9,
20 10 and 11 of Specific Plan No. 353 shall be the same as those standards identified
21 in Article X, Section 10.4 of Ordinance No. 348, with the exception of the
22 following standards:

23 A. Minimum Yard Requirements: If the side of a structure is
24 adjacent to a street, the side setback shall be twenty-five feet (25') from
25 the street line. If the side of a structure is adjacent to a non-residential
26 uses, there shall be no minimum side setback.

1 B. Building Height: The maximum building height shall be
2 fifty feet (50'), unless an exception pursuant to Section 18.34 of
3 Ordinance No. 348 is obtained.

4 C. Roof-Mounted Equipment: All roof-mounted mechanical
5 equipment shall be screened from the ground elevation view from the
6 adjacent public roadway, including Interstate 15.

7 D. Signage: All signage shall be in conformance to the
8 Serrano Commerce Center Specific Plan No. 353 Comprehensive Signage
9 Program, as approved by the Riverside County Planning Department.

10 E. Outside Storage: If a non-screened outdoor general retail
11 area is proposed, the exhibit area shall be identified on the plot plan and
12 shall be set back a minimum of ten feet (10') from the street line.

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

15 d. Planning Area 12.

16 (1) The uses permitted in Planning Area 12 of Specific Plan No. 353
17 shall be the same as those uses permitted in Article XVI, Section 16.1 of
18 Ordinance No. 348, except that the uses permitted pursuant to Section 16.2.a. (1),
19 (2), (3), (4), (5), (6), (7); b. (1), (2), (3), (4), (5), (6), (8), (9); c. (1) and (2); d. (1);
20 and e. shall not be permitted. In addition, the permitted uses identified under
21 Section 16.2 also shall include Open Space-Conservation.

22 (2) The development standards for Planning Area 12 of Specific Plan
23 No. 353 shall be the same as those standards identified in Article XVI, Section
24 16.4 of Ordinance No. 348.

25 (3) Except as provided above, all other zoning requirements shall be
26 the same as those requirements identified in Article XVI of Ordinance No. 348.
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1 e. Planning Areas 13A, 13B, 13C and 13D.

2 (1) The uses permitted in Planning Areas 13A, 13B, 13C and 13D of
3 Specific Plan No. 353 shall be the same as those uses permitted in Article XVI,
4 Section 16.1 of Ordinance No. 348, except that the uses permitted pursuant to
5 Section 16.2.a.(1), (2), (3), (4), (5), (7); b.(1), (2), (3), (4), (5), (6), (8), (9); c.(1)
6 and (2); d. (1); and e. shall not be permitted. In addition, the permitted uses
7 identified under Section 16.2 also include Open Space-Water, including flood
8 control channels.

9 (2) The development standards for Planning Areas 13A, 13B, 13C and
10 13D of Specific Plan No. 353 shall be the same as those standards identified in
11 Article XVI, Section 16.4 of Ordinance No. 348.

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

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

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

By: Marion Ashley
Chairman, Board of Supervisors
Marion Ashley

ATTEST: Kecia Harper-Ihem

CLERK OF THE BOARD

By: Kecia Harper-Ihem
Deputy

(Seal)

APPROVED AS TO FORM
April 28, 2010

By: Michelle Clack
MICHELLE CLACK
Deputy County Counsel

MPC:md
04/2/10
G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 353 CZ 7365.042210.DOC

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STATE OF CALIFORNIA)
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COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 28, 2010, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

