

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



1.1


On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED, FOUND AND DETERMINED that the following ordinances were duly published:

<u>ORDINANCE</u>	<u>DATE</u>	<u>NEWSPAPER</u>
No. 348.4680	May 15, 2010	The Press-Enterprise
No. 460.151	May 15, 2010	The Press-Enterprise
No. 348.4695	June 4, 2010	The Press-Enterprise
No. 348.4700	June 4, 2010	The Press-Enterprise
No. 348.4674	June 4, 2010	The Press-Enterprise

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on July 13, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: July 13, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in and
for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.

1.1

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

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

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: ORD. 348 4680 & 460.151

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:

05-15-10

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

Date: May 15, 2010
At: Riverside, California

BOARD OF SUPERVISORS

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

Ad #: 10265931

PO #:

Agency #: _____

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.4680
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, Section 18.26a, of Ordinance No. 348 is amended to read as follows:

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

- a. AUTHORITY OF BOARD OF SUPERVISORS. Notwithstanding any other provision of this ordinance or of County Ordinance No. 460, the Board of Supervisors hereby deems it appropriate and necessary to reserve to itself the functions of the planning agency with respect to hearing any permit or approval included in a fast track project. The Board of Supervisors shall have exclusive authority to hear, approve, conditionally approve or disapprove any permit or approval included in a fast track project. Notwithstanding any other provision of this ordinance or of County Ordinance No. 460, no hearing before the Planning Commission or the Planning Director shall be required with respect to any permit or approval included in a fast track project.
- b. APPLICATIONS. The application for each permit or approval included in a fast track project shall be filed with the Planning Director, shall include all information required by the applicable ordinance for the type of permit or approval, and shall be accompanied by the fees set forth in County Ordinance No. 671 for the type of permit or approval.
- c. INITIATION OF GENERAL PLAN AMENDMENT PROCEEDINGS. Whenever a fast track project includes an application for a General Plan amendment, the Planning Director shall process the General Plan amendment application in accordance with all of the applicable procedures for the initiation of General Plan amendment proceedings set forth in Article 2 of this ordinance.
- d. SETTING FOR HEARING. Unless otherwise ordered by the Board of Supervisors, the applications for all permits and approvals included in a fast track project shall be heard concurrently in a single consolidated hearing before the Board of Supervisors. The Planning Director shall set for hearing the applications for all permits and approvals included in a fast track project when he has determined that all such applications comply with all ordinance requirements.
- e. NOTICE OF HEARING. The Board of Supervisors shall hold a public hearing on all applications for permits and approvals included in the fast track project. Notice of the hearing shall be given as provided in Section 1.6 and Section 1.7 of this ordinance.
- f. ADMINISTRATION OF OATHS. The Chairman of the Board of Supervisors may require that witnesses at the public hearing be sworn.
- g. HEARING AND DECISION. The Board of Supervisors shall hear relevant testimony from all interested persons and make its decision within a reasonable time after the close of the public hearing. The Board of Supervisors may approve, conditionally approve or disapprove each application for a permit or approval included in the fast track project. The decision with respect to each application for a permit or approval included in the fast track project shall be in the form required by ordinance for that type of permit or approval. Within ten business days of the decision, the Clerk of the Board of Supervisors shall prepare and transmit notice of the decision to the Planning Director, the Assistant County Executive Officer / Economic Development Agency (the EDA Director), the applicant, and any person who has submitted a written request for notice of the decision.
- h. TRANSCRIPTS. (1) Whenever any person desires to obtain a transcript of the oral proceedings of a public hearing before the Board of Supervisors or desires to have a record made of such proceedings, he shall, not less than seven days before the hearing, notify in writing the Clerk of the Board. The written request shall be accompanied by a deposit of a sum equal to one day's fee for a court reporter. The Clerk shall thereupon arrange to have a court reporter present at the hearing. If the hearing is thereafter continued to another day, a like request, deposit and arrangement for a court reporter shall be made, if the record is desired. Alternatively, any person may directly arrange for attendance and payment of a court reporter instead of making such arrangements through the Clerk. (2) Whenever any person desires to obtain a transcript of the documents involved in a proceeding before the Board of Supervisors, he shall make a written request to the Clerk of the Board. The Clerk shall determine the number of pages involved and require payment in advance for the transcript at the current rate."

