

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

108 B



FROM: TLMA-Planning Department

SUBMITTAL DATE:

June 4, 2014

348.4773

SUBJECT: Ordinance No. ~~348.4473~~ – CEQA Exempt - Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide - REQUEST: The amendment proposes to revise Section 18.8, "Nonconforming Structures and Uses," of Ordinance No. 348. It will eliminate all time limits on how long a legal structure or use can continue (amortization period), once the County has changed the underlying zoning designation so that the structure now conflicts with the requirements for the new zone. The amendment will also revise definitions related to Nonconforming Structures and Uses found in Sections 21.52 and 21.53 of Ordinance No. 348.

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the proposed amendment is exempt from CEQA pursuant to the CEQA Guidelines Section 15061(b)(3), based on the findings and conclusions incorporated in the staff report.
2. **ADOPT ORDINANCE NO. ~~348.4473~~**, based in the findings and conclusions incorporated into the staff report.

348.4773

JCP:dm

Juan C. Perez
TLMA Director/ Interim Planning
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: N/A

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the Board find Ordinance No. 348.4773 exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and adopt Ordinance No. 348.4773 based on the findings and conclusions incorporated in the staff report.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: July 1, 2014
xc: Planning, MC, COB

Kecia Harper-Ihem

Clerk of the Board

By: Deputy

Prev. Agn. Ref.: Item 3.51, 12/17/13 | District: ALL

Agenda Number:

16-1

REVISED

FORM APPROVED COUNTY COUNSEL
BY: KARIN L. WATTS-BAZAN DATE: 6/4/14
Departmental Concurrence

Positions Added

☐

Change Order

☐

A-30

☐

4/5 Vote

☐

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: ORDINANCE NO. ~~348-4473~~ – CEQA Exempt – Applicant: County of Riverside – All
Supervisory Districts – Location: Countywide – Request: The amendment proposes to revise Section
18.8, "Nonconforming Structures and Uses," of Ordinance No. 348. All Districts/All Districts [\$0]
DATE: June 3, 2014
PAGE: Page 2 of 2

BACKGROUND:

Summary

The Board of Supervisors and the County Executive Office have stressed the need to make changes to our business practices in order to become more "Business Friendly," encourage economic activity and expand the job base in Riverside County, while providing for quality development that enhances our quality of life.

Ordinance No. 348 is the primary ordinance which governs the review and approval of the land use and zoning applications in the County. On December 17, 2013, the Board of Supervisors approved the initiation of a series of "business' friendly" amendments to Ordinance No. 348. This amendment is one of the amendments initiated.

Currently, there are time limitations (amortization periods) to how long structures and uses can continue in existence after the underlying zoning has changed. For example, general commercial uses have a one year amortization, and up to 10 years of additional time extensions, from the time that the zoning changed. Without this proposed ordinance amendment, those uses upon expiration of the amortization period, would need to potentially process a new entitlement to come into compliance with the new zoning requirements or in some cases have to discontinue the use if no longer allowed under the current zone.

This ordinance amendment will allow existing, legally approved uses to continue to operate indefinitely, for those properties where the underlying zoning has changed and where the existing structures or uses conflicts with the requirements of the current zone. The County's verification of legal nonconformance will be made through a simple application process and issuance of a certification by the Planning Department. The County retains the right to go through a revocation process of a prior use approval, including appropriate hearings and to afford due process, if it is determined to be necessary for public health, safety, and welfare, or to address public nuisances. This amendment has been reviewed and recommended for approved by the Planning Commission.

Impact on Citizens and Businesses

The amendment will allow those structures and uses that have been determined as legal nonconforming to continue indefinitely. This applies to structures and uses that were previously approved by the County through the appropriate permits in areas where the zone has subsequently changed. This Ordinance Amendment also allows the use to be discontinued for a period up to two years (currently one year) and still maintain its legal non-conforming status in recognition of the lingering effects of the recession. With this ordinance amendment these uses will continue to operate as legal non-conforming uses without additional processing costs, allowing them to continue contributing to the local economy and serving the community.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

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RELATING TO ZONING

Section 1. Section 18.8 of Ordinance No. 348 is amended to read as follows:

shall apply to all nonconforming structures and uses:

- JUL 01 2014 116-1

1 following information: Assessor's Parcel Number, street address, description
2 of nonconforming structure or use, and such other information as deemed
3 appropriate. If the subject structure or use is not established as
4 nonconforming, the Planning Department shall prepare and mail to the
5 applicant a letter of denial of the nonconforming structure or use which shall
6 include the following information: Assessor's Parcel Number, street address,
7 description of claimed nonconforming structure or use, and justification for the
8 denial of the request.

- 9
- 10 c. REVOCATION OF NONCONFORMING STRUCTURE OR USE. The County may
- 11 revoke the right to continue a nonconforming structure or use pursuant to the
- 12 procedures for permit revocation set forth in Section 18.31 of this ordinance. Said
- 13 revocation shall be made on the basis that the nonconforming structure or use is
- 14 detrimental to the public health, safety and welfare or is a public nuisance.
- 15 d. EXPANSION OF NONCONFORMING STRUCTURE OR USE. The total square
- 16 footage of an existing nonconforming structure or use, excluding mobile homes, may
- 17 be expanded a maximum of 25 percent on the same parcel of land from the time the
- 18 structure or use was deemed nonconforming. Such expansion shall require issuance of
- 19 a building permit only.
- 20 e. LOSS OF NONCONFORMING STATUS.
- 21 (1) Any part of a structure or land occupied by a nonconforming use which is
- 22 changed to or replaced by a use that conforms to the provisions of this
- 23 ordinance shall not thereafter be used or occupied by a nonconforming use.
- 24 (2) Any part of a structure or land occupied by a nonconforming use, which use is
- 25 discontinued for 2 years or more, shall thereafter be used in conformity with
- 26 the provisions of this ordinance and the nonconforming right shall be lost.
- 27
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- 1 f. ISSUANCE OF PERMIT FOR STRUCTURE PRIOR TO ESTABLISHMENT OF
2 NONCONFORMING STATUS. Any structure for which a permit has been legally
3 issued before the effective date of an amendment to this ordinance making the use
4 nonconforming, may nevertheless be continued and completed in accordance with the
5 plans and specifications upon which the permit was issued.
- 6 g. DAMAGE TO NONCONFORMING STRUCTURE. The provisions of this section
7 shall not prevent the reconstruction, repairing, rebuilding, or replacement and
8 continued use of any nonconforming structure that is damaged by fire, explosion,
9 vehicular accidents, or acts of God.
- 10 h. REPAIR AND MAINTENANCE. The provisions of this section shall not prevent the
11 general repair and maintenance of any nonconforming structure.
- 12 i. RETROFITTING. The provisions of this section shall not prevent reconstruction
13 required to reinforce unreinforced masonry structures provided such retrofitting is
14 limited to compliance with earthquake safety standards or other applicable legal
15 requirements.
- 16 j. EXCEPTIONS AND LIMITATIONS. The provisions of this section apply to
17 structures and uses which become nonconforming by reason of the adoption of this
18 ordinance or any amendment thereof, as of the effective date of such adoption or
19 amendment. In addition, the following exceptions and limitations shall apply:
- 20 (1) No structure or use shall be deemed to have become nonconforming by virtue
21 of decreased lot size resulting solely from the acquisition of any portion of the
22 lot for public road, storm or drainage channel, or other public use or the
23 adoption by a public agency of a plan for such public use.
- 24 (2) Agricultural crops shall not be deemed nonconforming and shall not be
25 subject to the provisions of this section. Agricultural uses that involve
26 permanent structures are subject to this section; provided, however, that such
27
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1 uses shall be permitted to make any changes or improvements that are
2 required by any law, including structural alterations that are necessary as part
3 thereof.

