

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



1-1

On motion of Supervisor Jeffries, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED, FOUND AND DETERMINED that the following ordinances were duly published:

<u>ORDINANCE</u>	<u>DATE</u>	<u>NEWSPAPER</u>
No. 348.4771	December 7, 2014	The Press-Enterprise

Roll Call:

Ayes: Jeffries, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on April 8, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: April 8, 2014  
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)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / Ord. 348.4771

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 in 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, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; 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:

12/07/2013

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

Date: December 09, 2013  
At: Riverside, California

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

Ad Number: 0001184750-01

P.O. Number: Ord. 348.4771

## Ad Copy:

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

### ORDINANCE NO. 348.4771 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 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the French Valley and Rancho California areas the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2355, Change of Zone Case No. 7769," which map is made a part of this ordinance.

Section 2. Article XVIII of Ordinance No. 348 is amended by adding thereto a new Section 17.120 to read as follows:

Section 17.120 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 312.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 312 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.(1), (2), (3), (4), (5), (6), (7) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space and trails.

(2) The development standards for Planning Area 1 of Specific Plan No. 312 shall be the same as those standards identified in Article VIII, Section 8.101 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.

b. Planning Areas 2A, 2B, 2C, 2D, 2E and 2F.

(1) The uses permitted in Planning Areas 2A, 2B, 2C, 2D, 2E and 2F of Specific Plan No. 312 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.(1), (2), (3), (4), (5), (6), (7), and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space and trails.

(2) The development standards for Planning Areas 2A, 2B, 2C, 2D, 2E and 2F of Specific Plan No. 312 shall be the same as those standards identified in Article VIII, Section 8.101 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.

c. Planning Areas 3A, 3B, 3C, 3D and 3E.

(1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No. 312 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.(1), (2), (3), (4), (5), (6), (7), and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space detention facilities and trails.

(2) The development standards for Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No. 312 shall be the same as those standards identified in Article VIII, Section 8.101 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.

d. Planning Areas 5, 6, 9, 11, and 13.

(1) The uses permitted in Planning Areas 5, 6, 9, 11 and 13 of Specific Plan No. 312 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 Section 6.1.a.(3) and (4), b.(1) and (3) and e. shall not be permitted.

(2) The development standards for Planning Areas 5, 6, 9, 11 and 13 of Specific Plan No. 312 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, Section 6.2.b., and e.(4) shall be deleted and replaced by the following:

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

B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

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

(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 14, 17A, 20/21, 23, 27, and 31.

(1) The uses permitted in Planning Areas 14, 17A, 20/21, 23, 27, and 31 of Specific Plan No. 312 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 Section 6.1.a.(3) and (4); b.(1), (3) and (5); and e. shall not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also include community recreation centers.

(2) The development standards for Planning Areas 14, 17A, 20/21, 23, 27, and 31 of Specific Plan No. 312 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, Section 6.2.b., and e.(4) shall be deleted and replaced by the following:

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

B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

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

(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 Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and 30.

(1) The uses permitted in Planning Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and 30 of Specific Plan No. 312 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 Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be permitted.

(2) The development standards for Planning Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and 30 of Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section 6.2.e.(4) shall be deleted and replaced by the following:

A. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348. In addition, the following development standards shall also apply:

AA. The interior side yards may be reduced to accommodate zero lot line or common wall situations, except that in no case shall the reduction in the side yard areas reduce the separation between structures to less than ten feet (10').

(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 7, 32 and 33.

(1) The uses permitted in Planning Areas 7, 32 and 33 of Specific Plan No. 312 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 Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be permitted.

(2) The development standards for Planning Areas 7, 32 and 33 of Specific Plan No. 312 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, Section 6.2.b. and e.(4) shall be deleted and replaced by the following:

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

B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

(3) 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 Area 15.

(1) The uses permitted in Planning Area 15 of Specific Plan No. 312, 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.(1), (2), (3), (4), (5), (6), (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include trails and water quality/detention basins.

(2) The development standards for Planning Area 15 of Specific Plan No. 312 shall be the same as those standards identified in Article VIII, Section 8.101 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.

i. Planning Area 8.

(1) The uses permitted in Planning Areas 8 of Specific Plan No. 312, 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.(1), (2), (6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public parks and trails.

(2) The development standards for Planning Areas 8 of Specific Plan No. 312 shall be the same as those standards identified in Article VIII, Section 8.101 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.

j. Planning Areas 16, 18A, 22, and 34.

(1) The uses permitted in Planning Areas 16, 18A, 22, and 34 of Specific Plan No. 312 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.(1), (2), (6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public parks, private parks, dog parks, and trails.

(2) The development standards for Planning Areas 16, 18A, 22, and 34 of Specific Plan No. 312 shall be the same as those standards identified in Article VIII, Section 8.101 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.

k. Planning Area 19.

(1) The uses permitted in Planning Area 19 of Specific Plan No. 312 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 Section 6.1.a.(2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and e.(1) shall not be permitted.

(2) The development standards for Planning Area 19 of Specific Plan No. 312 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 Section 6.2.b., c., d., e.(1),(2),(3), and e.(4) shall be deleted and replaced by the following:

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

B. The minimum average lot width of a standard lot shall be forty five feet (45'). The minimum

lot width fronting on a cul-de-sac or knuckle shall be thirty five feet (35'). The minimum average lot depth shall be one hundred feet (100').