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

"SECTION 21.34d. FAST TRACK PROJECT. A development project designated as a fast track project by majority vote of the Board of Supervisors or by the Assistant County Executive Officer/Economic Development Agency (the EDA Director) in accordance with the provisions of Board of Supervisors Policy A-32, as now

adopted or hereafter amended. A fast track project may consist of one or more permits or approvals pursuant to this ordinance and County Ordinance No. 460 which are necessary or convenient to facilitate development of the project. The permits or approvals which comprise the fast track project may include one or more of each of the following:

- a. General plan amendment pursuant to Article 2 of this ordinance.
- b. Specific plan or specific plan amendment pursuant to Article 2 of this ordinance.
- c. Determination of project conformance with an adopted specific plan pursuant to Section 2.11 of this ordinance.
- d. Zone change or other zoning ordinance amendment pursuant to Article 20 of this ordinance.
- e. Conditional use permit pursuant to Section 18.28 of this ordinance.
- f. Public use permit pursuant to Section 18.29 of this ordinance.
- g. Variance pursuant to Section 18.27 of this ordinance.
- h. Plot plan pursuant to Section 18.30 of this ordinance.
- i. Modification to an approved permit, including a substantial conformance modification or a revised permit, pursuant to Section 18.43 of this ordinance.
- j. Tentative land division, including a vesting tentative map, pursuant to County Ordinance No. 460.*

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

Marion Ashley, Chairman of the Board
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 4, 2010, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Buster, Tuvagione, Stone, Benoit and Ashley

NAYS: None

ABSENT: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

ORDINANCE NO. 460.151

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 460 REGULATING THE DIVISION OF LAND

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

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

"D. Notwithstanding the above, or any other provision herein to the contrary, the Board of Supervisors reserves exclusively to itself the duty to investigate, hear, approve, conditionally approve or disapprove all tentative land division maps included as part of a fast track project as defined by Section 21.34d of County Ordinance No. 348. The Board's actions shall be final with no right of appeal."

Section 2. Subsection H. of Section 2.1 of Ordinance No. 460 is amended to read as follows:

"H. FAST TRACK PROJECT means a development project designated as a fast track project by majority vote of the Board of Supervisors or by the Assistant County Executive Officer/Economic Development Agency (the EDA Director) in accordance with the provisions of Board of Supervisors Policy A-32, as now adopted or hereafter amended. Fast track project is further defined by Section 21.34d of County Ordinance No. 348."

Section 3. Subsection E. of Section 6.5 of Ordinance No. 460 is amended to read as follows:

"E. Notwithstanding the above, or any other provision herein to the contrary, any tentative map that requires the approval of a general plan amendment, a specific plan amendment or a change of zone, except a map that is included as part of a fast track project, shall be heard in accordance with the provisions of Article 2 or Article 20 of County Ordinance No. 348, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing."

Section 4. A new subsection F. is added to Section 6.5 of Ordinance No. 460 to read as follows:

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

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

Marion Ashley, Chairman of the Board
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 4, 2010, the foregoing Ordinance consisting of five (5) sections was adopted by said Board by the following vote:

AYES: Buster, Tuvagione, Stone, Benoit and Ashley

NAYS: None

ABSENT: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

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

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Ord. No. 348.4695 (ZC 7517)

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:

06-04-10

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

Date: Jun. 4, 2010
At: Riverside, California



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

Ad #: 10285114

PO #:

Agency #: _____

Ad Copy:

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

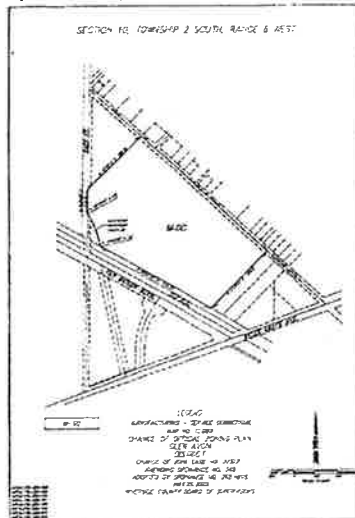
ORDINANCE NO. 348.4695

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. Section 4.1 of Ordinance No. 348, and Glen Avon District Zoning Plan Map No. 11, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Glen Avon District, Map No. 11.069 Change of Zone Case No. 7517," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect thirty (30) days after its adoption.