4 (3) No structure or use shall be deemed to have become nonconforming by virtue
5 of decreased lot size resulting solely from any amendment of this ordinance
6 that changes the method of calculation of lot sizes from gross acreage to net
7 acreage.

8 (4) No structure or use shall be deemed to have become nonconforming by virtue
9 of any amendment of this ordinance that changes the permit required to
10 establish a use from one permit to another permit or if an amendment to this
11 ordinance requires a permit prior to approval for an existing structure or use if
12 that structure or use was previously established as an allowed use without
13 requiring any permit.”
14

15 Section 2. Section 21.52 of Ordinance No. 348 is amended to read as follows:

16 “Section 21.52. NONCONFORMING STRUCTURE.
17

18 A structure which was legal when established but which, because of the adoption or amendment of this ordinance
19 conflicts with the provisions of this ordinance applicable to the zone in which such structure is located.”
20

21 Section 3. Section 21.53 of Ordinance No. 348 is amended to read as follows:

22 “Section 21.53. NONCONFORMING USE.
23

24 The use of a structure or land which was legal when established but which, because of the adoption or amendment
25 of this ordinance, conflicts with the provisions of this ordinance applicable to the zone in which such use is
26 located.”

27 ///

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Section 4. This ordinance shall take effect thirty (30) days after its adoption.

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

BY:

Jeff Stone
Chairman
Jeff Stone

ATTEST: Kecia Harper-Ihem
CLERK OF THE BOARD:

By

Deputy

(SEAL)

APPROVED AS TO FORM

June 4, 2014

By

KARIN WATTS-BAZAN,
Principal Deputy County Counsel

KWB/nlr

G:\Property\KWATTSBA\Comprehensive Amendts. to Ord. 348.4773\Ord. Amending 348 to 348.4773_02114_.docx

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13 STATE OF CALIFORNIA)
14 COUNTY OF RIVERSIDE) ss
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16 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
17 held on July 1, 2014, the foregoing ordinance consisting of 4 Sections was adopted by the
18 following vote:


19 AYES: Jeffries, Tavaglione, Stone, Benoit and Ashley

20 NAYS: None

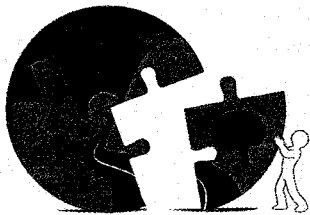
21 ABSENT: None

22 DATE: July 1, 2014

23 KECIA HARPER-IHEM
24 Clerk of the Board

25 BY:  Deputy

26 SEAL



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

7/1/14
Date

kb
Initial

NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Ordinance No. 348.4773 (CHANGE OF ZONE NO. 7819)

Project Location: All parcels within the unincorporated area of Riverside County.

Project Description: Ordinance No. 348.4773 proposes to amend Section 18.8. of Ordinance No. 348 pertaining to "Nonconforming Structures and Uses". It will eliminate all time limits on how long a legal nonconforming structure or use can continue (amortization period), once the County has changed the underlying zone so that the structure or use now conflicts with the requirements of the underlying zone as revised or with the requirements of the new zone. Additionally, this amendment includes a new provision allowing for the County to revoke the right to continue a conforming structure or use on the basis that the nonconforming structure or use is detrimental to the public health, safety and welfare or is a public nuisance.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: County of Riverside, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))

- ☐ Categorical Exemption (_____)
☐ Statutory Exemption (_____)
☒ Other: Section 15061(b)(3)

NOTICE OF EXEMPTION

Reasons why project is exempt: The project is exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility the project may have a significant effect on the environment. Existing Section 18.8. allows for nonconforming structures or uses to be continued and maintained provided there are no structural alterations or expansion of the use except as specifically authorized. When it is necessary to obtain a written verification of the nonconforming status of a structure or use, a verification process is initiated and the structure or use is either confirmed or denied as legal nonconforming. In light of this process and the fact that there is no specific development application or nonconforming structure or use verification request associated with this project, to perform any environmental analysis at this early stage would require the County to speculate as to what property might be involved, what structures or uses may be nonconforming or what structural alterations or expansion of use have occurred or not occurred. "An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR". *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d. 185, 193. Under these circumstances, environmental analysis at this time would be premature and meaningless. Additionally, this amendment does not create any reasonably foreseeable physical change in the environment. It applies to existing legal nonconforming structures and uses. No new land disturbances or development project is associated with this amendment and it does not commit the County to approve any new development. The evidence supporting the determination of exemption is set forth in full in the project record and the determination of exemption is consistent with State CEQA Guidelines section 15004(b) which provides: "Choosing the precise time for CEQA compliance involves a balancing of competing factors. EIRs and negative declarations should be prepared as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment." "Determining whether a project qualifies for the common sense exemption need not necessarily be preceded by detailed or extensive fact finding. Evidence appropriate to the CEQA stage in issue is all that is required." *Muzzy Ranch Co. v. Solano County Airport Land Use Commission* (2007) 41 Cal. 4th 372, 388.

