

1 ORDINANCE NO. 348.4680

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

4 AMENDING ORDINANCE NO. 348

5 RELATING TO ZONING

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7 The Board of Supervisors of the County of Riverside ordains as follows:

8 Section 1. Section 18.26a. of Ordinance No. 348 is amended to read as follows:

9 "SECTION 18.26a. FAST TRACK PROJECT PROCEDURES. The following
10 procedures shall apply to applications for any permit or approval included in a fast track project as
11 defined in Section 21.34d of this ordinance.

12 a. AUTHORITY OF BOARD OF SUPERVISORS. Notwithstanding any
13 other provision of this ordinance or of County Ordinance No. 460, the
14 Board of Supervisors hereby deems it appropriate and necessary to reserve
15 to itself the functions of the planning agency with respect to hearing any
16 permit or approval included in a fast track project. The Board of
17 Supervisors shall have exclusive authority to hear, approve, conditionally
18 approve or disapprove any permit or approval included in a fast track
19 project. Notwithstanding any other provision of this ordinance or of County
20 Ordinance No. 460, no hearing before the Planning Commission or the
21 Planning Director shall be required with respect to any permit or approval
22 included in a fast track project.

23 b. APPLICATIONS. The application for each permit or approval included in
24 a fast track project shall be filed with the Planning Director, shall include all
25 information required by the applicable ordinance for the type of permit or
26 approval, and shall be accompanied by the fees set forth in County
27 Ordinance No. 671 for the type of permit or approval.
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- 1 c. INITIATION OF GENERAL PLAN AMENDMENT PROCEEDINGS.
2 Whenever a fast track project includes an application for a General Plan
3 amendment, the Planning Director shall process the General Plan
4 amendment application in accordance with all of the applicable procedures
5 for the initiation of General Plan amendment proceedings set forth in
6 Article 2 of this ordinance.
- 7 d. SETTING FOR HEARING. Unless otherwise ordered by the Board of
8 Supervisors, the applications for all permits and approvals included in a fast
9 track project shall be heard concurrently in a single consolidated hearing
10 before the Board of Supervisors. The Planning Director shall set for hearing
11 the applications for all permits and approvals included in a fast track project
12 when he has determined that all such applications comply with all ordinance
13 requirements.
- 14 e. NOTICE OF HEARING. The Board of Supervisors shall hold a public
15 hearing on all applications for permits and approvals included in the fast
16 track project. Notice of the hearing shall be given as provided in Section
17 1.6 and Section 1.7 of this ordinance.
- 18 f. ADMINISTRATION OF OATHS. The Chairman of the Board of
19 Supervisors may require that witnesses at the public hearing be sworn.
- 20 g. HEARING AND DECISION. The Board of Supervisors shall hear
21 relevant testimony from all interested persons and make its decision within
22 a reasonable time after the close of the public hearing. The Board of
23 Supervisors may approve, conditionally approve or disapprove each
24 application for a permit or approval included in the fast track project. The
25 decision with respect to each application for a permit or approval included
26 in the fast track project shall be in the form required by ordinance for that
27 type of permit or approval. Within ten business days of the decision, the
28 Clerk of the Board of Supervisors shall prepare and transmit notice of the

1 decision to the Planning Director, the Assistant County Executive
2 Officer/Economic Development Agency (the EDA Director), the applicant,
3 and any person who has submitted a written request for notice of the
4 decision.

5 h. TRANSCRIPTS. (1) Whenever any person desires to obtain a transcript of
6 the oral proceedings of a public hearing before the Board of Supervisors or
7 desires to have a record made of such proceedings, he shall, not less than
8 seven days before the hearing, notify in writing the Clerk of the Board. The
9 written request shall be accompanied by a deposit of a sum equal to one
10 day's fee for a court reporter. The Clerk shall thereupon arrange to have a
11 court reporter present at the hearing. If the hearing is thereafter continued to
12 another day, a like request, deposit and arrangement for a court reporter
13 shall be made, if the record is desired. Alternatively, any person may
14 directly arrange for attendance and payment of a court reporter instead of
15 making such arrangements through the Clerk.

16 (2) Whenever any person desires to obtain a transcript of the documents
17 involved in a proceeding before the Board of Supervisors, he shall make a
18 written request to the Clerk of the Board. The Clerk shall determine the
19 number of pages involved and require payment in advance for the transcript
20 at the current rate.”