C. The minimum front yard setback (to a habitable portion of the main structure) shall be ten feet (10'). The minimum front yard setback to covered porches, courtyards, and balconies shall be ten feet (10'). The minimum front yard setback to the garage shall be twenty feet (20'). No other structural encroachments shall be permitted in the front yard except as provided for in Section 18.19 of Ordinance No. 348.

D. The minimum side yard setback shall be five feet (5') for interior lots. The minimum side yard setback for corner lots (facing street) shall be ten feet (10'). Chimneys, fireplaces, media centers, and air conditioning units may encroach into the required side yard setback a maximum of two feet (2'). No other structural encroachments shall be permitted in the side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

E. The minimum rear yard setback shall be fifteen feet (15'), except that homes with a minimum front yard setback (to a habitable portion of the main structure) of ten feet (10') shall provide a minimum rear yard setback of twenty feet (20'). Covered patios, balconies and decks may encroach into the required rear yard setback a maximum of five feet (5'). No other structural encroachments shall be permitted in the rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

I. Planning Area 24.

(1) The uses permitted in Planning Area 24 of Specific Plan No. 312 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 Section 6.1.a.(3) and (4); and b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include public schools.

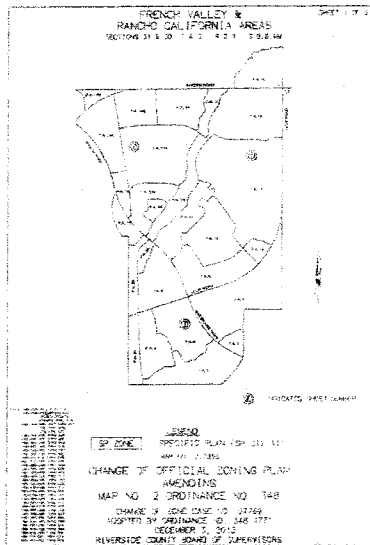
(2) The development standards for Planning Area 24 of Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.e.(4) shall be deleted and replaced by the following:

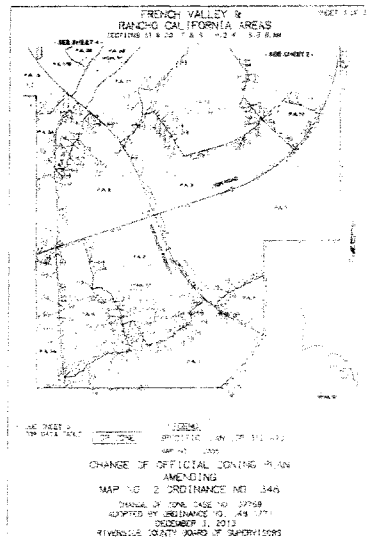
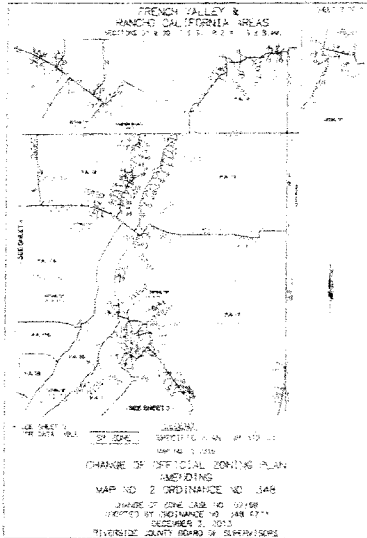
A. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348. In addition, the following development standard shall apply:

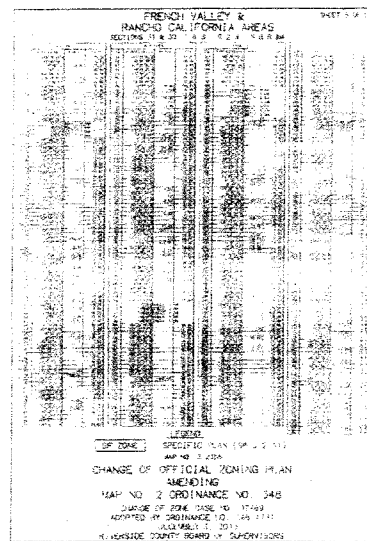
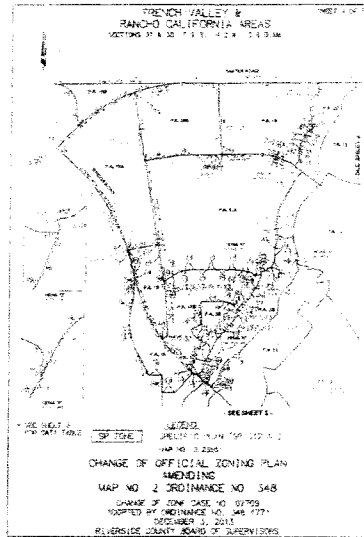
AA. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that in no case shall the reduction in the side yard areas reduce the separation between structures to less than ten feet (10').

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

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







John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on December 3, 2013, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

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

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