Marion Ashley, Chairman of the Board
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **May 25, 2010**, 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

6/4

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

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

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ordinance No. 348.4700

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:

06-04-10

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

Date: Jun. 4, 2010

At: Riverside, California

BOARD OF SUPERVISORS

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

Ad #: 10285104

PO #:

Agency #: _____

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.4700
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. Section 4.1 of Ordinance No. 348, and Official Zoning Map No. 2, as amended, are further amended by placing in effect in the Homeland Zoning Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance 348, Map No. 2.2327, Change of Zone Case No. 7076," which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.115 to read as follows:

SECTION 17.115 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 344.

a. Planning Areas 1 and 11

(1) The uses permitted in Planning Areas 1 and 11 of Specific Plan No. 344 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 6.1.a.(2) and (9), and b.(1), (3), and (5), and c.(1) shall not be permitted.

(2) The development standards for Planning Areas 1 and 11 of Specific Plan No. 344 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than twenty thousand (20,000) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred sixty feet (160').
- C. Minimum lot frontage shall be seventy-five feet (75'), except for lots fronting on knuckles or cul-de-sac lots, which shall have a minimum lot frontage of forty feet (40').
- D. The maximum building height shall be forty feet (40'). The maximum wall/fence height shall be seven feet (7').
- E. Front yard setbacks shall be a minimum of thirty feet (30') as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.
- F. Side yard setbacks shall be a minimum of fifteen feet (15') for interior lots and a minimum of twenty feet (20') for corner lots.
- G. Rear yard setbacks shall be a minimum of thirty feet (30') feet as measured from the rear lot line.
- H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5') into the side yard setback. Porches may encroach into front yard and side yard setbacks by ten feet (10'). Garages may encroach into the rear yard setback by ten feet (10').
- I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.
- J. Pad area shall not be less than six thousand five hundred (6,500) square feet.

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

b. Planning Areas 2, 8, and 10

(1) The uses permitted in Planning Areas 2, 8, and 10 of Specific Plan No. 344 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1) shall not be permitted.

(2) The development standards for Planning Areas 2, 8, and 10 of Specific Plan No. 344 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than seven thousand (7,000) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be sixty-five feet (65') with a minimum average depth of ninety-five feet (95'). Minimum lot frontage shall be sixty feet (60'), except for lots fronting on knuckles or cul-de-sac lots, which shall have a minimum lot frontage of thirty-five feet (35').
- C. The maximum building height shall be forty feet (40'). The maximum wall/fence height shall be seven feet (7').
- D. Front yard setbacks shall be a minimum of eighteen feet (18') as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.
- E. Side yard setbacks shall be a minimum of five feet (5') for interior lots and a minimum of ten feet (10') for corner lots.
- F. Rear yard setbacks shall be a minimum of fifteen feet (15') as measured from the rear lot line.
- G. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5') into the side yard setback. Living areas may encroach two feet (2') into the front yard setback. Porches may encroach seven feet (7') into the front yard setback. Side entry garages may encroach eight feet (8') into the front

yard setback.

A minimum of two parking spaces shall be provided within a garage for each dwelling unit. Pad area shall not be less than five thousand (5,000) square feet.

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

c. Planning Area 3

(1) The uses permitted in Planning Area 3 of Specific Plan No. 344 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1) shall not be permitted.