21 Section 2. Section 21.34d of Ordinance No. 348 is amended to read as follows:

22 “SECTION 21.34d. FAST TRACK PROJECT. A development project designated
23 as a fast track project by majority vote of the Board of Supervisors or by the Assistant County
24 Executive Officer/Economic Development Agency (the EDA Director) in accordance with the
25 provisions of Board of Supervisors Policy A-32, as now adopted or hereafter amended. A fast
26 track project may consist of one or more permits or approvals pursuant to this ordinance and
27 County Ordinance No. 460 which are necessary or convenient to facilitate development of the
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1 project. The permits or approvals which comprise the fast track project may include one or more
2 of each of the following:

- 3 a. General plan amendment pursuant to Article 2 of this ordinance.
- 4 b. Specific plan or specific plan amendment pursuant to Article 2 of this
5 ordinance.
- 6 c. Determination of project conformance with an adopted specific plan
7 pursuant to Section 2.11 of this ordinance.
- 8 d. Zone change or other zoning ordinance amendment pursuant to Article 20
9 of this ordinance.
- 10 e. Conditional use permit pursuant to Section 18.28 of this ordinance.
- 11 f. Public use permit pursuant to Section 18.29 of this ordinance.
- 12 g. Variance pursuant to Section 18.27 of this ordinance.
- 13 h. Plot plan pursuant to Section 18.30 of this ordinance.
- 14 i. Modification to an approved permit, including a substantial conformance
15 modification or a revised permit, pursuant to Section 18.43 of this
16 ordinance.
- 17 j. Tentative land division, including a vesting tentative map, pursuant to
18 County Ordinance No. 460.”

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

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

By: _____
Chairman, Board of Supervisors

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM

February 25, 2010

By: Katherine A. Lind
KATHERINE A. LIND
Principal Deputy County Counsel

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1 ORDINANCE NO. 460.151

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
4 AMENDING ORDINANCE NO. 460
5 REGULATING THE DIVISION OF LAND
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7 The Board of Supervisors of the County of Riverside ordains as follows:

8 Section 1. Subsection D. of Section 1.2 of Ordinance No. 460 is amended to read as
9 follows:

10 “D. Notwithstanding the above, or any other provision herein to the contrary,
11 the Board of Supervisors reserves exclusively to itself the duty to
12 investigate, hear, approve, conditionally approve or disapprove all tentative
13 land division maps included as part of a fast track project as defined by
14 Section 21.34d of County Ordinance No. 348. The Board's actions shall be
15 final with no right of appeal.”
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17 Section 2. Subsection H. of Section 2.1 of Ordinance No. 460 is amended to read as
18 follows:

19 “H. FAST TRACK PROJECT means a development project designated as a fast
20 track project by majority vote of the Board of Supervisors or by the
21 Assistant County Executive Officer/Economic Development Agency (the
22 EDA Director) in accordance with the provisions of Board of Supervisors
23 Policy A-32, as now adopted or hereafter amended. Fast track project is
24 further defined by Section 21.34d of County Ordinance No. 348.”
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26 Section 3. Subsection E. of Section 6.5 of Ordinance No. 460 is amended to read as
27 follows:

28 “E. Notwithstanding the above, or any other provision herein to the contrary,

1 any tentative map that requires the approval of a general plan amendment, a
2 specific plan amendment or a change of zone, except a map that is included
3 as part of a fast track project, shall be heard in accordance with the
4 provisions of Article 2 or Article 20 of County Ordinance No. 348,
5 whichever is applicable, and all of the procedural requirements and rights of
6 appeal as set forth therein shall govern the hearing.”

7 Section 4.

A new subsection F. is added to Section 6.5 of Ordinance No. 460 to read as

8 follows:

9 “F. Notwithstanding the above, or any other provision herein to the contrary,
10 any tentative map that is included as part of a fast track project shall be
11 heard in accordance with the provisions of Section 18.26a of County
12 Ordinance No. 348 and all the procedural requirements as set forth therein
13 shall govern the hearing.”

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Section 5. This ordinance shall take effect thirty (30) days after its adoption.

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

By: _____
Chairman, Board of Supervisors

ATTEST:

CLERK OF THE BOARD

By: _____

Deputy

(SEAL)

APPROVED AS TO FORM

February 25, 2010

By: Kath A. Lind
KATHERINE A. LIND
Principal Deputy County Counsel

KAL:mdk
12/10/09
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