David Mares

County Contact Person

951-955-9076

Phone Number

Signature

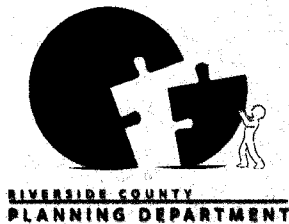
Title

Date

Date Received for Filing and Posting at OPR: _____

-FREE POSTING per Ca. Govt. Code 6103 and 27383

FOR COUNTY CLERK'S USE ONLY



**PLANNING COMMISSION
MINUTE ORDER
FEBRUARY 19, 2014**

*Clarke's
Copy*

I. AGENDA ITEM 3.5

CHANGE OF ZONE NO. 7819 – CEQA Exempt – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide. (Legislative)

II. PROJECT DESCRIPTION:

The Change of Zone proposes to amend Section 18.8, "Non-Conforming Structures and Uses," of Riverside County Land Use Ordinance No. 348. The proposal will remove the time limits on how long a business can continue to operate (amortization period), once the County has changed the underlying land use or zoning designation from the original one in place when the business became operational.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: David Mares at (951) 955-9076 or email dmares@rctlma.org.

No one spoke in favor, in opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Chairman Sanchez, 2nd by Commissioner Petty

A vote of 5-0

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION:

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7819

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



Juan C. Perez
Interim Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: February 19, 2014

TO: Riverside County Planning Commission

FROM: Planning Staff

RE: February 19, 2014 Planning Commission meeting for Agenda Item 3.5, Change of Zone No.7819

1. Staff would like to introduce a slightly modified version of the proposed ordinance amendment. It is based further discussion between County Counsel staff and Planning staff.
2. Staff would like to modify the recommendations contained in the staff report as follows:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION:

FIND that the proposed amendment is exempt from CEQA pursuant to the CEQA Guidelines 15061 (b)(3), based on the findings and conclusions incorporated in the staff report;

APPROVE CHANGE OF ZONE NO. 7819, based upon the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.4773, based on the findings and conclusions incorporated into the staff report.

Y:\Planning Case Files-Riverside office\CZ07819\Phase I\PC-BOS Hearings\PC\PC Update Memo 2-19-14.docx



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 18, 2014

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 7819

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, June 20, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A 1/8 PAGE DISPLAY AD.
--

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Tuesday, June 17, 2014 4:27 PM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: Change of Zone 7819

Received for publication on June 20th as a 1/8th page display ad.

Thank You!
Legal Advertising

Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.
Additional days required for larger ad sizes

On Tue, Jun 17, 2014 at 4:19 PM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Hello! Attached is a Notice of Public Hearing, for publication on a 1/8 PAGE DISPLAY AD for Friday, June 20, 2014. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 18, 2014

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

FAX: (760) 778-4731
E-MAIL: legals@thedesertsun.com

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 7819

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, June 20, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A 1/8 PAGE DISPLAY AD.
--

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Tuesday, June 17, 2014 4:32 PM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Change of Zone 7819

Hi Cecilia ☺

Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4731
legals@thedesertsun.com / dpwlegals@thedesertsun.com

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This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Tuesday, June 17, 2014 4:20 PM
To: tds-legals
Subject: FOR PUBLICATION: Change of Zone 7819

Hello! Attached is a Notice of Public Hearing, for publication on a 1/8 PAGE DISPLAY AD for Friday, June 20, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY-INITIATED CHANGE OF ZONE, ALL SUPERVISORIAL DISTRICTS, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 1, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider a County-initiated **Change of Zone No. 7819**, which proposes to amend Section 18.8, "Non-Conforming Structures and Uses," of Riverside County Land Use Ordinance No. 348. The proposal will remove the time limits on how long a business can continue to operate (amortization period), once the County has changed the underlying land use or zoning designation from the original one in place when the business became operational.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAVID MARES, PROJECT PLANNER, AT (951) 955-9076 or EMAIL at dmares@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 18, 2014

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

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 18, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

Notice of Public Hearing for: Change of Zone NO. 7819 CEQA Exempt

to be posted, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: July 1, 2014 @ 10:30 A.M.

SIGNATURE: _____

Cecilia Gil

Cecilia Gil

DATE: _____

June 18, 2014

Gil, Cecilia

From: Kennemer, Bonnie <bkenname@asrclkrec.com>
Sent: Tuesday, June 17, 2014 4:22 PM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: Change of Zone 7819

Good Afternoon,

Your notice has been received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Tuesday, June 17, 2014 4:20 PM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: Change of Zone 7819

Hello. Attached is a Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

Gil, Cecilia

From: Mares, David <DMARES@rctlma.org>
Sent: Thursday, June 12, 2014 11:12 AM
To: Gil, Cecilia
Cc: Stark, Mary
Subject: RE: Change Zone 7819

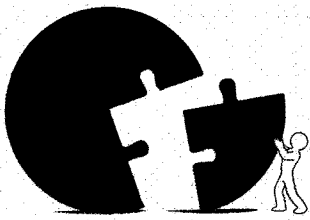
Yes, for the Planning Commission, we did 1/8 page ads in the Desert Sun and Press Enterprise.

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, June 12, 2014 11:11 AM
To: Mares, David
Subject: Change Zone 7819

Hi Dave,

Since there are no labels to notify property owners, and since this is County-wide, should we publish on a 1/8 page Display Ad?

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: June 3, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside Office *DM*

SUBJECT: Change of Zone No. 7819 (CZ07819) Ordinance No. 348.4773
(Charge your time to these case numbers)

708 B
[Handwritten signature/initials]
OK.
Keeva

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 checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | County Wide-Press Enterprise and Desert Sun |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> CEQA Exempt |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" 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 checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
County Wide-Press Enterprise and Desert Sun

Documents to be sent to County Clerk's Office for Posting within five days:

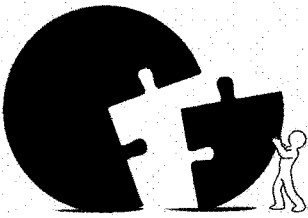
Notice of Exemption
California Department of Fish & Wildlife Receipt (N/A)

**Do not send these documents to the County Clerk for
posting until the Board has taken final action on the subject cases.**

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8271 • Fax (760) 863-7040

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Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

TO: Clerk of the Board

FROM: Planning Department, David Mares, Principal Planner *DM.*

RE: 7/1/14 BOS - Agenda Item 16-1

As directed by County Counsel, I am providing you an updated version of the Notice of Exception for Agenda Item 16-1 (Ord. No. 348.4773). Please ensure that this version is used to replace the previously provided version, and that this version is the one that gets posted at the County Clerk's office after the Board adopts this Ordinance amendment.