(2) The development standards for Planning Area 3 of Specific Plan No. 344 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than six thousand (6,000) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty-five feet (55') with a minimum average depth of ninety-five feet (95').
- C. Minimum lot frontage shall be fifty-five feet (55'), except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty-five feet (35').
- D. The maximum building height shall be forty feet (40'). The maximum wall/fence height shall be seven feet (7').
- E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.
- F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and a minimum of ten feet (10') for corner lots.
- G. Rear yard setbacks shall be a minimum of fifteen feet (15') as measured from the rear lot line.
- H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5') into the side yard setback. Living areas may encroach two feet (2') into the front yard setback. Porches may encroach seven feet (7') into the front yard setback. Side entry garages may encroach eight feet (8') into the front yard setback.
- I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.
- J. Pad area shall not be less than four thousand (4,000) square feet.

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

d. Planning Areas 4 and 5

(1) The uses permitted in Planning Areas 4 and 5 of Specific Plan No. 344 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1) shall not be permitted.

(2) The development standards for Planning Areas 4 and 5 of Specific Plan No. 344 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than four thousand five hundred (4,500) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of ninety feet (90').
- C. Minimum lot frontage shall be forty feet (40'), except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30').
- D. The maximum building height shall be forty feet (40'). The maximum wall/fence height shall be seven feet (7').
- E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.
- F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and a minimum of ten feet (10') for corner lots.
- G. Rear yard setbacks shall be a minimum of ten feet (10') as measured from the rear lot line.
- H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5') into the side yard setback. Living areas may encroach three feet (3') into the front yard setback. Porches may encroach eight feet (8') into the front yard setback. Side entry garages may encroach eight feet (8') into the front yard setback.
- I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.
- J. Pad area shall not be less than three thousand five hundred (3,500) square feet.

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

e. Planning Areas 6 and 7

(1) The uses permitted in Planning Areas 6 and 7 of Specific Plan No. 344 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1) shall not be permitted.

(2) The development standards for Planning Areas 6 and 7 of Specific Plan No. 344 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than four thousand (4,000) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of ninety feet (90') feet.
- C. Minimum lot frontage shall be forty feet (40'), except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30').
- D. The maximum building height shall be forty feet (40'). The maximum wall/fence height shall be seven feet (7').
- E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.
- F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and a minimum of ten feet (10') for corner lots.
- G. Rear yard setbacks shall be a minimum of ten feet (10') as measured from the rear lot line.
- H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5') into the side yard setback. Living areas may encroach three feet (3') into the front yard setback. Porches may encroach eight feet (8') into the front yard setback. Side entry garages may encroach eight feet (8') into the front yard setback.
- I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.
- J. Pad area shall not be less than three thousand four hundred (3,400) square feet.

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

(1) The uses permitted in Planning Area 9 of Specific Plan No. 344 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1) shall not be permitted.

(2) The development standards for Planning Area 9 of Specific Plan No. 344 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than five thousand (5,000) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of ninety feet (90') feet.
- C. Minimum lot frontage shall be forty-five feet (45'), except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30').
- D. The maximum building height shall be forty feet (40'). The maximum wall/fence height shall be seven feet (7').
- E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.
- F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and a minimum of ten feet (10') for corner lots.
- G. Rear yard setbacks shall be a minimum of fifteen feet (15') as measured from the rear lot line.
- H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5') into the side yard setback. Living areas may encroach three feet (3') into the front yard setback. Porches may encroach eight feet (8') into the front yard setback. Side entry garages may encroach eight feet (8') into the front yard setback.
- I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.
- J. Pad area shall not be less than four thousand (4,000) square feet.

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

(1) The uses permitted in Planning Areas 12 and 13, of Specific Plan No. 344 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.b. shall include schools and day care centers.

(2) The development standards for Planning Areas 12 and 13 of Specific Plan No. 344 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 for the development of a school or day care center.

(3) For uses other than the development of a school or daycare center, the development standards for Plan-

ning Areas 12 and 13 of Specific Plan No. 344 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following for the development of a one family dwelling:

- A. Lot area shall be not less than four thousand five hundred (4,500) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of one hundred feet (100') feet.
- C. Minimum lot frontage shall be forty feet (40'), except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30').
- D. The maximum building height shall be forty feet (40'). The maximum wall/fence height shall be seven feet (7').
- E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.
- F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and a minimum of ten feet (10') for corner lots.
- G. Rear yard setbacks shall be a minimum of ten feet (10') as measured from the rear lot line.
- H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5') into the side yard setback. Living areas may encroach three feet (3') into the front yard setback. Patches may encroach 8 feet into the front yard setback. Side entry garages may encroach eight feet (8') into the front yard setback.
- I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.
- J. Pad area shall not be less than three thousand five hundred (3,500) square feet.