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

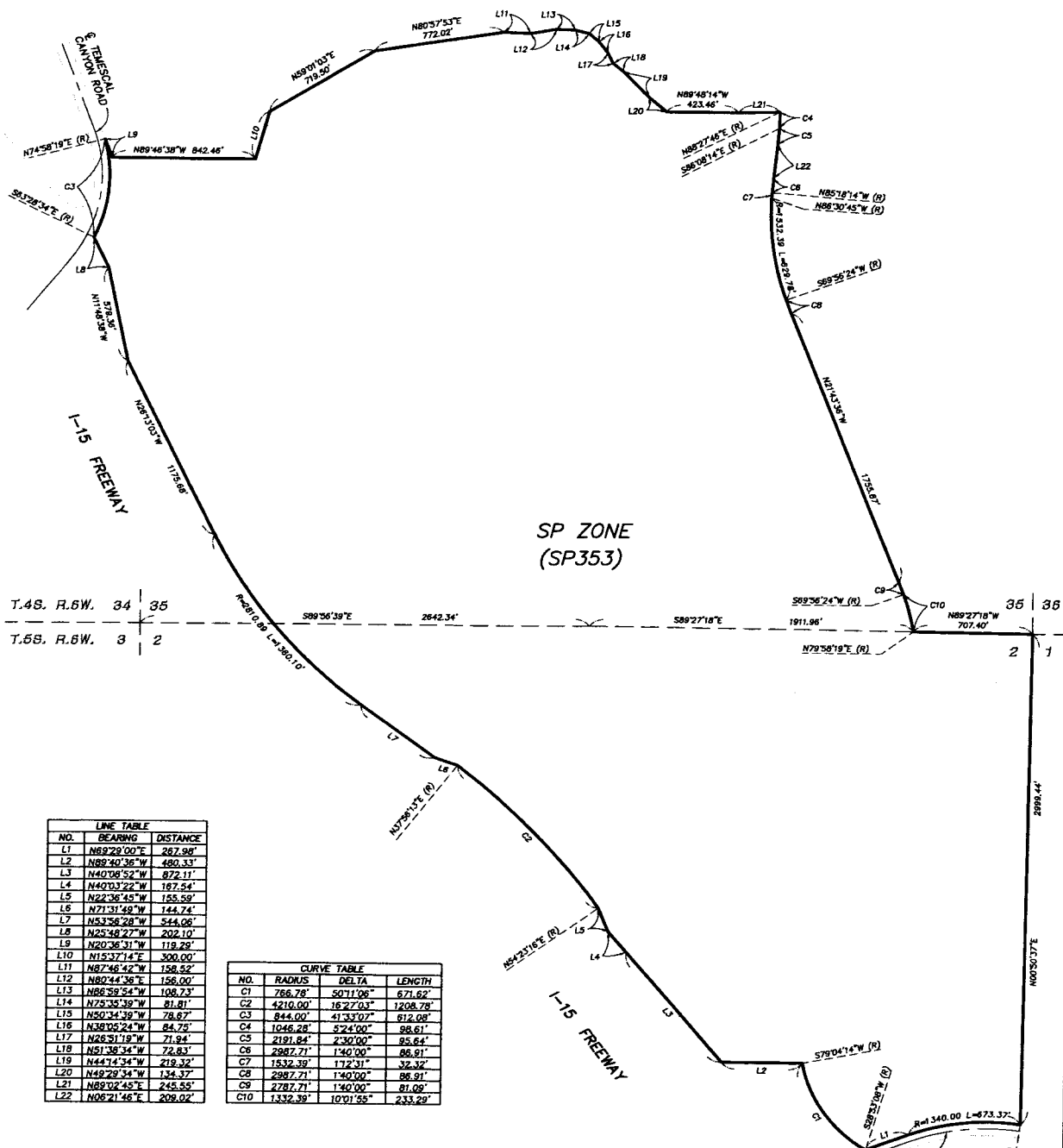
DATE: September 28, 2010

KECIA HARPER-IHEM
Clerk of the Board

BY: *[Signature]*
Deputy

SEAL

GLEN IVY AREA
 PORTIONS OF SECTIONS 34 & 35, TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.
 AND A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.



NO.	BEARING	DISTANCE
L1	N89°29'00"E	267.98'
L2	N88°40'36"W	480.33'
L3	N40°08'52"W	872.11'
L4	N40°03'22"W	187.54'
L5	N22°36'45"W	155.59'
L6	N71°31'48"W	144.74'
L7	N53°56'28"W	544.06'
L8	N25°48'27"W	202.10'
L9	N20°36'31"W	118.29'
L10	N15°37'14"E	300.00'
L11	N87°46'42"W	158.52'
L12	N80°44'36"E	158.00'
L13	N82°32'54"W	108.73'
L14	N73°33'39"W	81.81'
L15	N50°34'39"W	78.67'
L16	N38°05'24"W	84.75'
L17	N28°51'19"W	71.94'
L18	N51°38'34"W	72.83'
L19	N44°14'34"W	219.32'
L20	N40°22'54"W	134.37'
L21	N89°02'45"E	245.55'
L22	N06°21'46"E	209.02'

NO.	RADIUS	DELTA	LENGTH
C1	788.78'	50°11'06"	571.62'
C2	4210.00'	16°27'03"	1208.78'
C3	844.00'	41°33'07"	672.08'
C4	1046.28'	5°24'00"	98.61'
C5	2191.84'	2°30'00"	95.64'
C6	2987.71'	1°40'00"	86.81'
C7	1532.39'	1°12'31"	32.32'
C8	2987.71'	1°40'00"	86.81'
C9	2282.71'	1°40'00"	81.69'
C10	1332.39'	10°01'55"	233.29'

SP ZONE SPECIFIC PLAN (SP353)
 MAP NO. 2.2328
CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7365

ADOPTED BY ORDINANCE NO. 348.4709
 SEPTEMBER 28, 2010
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN'S:
 283-190-027, 283-200-010, 009, 014, 283-160-009,
 280-170-015, 021, 283-190-013, 283-200-008, 290-050-073,
 283-170-012, 013, 014, 290-050-022, 003, 290-050-006,
 290-050-032, 290-060-015, 290-050-026 THROUGH 029,
 290-050-023, 290-050-020.