Please contact me if there should be any questions.

Sincerely,

David Mares, Principal Planner

CC: Karin Watts-Bazan

Y:\Planning Case Files-Riverside office\CZ07819\PC-BOS Hearings\BOS\memo to COB regarding updated NOE.docx

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2014 JUN 30 PM 4: 30

Barton, Karen

From: Laurel McKee <laurel.jslaw@gmail.com>
Sent: Monday, June 30, 2014 2:51 PM
To: COB
Cc: Raymond Johnson; Abigail Smith
Subject: Comment letter re 7/1/3014 BOS Agenda Item 16-1: Proposed Ordinance No. 348.4473
Attachments: 2014.06.30 comment letter 7.1.14 BOS Hearing - 16-1 Prop Ord 348-4473.pdf

Dear Clerk of the Board:

Attached is a comment letter regarding the proposed Ordinance No. 348.4473. We appreciate your assistance in distributing this to the Supervisors and staff prior to tomorrow's meeting for their review and consideration. A hard copy follows in the US Mail.

Thank you in advance for your help,

Laurel McKee for
Abigail A. Smith, Esq.

--

Please note Raymond Johnson's new email address: EsqAICP@gmail.com

Laurel McKee
Administrative Assistant
Johnson & Sedlack
26785 Camino Seco
Temecula, CA 92590

Office: (951) 506-9925
Facsimile: (951) 506-9725

NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain attorney/client information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

** received hard copy
no need to keep
email attachment.
-Kb*

Johnson & Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq., AICP, LEED GA
Carl T. Sedlack, Esq. Retired
Abigail A. Smith, Esq.
Kimberly Foy, Esq.
Kendall Holbrook, Esq.

26785 Camino Seco, Temecula, CA 92590

E-mail: EsqAICP@gmail.com

Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Kendall.JSLaw@gmail.com
Telephone: (951) 506-9925
Facsimile: (951) 506-9725

June 30, 2104

Riverside County Board of Supervisors
4080 Lemon Street, 1st Floor
Riverside, CA 92501
cob@rcbos.org

VIA E-MAIL AND U.S. MAIL

Re: July 1, 2014 Board of Supervisors Hearing, Agenda Item 16-1; Proposed Ordinance No. 348.4473

To the Riverside County Board of Supervisors:

I am writing on behalf of local residents regarding proposed County Ordinance No. 348.4473 which is scheduled for hearing on July 1, 2014. This ordinance proposes to revise Ordinance 348, Section 18.8 entitled "Nonconforming Structures and Uses." If adopted, the ordinance will eliminate all time limits on how long a legal structure or use can continue in areas where the zone has subsequently changed since the original approval of the structure or use. The proposed ordinance applies to all zones. The County proposes to adopt the new ordinance on the basis of a "common sense" CEQA exemption. We submit that such an exemption is improper and CEQA review is required for this project.

The potential impacts stemming from allowing nonconforming uses and structures to continue indefinitely, in zones where those uses or structures would otherwise be disallowed, include land use, air quality, traffic, lighting, and noise.

Currently, nonconforming uses or structures terminate or must be brought into compliance with the underlying zone within a reasonable time frame from when the use or structure no longer conforms to the underlying zone. If approved, the ordinance will allow nonconforming uses to continue without expiration, thus allowing *continued* environmental and land use impacts to the extent that the use or structure is incompatible with the existing zone. Where a use does not conform to the underlying zone (e.g., a commercial property in a residential area), there is the potential for land use conflicts due to the inconsistent uses as well as air quality, traffic, lighting and noise due to the intensity of the use compared to the residential uses. These conflicts and potential environmental impacts must be examined through CEQA review.

The so-called "common sense" CEQA exemption under Guidelines § 15061 (b)(3) applies only when it "can be seen with certainty that there is no possibility that the activity in

16-1
7-1-2014
2014-7-123235

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2014 JUL - 1 PM 12:44

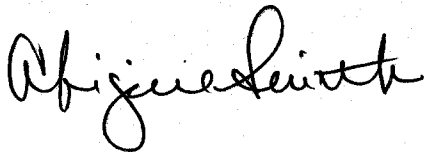
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2014 JUN 31 PM 12:06

question may have a significant effect on the environment.” Under case law, the lead agency must support its decision to approve a project on the basis of a common sense exemption with factual evidence. The Staff Report does not discuss whether there are potential environmental impacts due to the project, and does not disclose the reasoning for the common sense exemption. Moreover, according to the Staff Report, the proposed ordinance is one of the “business friendly” amendments to Ordinance No. 348; thus, there is the intent to permit “businesses”—commercial, industrial or institutional—to continue status quo operations when those businesses conflict with the underlying zone. There are potential impacts associated with the continued operation of a nonconforming businesses in a zone where that use would not ordinarily be permitted.

Furthermore, pursuant to Section 18.8 subd. d., the nonconforming structure or use may be expanded by 25 percent. Thus the nonconforming use may be *enlarged*, and that use would *never* be subject to termination or be brought into compliance with the zone. This too creates the potential for environmental harm. For instance, the expansion of an existing industrial operation by as much as 25% may result in traffic, air quality, noise, lighting, and land use impacts among others; and where that industrial use is incompatible with surrounding uses, these impacts are more deeply felt. Finally, the public interest is not served by allowing for continued operation and expansion of nonconforming uses. The purpose of the present nonconforming use ordinance is to protect the public by terminating nonconforming uses or bringing those uses into conformance with the applicable zoning requirements. It is in the public’s interest that the County require that businesses comply with zoning laws.