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

h. Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 21A, and 21B

(1) The uses permitted in Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 21A, and 21B of Specific Plan No. 344 shall be the same as those uses permitted in Article VIII, Section 8.100, of Ordinance No. 348. In addition, the permitted uses identified under Section 8.100.a. shall include equestrian staging areas and recreation centers.

(2) The development standards for Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 21A, and 21B of Specific Plan No. 344 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348, except that the development standards set forth in Article VIII, Section 8.101. b. shall be deleted and replaced by the following:

- A. Any proposed building shall be setback a minimum of twenty feet (20') feet from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.
- B. Any proposed building shall be setback a minimum of 10 feet from any lot line.

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

i. Planning Areas 20A and 20B

(1) The uses permitted in Planning Areas 20A and 20B of Specific Plan No. 344 shall be the same as those uses permitted in Article XVI, Section 16.2 of Ordinance No. 348, except that the uses permitted pursuant to Sections 16.2.a.(1), (2), (3), (4), (5) and (7); b.(1), (2), (3), (4), (5), (6), and (8); c.(2); d.(1); and e. shall not be permitted.

(2) The development standards for Planning Areas 20A and 20B of Specific Plan No. 344 shall be the same as those standards identified in Article XVI, Section 16.4 of Ordinance No. 348.

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

i. Planning Areas 22A, 22B, 22C, and 22D

(1) The uses permitted in Planning Areas 22A, 22B, 22C, and 22D of Specific Plan No. 344 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348.

(2) The development standards for Planning 22A, 22B, 22C, and 22D of Specific Plan No. 344 shall be the same as those standards identified in Article VIII, Section 8.100 of Ordinance No. 348.

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

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

Marion Ashley, Chairman of the Board
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 25, 2010, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Buster, Tavaglione, Stone, Benoit and Ashley

NAYS: None

ABSENT: None

Kecia Harper-Ihern, Clerk of the Board

By: Cecilia Gil, Board Assistant

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

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

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Ord. 348.4674 ZC 7345

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:

06-04-10

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

Date: Jun. 4, 2010
At: Riverside, California

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

Ad #: 10285115

PO #:

Agency #: _____

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.4674
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, Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No.38, as amended, are further amended by placing in effect in the Prado-Mira Loma Zoning District, zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 38.142, Change of Zone Case No. 7345", which map is made a part of this ordinance. Section 2, Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.113 to read as follows:

Section 17.113 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 358.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 358 shall be the same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 10.1 a.(1)e)1., g)2, (2)e), g), i), j), o), and p); and Section 10.1.b. (1) and (2) shall not be permitted. In addition, the permitted uses identified under Section 10.1.a. shall also include ambulance services, automobile repair garages with or without body and fender shops or spray painting, bakery good distributor, building material sales yard, building movers and storage yard, catering services, feed and grain sales, golf cart sales and service, household goods sales and repair including but not limited to new and used appliances, furniture, carpets, draperies, lamps, radios and television sets, lumber yards, mail order businesses, markets, food wholesalers, photo shops and studios and photo engraving, plumbing shops, recycling processing facilities (of bottles, cans, plastics, paper, wood, and metal per the approval of the Riverside County Waste Management Department), self-storage facilities including mini-warehouses, vehicle manufacturing, warehousing and distribution as an accessory use to a permitted use, the manufacturing of chemicals (excluding pesticides and fertilizers), textile (cotton, wood, synthetic) mills, food products, leather tanning and finishing, machinery, metal building, metal (assembly, forging, stamping), mobile-home and modular housing, and paper products. In addition, the permitted uses identified under Section 10.1.b shall include animal hospitals, automobile sales and rental, brewery, distillery, winery, car and truck washes, gasoline service stations with concurrent sale of beer and wine for off-premises consumption, liquor stores, underground bulk fuel storage equal to or less than 10,000 gallons, the manufacturing of acid and abrasives, fertilizer, and paints and varnishes and meat packing plants (without slaughtering or rendering).