For these reasons we urge the County to conduct CEQA review for the proposed ordinance project, and to also consider any potential conflicts with the County’s General Plan. Thank you for your consideration of the above comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Abigail Smith', with a stylized, cursive script.

Abigail Smith
JOHNSON & SEDLACK



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

July 7, 2014

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. 348.4773

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, July 9, 2014**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, 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,

Cecilia Gil

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

Gil, Cecilia

From: kgribbin@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Monday, July 07, 2014 8:46 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: Adoption of Ord. No. 348.4773

Received for publication on 7/9

Thank You!
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Additional days required for larger ad sizes

On Mon, Jul 7, 2014 at 8:41 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Good morning! Attached is an Adoption of Ordinance, for publication on Wednesday, July 9, 2014. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
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PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

July 7, 2014

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

FAX: (760) 778-4578
E-MAIL: legals@thedesertsun.com

RE: ADOPTION OF ORDINANCE NO. 348.4773

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, July 9, 2014**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **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,

Cecilia Gil

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

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Monday, July 07, 2014 8:52 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 348.4773



Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4731
legals@thedesertsun.com / dpwlegals@thedesertsun.com

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This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Monday, July 07, 2014 8:41 AM
To: tds-legals
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4773

Good morning again ☺!

Attached is an Adoption of Ordinance, for publication on Wednesday, July 9, 2014. Please confirm.
THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

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

ORDINANCE NO. 348.4773

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 18.8 of Ordinance No. 348 is amended to read as follows:

"SECTION 18.8. NONCONFORMING STRUCTURES AND USES. The following provisions shall apply to all nonconforming structures and uses:

- a. CONTINUATION OF NONCONFORMING STRUCTURE OR USE. Any nonconforming structure or use may be continued and maintained provided there are no structural alterations or expansion of the use except as hereinafter allowed.
- b. VERIFICATION OF NONCONFORMING STRUCTURE OR USE. When it is necessary to obtain from the County a written verification of the nonconforming status of a structure or use the following procedure shall apply:
 - (1) APPLICATION. An application for verification of the nonconforming status of a structure or use shall be made in writing to the Planning Department on the forms provided by the Planning Department and shall be accompanied by the filing fee as set forth in Ordinance No. 671.
 - (2) REVIEW AND NOTICE OF DECISION. No later than 30 days after acceptance of an application as complete, the Planning Department shall review the application and decide whether or not the nonconforming status of the structure or use has been established. If the nonconforming structure or use is established as nonconforming, the Planning Department shall complete a "Certificate of Nonconforming Structure or Use" which shall include the following information: Assessor's Parcel Number, street address, description of nonconforming structure or use, and such other information as deemed appropriate. If the subject structure or use is not established as nonconforming, the Planning Department shall prepare and mail to the applicant a letter of denial of the nonconforming structure or use which shall include the following information: Assessor's Parcel Number, street address, description of claimed nonconforming structure or use, and justification for the denial of the request.
- c. REVOCATION OF NONCONFORMING STRUCTURE OR USE. The County may revoke the right to continue a nonconforming structure or use pursuant to the procedures for permit revocation set forth in Section 18.31 of this ordinance. Said revocation shall be made on the basis that the nonconforming structure or use is detrimental to the public health, safety and welfare or is a public nuisance.
- d. EXPANSION OF NONCONFORMING STRUCTURE OR USE. The total square footage of an existing nonconforming structure or use, excluding mobile homes, may be expanded a maximum of 25 percent on the same parcel of land from the time the structure or use was deemed nonconforming. Such expansion shall require issuance of a building permit only.
- e. LOSS OF NONCONFORMING STATUS.
 - (1) Any part of a structure or land occupied by a nonconforming use which is changed to or replaced by a use that conforms to the provisions of this ordinance shall not thereafter be used or occupied by a nonconforming use.

- (2) Any part of a structure or land occupied by a nonconforming use, which use is discontinued for 2 years or more, shall thereafter be used in conformity with the provisions of this ordinance and the nonconforming right shall be lost.
- f. **ISSUANCE OF PERMIT FOR STRUCTURE PRIOR TO ESTABLISHMENT OF NONCONFORMING STATUS.** Any structure for which a permit has been legally issued before the effective date of an amendment to this ordinance making the use nonconforming, may nevertheless be continued and completed in accordance with the plans and specifications upon which the permit was issued.
- g. **DAMAGE TO NONCONFORMING STRUCTURE.** The provisions of this section shall not prevent the reconstruction, repairing, rebuilding, or replacement and continued use of any nonconforming structure that is damaged by fire, explosion, vehicular accidents, or acts of God.
- h. **REPAIR AND MAINTENANCE.** The provisions of this section shall not prevent the general repair and maintenance of any nonconforming structure.
- i. **RETROFITTING.** The provisions of this section shall not prevent reconstruction required to reinforce unreinforced masonry structures provided such retrofitting is limited to compliance with earthquake safety standards or other applicable legal requirements.
- j. **EXCEPTIONS AND LIMITATIONS.** The provisions of this section apply to structures and uses which become nonconforming by reason of the adoption of this ordinance or any amendment thereof, as of the effective date of such adoption or amendment. In addition, the following exceptions and limitations shall apply:
- (1) No structure or use shall be deemed to have become nonconforming by virtue of decreased lot size resulting solely from the acquisition of any portion of the lot for public road, storm or drainage channel, or other public use or the adoption by a public agency of a plan for such public use.
 - (2) Agricultural crops shall not be deemed nonconforming and shall not be subject to the provisions of this section. Agricultural uses that involve permanent structures are subject to this section; provided, however, that such uses shall be permitted to make any changes or improvements that are required by any law, including structural alterations that are necessary as part thereof.
 - (3) No structure or use shall be deemed to have become nonconforming by virtue of decreased lot size resulting solely from any amendment of this ordinance that changes the method of calculation of lot sizes from gross acreage to net acreage.
 - (4) No structure or use shall be deemed to have become nonconforming by virtue of any amendment of this ordinance that changes the permit required to establish a use from one permit to another permit or if an amendment to this ordinance requires a permit prior to approval for an existing structure or use if that structure or use was previously established as an allowed use without requiring any permit."

Section 2. Section 21.52 of Ordinance No. 348 is amended to read as follows:

"Section 21.52. **NONCONFORMING STRUCTURE.**

A structure which was legal when established but which, because of the adoption or amendment of this ordinance conflicts with the provisions of this ordinance applicable to the zone in which such structure is located."

Section 3. Section 21.53 of Ordinance No. 348 is amended to read as follows:

"Section 21.53. **NONCONFORMING USE.**

The use of a structure or land which was legal when established but which, because of the adoption or amendment of this ordinance, conflicts with the provisions of this ordinance applicable to the zone in which such use is located.”

Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **July 1, 2014**, 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-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: G A GRANT

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: July 15, 2014 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** ~~*~~ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

The Desert Sun

mydesert.com

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Palm Springs, CA 92262
Billing Inquiries: (866) 875-0854
Main Office: (760) 322-8889

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83

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RIVERSIDE CA 92502-1147

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ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER
ON REMITTANCE.

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RIV069	0004993434
For the Period	Thru
06/02/14	06/29/14
Due Date	Amount Due
07/14/14	19,765.07
AMOUNT PAID	

Date	EDT	Class	Description	Times Run	Col	Depth	Total Size	Rate	Amount
0602			BALANCE FORWARD						10,478.24
0605			06/05 Xfer Pmt Debit						52.32
0601	CLS	0001	CECILIA NO 0877 RES 201	2	4	10.00	80.00		1,220.80
0620	CLS	0001	CECILIA NO 1008 - CZ 781	1	3	8.75	26.25		400.58
0620	CLS	0001	CECILIA NO 1009 NOTICE O	2	2	637.00	2548.00		1,394.66
0620	CLS	0001	CECILIA NO 1010 NOTICE O	2	2	84.00	336.00		189.12
0620	CLS	0001	CECILIA NO 1015 NOTICE O	4	2	90.00	720.00		398.40
0621	CLS	0001	CECILIA NO 1019 NOTICE O	2	2	90.00	360.00		202.20
0629	CLS	0001	CECILIA NO 1042 - ORD. 6	1	10	21.00	210.00		3,204.60
0629	CLS	0001	CECILIA NO 1042 - ORD. 6	1	10	12.75	127.50		1,945.65
0629	CLS	0001	CECILIA NO 1060 NOTICE O	2	2	125.00	500.00		278.50
<div style="text-align: right;"> 2014 JUL - 7 PM 2:50 RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISERS </div> <div style="text-align: center; font-size: 2em;"> Planning 16-1 of 07/01/14 ZC 7819 </div>									
Current		Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	Total Due			
9,156.57		4,588.38	6,029.12	.00	.00	19,765.07			
Contract Type	Contract Qnty.	Expiration Date	Current Usage	Total Used	Quantity Remaining	Salesperson			
						BARTELMLEY			

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

TO ENSURE PROPER CREDIT, PLEASE RETURN THE TOP SECTION AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Customer Number	Name	Invoice Number	Amount Paid
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0004993434	

THE DESERT SUN PUBLISHING CO.
ADVERTISING INVOICE/STATEMENT

1008
The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

Certificate of Publication

State Of California ss:
County of Riverside

Advertiser:

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 925013

2000439435

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: The Desert Sun

6/20/2014

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 20th day of June, 2014 in Palm Springs, California.


Declarant's Signature

1008
The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

Certificate of Publication

State Of California ss:
County of Riverside

Advertiser:

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 925013

2000439435

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

6/20/2014

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 20th day of June, 2014 in Palm Springs, California.


Declarant's Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY-INITIATED CHANGE OF ZONE, ALL SUPERVISORIAL DISTRICTS, AND INTENT TO FILE NOTICE OF EXEMPTION
NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 1, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider a County-initiated **Change of Zone No. 7819**, which proposes to amend Section 18.8, "Non-Conforming Structures and Uses," of Riverside County Land Use Ordinance No. 348. The proposal will remove the time limits on how long a business can continue to operate (amortization period), once the County has changed the underlying land use or zoning designation from the original one in place when the business became operational. The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act. The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501. **FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAVID MARES, PROJECT PLANNER, AT (951) 955-9076 or EMAIL at dmares@rcclma.org.** Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project. If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed. Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147
Dated: June 18, 2014

Kecia Harper-Ihem
Clerk of the Board

By: Cecilia Gil, Board Assistant

10	11	12	13	15	16	17	18	19	20
DATE	REFERENCE NUMBER	DESCRIPTION - OTHER COMMENTS/CHARGES	PRODUCT/ZONE	SIZE	BILLED UNITS	TIMES RUN	RATE	GROSS AMOUNT	NET AMOUNT

06/20/2014	I09924864-06202014	PH - CZ 7819 (1/8th page display ad)	Press-Enterprise	3 x 8.00 IN	24	1	18.13	435.00	435.00
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Order Placed by: Cecilia Gil

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2014 JUL 31 PM 1:38

*Planning
16-1 of 07/01/14
ZC 7819
1 hr*

Legal Advertising Invoice

BALANCE
\$435.00

SALES CONTACT INFORMATION		ADVERTISER INFORMATION			
25	1	6	7	2	
Maria Tinajero 951-368-9225	BILLING PERIOD 06/20/2014 - 06/20/2014	BILLED ACCOUNT NUMBER 1100141323	ADVERTISER/CLIENT NUMBER 1100141323	ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS	

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
1	6	7
BILLING PERIOD 06/20/2014 - 06/20/2014	BILLED ACCOUNT NUMBER 1100141323	ADVERTISER/CLIENT NUMBER 1100141323
23	24	3
BALANCE \$435.00	INVOICE NUMBER I09924864-06202014	TERMS OF PAYMENT DUE UPON RECEIPT

THE PRESS-ENTERPRISE **PE.com**

Legal Advertising Invoice

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

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

The Press-Enterprise
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
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.: PH - CZ 7819 (1/8th page display ad) /

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:

06/20/2014

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

Date: June 20, 2014
At: Riverside, California



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

Ad Number: 0009924864-01

P.O. Number:

Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF
SUPERVISORS OF RIVERSIDE COUNTY ON A
COUNTY-INITIATED CHANGE OF ZONE, ALL SUPERVISORIAL
DISTRICTS, AND INTENT TO FILE NOTICE OF EXEMPTION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 1, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider a County-initiated **Change of Zone No. 7819**, which proposes to amend Section 18.8, "Non-Conforming Structures and Uses," of Riverside County Land Use Ordinance No. 348. The proposal will remove the time limits on how long a business can continue to operate (amortization period), once the County has changed the underlying land use or zoning designation from the original one in place when the business became operational.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAVID MARES, PROJECT PLANNER, AT (951) 955-9076 or EMAIL at dmares@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 18, 2014