(2) The development standards for Planning Area 1 of Specific Plan No. 358 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No. 348, except that the development standards set forth in Article X, Section 10.4.d. shall be deleted and replaced with the following:

A. Where the front, side, or rear yard adjoins a street, the minimum setback shall be twelve feet (12') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

B. A minimum seven foot (7') strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking drive-ways or landscaping.

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

b. Planning Areas 2 and 5.

(1) The uses permitted in Planning Areas 2 and 5 of Specific Plan No. 358 shall be the same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(23), (28), (30), (32), and (52) shall not be permitted. In addition, the use permitted pursuant to Section 9.50.a.(100) shall not be permitted in Planning Area 2. The permitted use identified under Section 9.50.a.(5) shall be replaced with auditoriums and conference rooms with a maximum occupancy capacity of 1,500 persons. In addition, the permitted uses identified under Section 9.50.a. shall also include appliance manufacture and repair, offices, professional sales and service, including law, medical, dental, chiropractic, architectural and engineering, health clubs, and pharmacies. In addition, the permitted uses identified under Section 9.50.b. shall also include self-storage facilities including mini-warehouses.

(2) The development standards for Planning Areas 2 and 5 of Specific Plan No. 358 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 shall be the same as those identified in Article IXb of Ordinance No. 348.

c. Planning Areas 3, 4, and 6.

(1) The uses permitted in Planning Areas 3, 4, and 6 of Specific Plan No. 358 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1)k)7., m)2. and 6., and 11.2.b. (2)m) and z), and 11.2.c. (3), (7), (9), (12), (15), and (17) and 11.2.e. shall not be permitted.

The permitted uses identified under Sections 11.2.b. shall also include those uses permitted in Article IXb, Section 9.50.a. of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(5), (23), (28), (30), (32), (52), (99), (100) and (102) shall not be permitted. In addition, the permitted uses identified under Sections 11.2.b. shall also include fire and police stations, manufacture and repair of appliances, chemicals and related projects manufacturing, not including pesticides and fertilizers, manufacturing of coils, semiconductor and similar components, communication devices, engineering and mechanical instruments, leather goods stores, manufacture of radar and other sensory equipment, and warehousing and distribution as an accessory use to a permitted use. In addition, the permitted uses identified under Sections 11.2.c. shall also include those uses permitted in Article IXb, Section 9.50.b. of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.b.(1), (4), (5), (6), (7), (8), (10), (15) and (17) shall not be permitted.

(2) The development standards for Planning Areas 3, 4, and 6 of Specific Plan No. 358 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348, except that the development standards set forth in Article X, Sections 11.4.b.(3) and e.(2) shall be deleted and replaced with the following:

A. Where the front, side, or rear yard adjoins a street, the minimum setback shall be twelve feet (12') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

B. A minimum seven foot (7') strip adjacent to street right-of-way line shall be appropriately landscaped and maintained, except for the designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located with the street right-of-way.

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

d. Planning Area 7.

(1) The uses permitted in Planning Area 7 of Specific Plan No. 358 shall be the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIV, Section 14.1 of Ordinance No. 348 shall be permitted within Planning Area 7 of Specific Plan No. 358 until such time as Map No. 4 of Mira Loma Agricultural Preserve No. 3 has been diminished or disestablished in this planning area and any corresponding Williamson Act contract is no longer in effect for this planning area.

Thereafter, the uses permitted in Planning Area 7 of Specific Plan No. 358 shall be the same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 10.1.a.(1)e)1.,g)2., (2)e), g), i), j), o), and p); and Section 10.1.b. (1) and (2) shall not be permitted. In addition, the permitted uses identified under Section 10.1.a. shall also include ambulance services, automobile repair garages with or without body and fender shops or spray painting, bakery good distributor, building material sales yard, building movers and storage yard, catering services, feed and grain sales, golf cart sales and service, household goods sales and repair including but not limited to new and used appliances, furniture, carpets, draperies, lamps, radios and television sets, lumber yards, mail order businesses, markets, food wholesalers, photo shops and studios and photo engraving, plumbing shops, recycling processing facilities (of bottles, cans, plastics, paper, wood, and metal per the approval of the Riverside County Waste Management Department), self-storage facilities including mini-warehouses, vehicle manufacturing, warehousing and distribution as an accessory use to a permitted use, the manufacturing of chemicals (excluding pesticides and fertilizers), textile (cotton, wood, synthetic) mills, food products, leather tanning and finishing, machinery, metal building, metal (assembly, forging, stamping), mobilehome and modular housing, and paper products. In addition, the permitted uses identified under Section 10.1.b shall include animal hospitals, automobile sales and rental, brewery, distillery, winery, car and truck washes, gasoline service stations with concurrent sale of beer and wine for off-premises consumption, liquor stores, underground bulk fuel storage equal to or less than 10,000 gallons, the manufacturing of acid and abrasives, fertilizer, and paints and varnishes and meat packing plants (without slaughtering or rendering).

(2) The development standards for agricultural uses and incidental uses thereto within Planning Area 7 of Specific Plan No. 358 shall be the same as those standards identified in Article XIV, Section 14.2 of Ordinance No. 348.

(3) The development standards for Planning Areas 7 of Specific Plan No. 358 shall be the same as those standards identified in Article X Section 10.4 of Ordinance No. 348, except that the development standards set forth in Article X, Section 10.4.d. shall be deleted and replaced with the following:

A. Where the front, side, or rear yard adjoins a street, the minimum setback shall be twelve feet (12') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

B. A minimum seven foot (7') strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking driveways or landscaping.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIV of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article X of Ordinance No. 348 for all other uses.

e. Planning Areas 8 and 9.

(1) The uses permitted in Planning Areas 8 and 9 of

Specific Plan No. 358 shall be the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIV, Section 14.1 of Ordinance No. 348 shall be permitted within Planning Areas 8 and 9 of Specific Plan No. 358 until such time as Map No. 4 of Mira Loma Agricultural Preserve No. 3 has been diminished or disestablished in this planning area and any corresponding Williamson Act contract is no longer in effect for this planning area.

(2) The uses permitted in Planning Areas 8 and 9 of Specific Plan No. 358 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1)(k), (2), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), and 11.2.c. (3), (7), (9), (12), (15), and (17) and 11.2.e. shall not be permitted. The permitted uses identified under Sections 11.2.b. shall also include those uses permitted in Article IXb, Section 9.50.a. of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(5), (23), (28), (30), (32), (52), (99), (100) and (102) shall not be permitted. In addition, the permitted uses identified under Sections 11.2.b. shall also include fire and police stations, manufacture and repair of appliances, chemicals and related projects, manufacturing, not including pesticides and fertilizers, manufacturing of coils, semiconductor and similar components, communication devices, engineering and mechanical instruments, leather goods stores, manufacture of radar and other sensory equipment, and warehousing and distribution as an accessory use to a permitted use. In addition, the permitted uses identified under Sections 11.2.c. shall also include those uses permitted in Article IXb, Section 9.50.b. of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.b.(1), (4), (5), (6), (7), (8), (10), (15) and (17) shall not be permitted.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Areas 8 and 9 of Specific Plan No. 358 shall be the same as those standards identified in Article XIV, Section 14.2 of Ordinance No. 348.

(4) The development standards for uses other than agricultural uses and incidental uses thereto within Planning Area 8 and 9 of Specific Plan No. 358 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348, except that the development standards set forth in Article X, Sections 11.4.b.(3) and e.(2) shall be deleted and replaced with the following:

A. Where the front, side, or rear yard adjoins a street, the minimum setback shall be twelve feet (12') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

B. A minimum seven foot (7') strip adjacent to street right-of-way line shall be appropriately landscaped and maintained, except for the designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located with the street right-of-way.

(5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIV of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article XI of Ordinance No. 348 for all other uses.

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

Marion Ashley, Chairman of the Board
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 25, 2010, the foregoing Ordinance consisting of three (3) 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

6/4