Kecia Harper-Ihem
Clerk of the Board

By: Cecilia Gil, Board Assistant

THE PRESS-ENTERPRISE

Planning
16-1 of 07/01/14

2014 AUG 19 AM 11:59

475.60

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
07/09/2014	1100141323	1100141323
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
475.60	0009940373	DUE UPON RECEIPT

REMITTANCE ADDRESS

The Press-Enterprise
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
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 no 348.4773

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:

07/09/2014

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

Date: July 09, 2014
At: Riverside, California

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

Ad Number: 0009940373-01

P.O. Number: ord no 348.4773

Ad Copy:

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

ORDINANCE NO. 348.4773

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 18.8 of Ordinance No. 348 is amended to read as follows:

"SECTION 18.8. NONCONFORMING STRUCTURES AND USES: The following provisions shall apply to all nonconforming structures and uses:

a. CONTINUATION OF NONCONFORMING STRUCTURE OR USE. Any nonconforming structure or use may be continued and maintained provided there are no structural alterations or expansion of the use except as hereinafter allowed.

b. VERIFICATION OF NONCONFORMING STRUCTURE OR USE. When it is necessary to obtain from the County a written verification of the nonconforming status of a structure or use the following procedure shall apply:

(1) APPLICATION. An application for verification of the nonconforming status of a structure or use shall be made in writing to the Planning Department on the forms provided by the Planning Department and shall be accompanied by the filing fee as set forth in Ordinance No. 671.

(2) REVIEW AND NOTICE OF DECISION. No later than 30 days after acceptance of an application as complete, the Planning Department shall review the application and decide whether or not the nonconforming status of the structure or use has been established. If the nonconforming structure or use is established as nonconforming, the Planning Department shall complete a "Certificate of Nonconforming Structure or Use" which shall include the following information: Assessor's Parcel Number, street address, description of nonconforming structure or use, and such other information as deemed appropriate. If the subject structure or use is not established as nonconforming, the Planning Department shall prepare and mail to the applicant a letter of denial of the nonconforming structure or use which shall include the following information: Assessor's Parcel Number, street address, description of claimed nonconforming structure or use, and justification for the denial of the request.

c. REVOCATION OF NONCONFORMING STRUCTURE OR USE. The County may revoke the right to continue a nonconforming structure or use pursuant to the procedures for permit revocation set forth in Section 18.31 of this ordinance. Said revocation shall be made on the basis that the nonconforming structure or use is detrimental to the public health, safety and welfare or is a public nuisance.

d. EXPANSION OF NONCONFORMING STRUCTURE OR USE. The total square footage of an existing nonconforming structure or use, excluding mobile homes, may be expanded a maximum of 25 percent on the same parcel of land from the time the structure or use was deemed nonconforming. Such expansion shall require issuance of a building permit only.

e. LOSS OF NONCONFORMING STATUS.
(1) Any part of a structure or land occupied by a nonconforming use which is changed to or replaced by a use that conforms to the provisions of this ordinance shall not thereafter be used or occupied by a nonconforming use.

(2) Any part of a structure or land occupied by a nonconforming use, which use is discontinued for 2 years or more, shall thereafter be used in conformity with the provisions of this ordinance and the nonconforming right shall be lost.

f. ISSUANCE OF PERMIT FOR STRUCTURE PRIOR TO ESTABLISHMENT OF NONCONFORMING STATUS. Any structure for which a permit has been legally issued before the effective date of an amendment to this ordinance making the use nonconforming, may nevertheless be continued and completed in accordance with the plans and specifications upon which the permit was issued.

g. DAMAGE TO NONCONFORMING STRUCTURE. The provisions of this section shall not prevent the reconstruction, repairing, rebuilding, or replacement and continued use of any nonconforming structure that is damaged by fire, explosion, vehicular accidents, or acts of God.

h. REPAIR AND MAINTENANCE. The provisions of this section shall not prevent the general repair and maintenance of any nonconforming structure.

i. RETROFITTING. The provisions of this section shall not prevent reconstruction required to reinforce unreinforced masonry structures provided such retrofitting is limited to compliance with earthquake safety standards or other applicable legal requirements.

j. EXCEPTIONS AND LIMITATIONS. The provisions of this section apply to structures and uses which become nonconforming by reason of the adoption of this ordinance or any amendment thereof, as of the effective date of such adoption or amendment. In addition, the following exceptions and limitations shall apply:

(1) No structure or use shall be deemed to have become nonconforming by virtue of decreased lot size resulting solely from the acquisition of any portion of the lot for public road, storm or drainage channel, or other public use or the adoption by a public agency of a plan for such public use.

(2) Agricultural crops shall not be deemed nonconforming and shall not be subject to the provisions of this section. Agricultural uses that involve permanent structures are subject to this section; provided, however, that such uses shall be permitted to make any changes or improvements that are required by any law, including structural alterations that are necessary as part thereof.

(3) No structure or use shall be deemed to have become nonconforming by virtue of decreased lot size resulting solely from any amendment of this ordinance that changes the method of calculation of lot sizes from gross acreage to net acreage.

(4) No structure or use shall be deemed to have become nonconforming by virtue of any amendment of this ordinance that changes the permit required to establish a use from one permit to another permit or if an amendment to this ordinance requires a permit prior to approval for an existing structure or use if that structure or use was previously established as an allowed use without requiring any permit.

Section 2. Section 21.52 of Ordinance No. 348 is amended to read as follows:

"Section 21.52. NONCONFORMING STRUCTURE. A structure which was legal when established but which, because of the adoption or amendment of this ordinance conflicts with the provisions of this ordinance applicable

to the zone in which such structure is located." -
Section 3. Section 21.53 of Ordinance No. 348 is amended to read as follows:

"Section 21.53. NONCONFORMING USE.

The use of a structure or land which was legal when established but which, because of the adoption or amendment of this ordinance, conflicts with the provisions of this ordinance applicable to the zone in which such use is located."

Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **July 1, 2014**, 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-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

7/9

The Desert Sun

mydesert.com

750 N. Gene Autry Trail
Palm Springs, CA 92262
Billing Inquiries: (866) 875-0854
Main Office: (760) 322-8889

ADVERTISING INVOICE/STATEMENT

Make Checks payable to DESERT SUN PUBLISHING CO.
P.O. Box 677368 Dallas, TX 75267-7368
A finance charge of 1.5% per month (18% Annually) will be
added to balances not paid by the 20th.

RIV06900000000000000000000050199850094874010826

80

RIVERSIDE COUNTY-BOARD OF SUP.
PO BOX 1147
RIVERSIDE CA 92502-1147

PLEASE RETURN THIS TOP SECTION WITH PAYMENT IN THE
ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER
ON REMITTANCE.

Customer No.	Invoice No.
RIV069	0005019985
For the Period	Thru
06/30/14	08/03/14
Due Date	Amount Due
08/18/14	9,487.40
AMOUNT PAID	

Date	EDT	Class	Description	Times Run	Col	Depth	Total Size	Rate	Amount
0630			BALANCE FORWARD						19,765.07
0703			CREDIT CARD CHARGE						10,608.50-
0724			CREDIT CARD CHARGE						9,234.51-
0629	CLS	0001	CECILIA NO 1061 NOTICE O	4	2	78.00	624.00		346.08
0629	CLS	0001	CECILIA NO 1066 NOTICE O	4	2	76.00	608.00		337.36
0709	CLS	0001	CECILIA NO 1112 BOARD OF	2	2	65.00	260.00		147.70
0709	CLS	0001	CECILIA GIL NO 1113 BOARD OF	2	2	177.00	708.00		391.86
0710	CLS	0001	CECILIA NO 1123 BOARD OF	2	2	80.00	320.00		180.40
0719	CLS	0001	CECILIA NO 1175 BOARD OF	2	2	66.00	264.00		149.88
0720	CLS	0001	CECILIA NO 1179 BOARD OF	2	2	72.00	288.00		162.96
0723	CLS	0001	CECILIA NO 1189 BOARD OF	2	2	112.00	448.00		250.16
0724	CLS	0001	CECILIA NO 1185 - ORD 64	1	10	21.00	210.00		3,204.60
0724	CLS	0001	CECILIA NO 1185 - ORD 64	1	10	11.50	115.00		1,754.90
0724	CLS	0001	CECILIA NO 1198 BOARD OF	2	2	208.00	4832.00		2,639.44
<div style="text-align: center;"> <i>Planning</i> <i>16-1 of 07/01/14</i> </div>									
									\$9565.34
									2014 AUG 13 PM 1:32
Current		Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	Total Due			
9,487.40		.00	.00	.00	.00	9,487.40			
Contract Type	Contract Qnty.	Expiration Date	Current Usage	Total Used	Quantity Remaining	Salesperson			
						BARTELMAY			

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

TO ENSURE PROPER CREDIT, PLEASE RETURN THE TOP SECTION AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Customer Number	Name	Invoice Number	Amount Paid
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0005019985	

THE DESERT SUN PUBLISHING CO.
ADVERTISING INVOICE/STATEMENT

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

State Of California ss:
County of Riverside

Advertiser:

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 925013

2000443624

I am over the age of 18 years old, a citizen of the State of California, and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

7/9/2014

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 9th day of July, 2014 in Palm Springs, California.

Declarant's Signature

(3) No structure or use shall be deemed to have become nonconforming by virtue of decreased lot size resulting solely from any amendment of this ordinance that changes the method of calculation of lot sizes from gross acreage to net acreage.

(4) No structure or use shall be deemed to have become nonconforming by virtue of any amendment of this ordinance that changes the permit required to establish a use from one permit to another permit or if an amendment to this ordinance requires a permit prior to approval for an existing structure or use if that structure or use was previously established as an allowed use without requiring any permit.

Section 2. Section 21.52 of Ordinance No. 348 is amended to read as follows:

"Section 21.52. NONCONFORMING STRUCTURE.

A structure which was legal when established but which, because of the adoption or amendment of this ordinance conflicts with the provisions of this ordinance applicable to the zone in which such structure is located."

Section 3. Section 21.53 of Ordinance No. 348 is amended to read as follows:

"Section 21.53. NONCONFORMING USE.

The use of a structure or land which was legal when established but which, because of the adoption or amendment of this ordinance, conflicts with the provisions of this ordinance applicable to the zone in which such use is located."

Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on July 1, 2014, 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-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Published: 7/9/14

No 1113

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

ORDINANCE NO. 348.4773

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 18.8 of Ordinance No. 348 is amended to read as follows:

"SECTION 18.8. NONCONFORMING STRUCTURES AND USES. The following provisions shall apply to all nonconforming structures and uses:

a. CONTINUATION OF NONCONFORMING STRUCTURE OR USE. Any nonconforming structure or use may be continued and maintained provided there are no structural alterations or expansion of the use except as hereinafter allowed.

b. VERIFICATION OF NONCONFORMING STRUCTURE OR USE. When it is necessary to obtain from the County a written verification of the nonconforming status of a structure or use the following procedure shall apply:

(1) APPLICATION. An application for verification of the nonconforming status of a structure or use shall be made in writing to the Planning Department on the forms provided by the Planning Department and shall be accompanied by the filing fee as set forth in Ordinance No. 671.

(2) REVIEW AND NOTICE OF DECISION. No later than 30 days after acceptance of an application as complete, the Planning Department shall review the application and decide whether or not the nonconforming status of the structure or use has been established. If the nonconforming structure or use is established as nonconforming, the Planning Department shall complete a "Certificate of Nonconforming Structure or Use" which shall include the following information: Assessor's Parcel Number, street address, description of nonconforming structure or use, and such other information as deemed appropriate. If the subject structure or use is not established as nonconforming, the Planning Department shall prepare and mail to the applicant a letter of denial of the nonconforming structure or use which shall include the following information: Assessor's Parcel Number, street address, description of claimed nonconforming structure or use, and justification for the denial of the request.

c. REVOCATION OF NONCONFORMING STRUCTURE OR USE. The County may revoke the right to continue a nonconforming structure or use pursuant to the procedures for permit revocation set forth in Section 18.31 of this ordinance. Said revocation shall be made on the basis that the nonconforming structure or use is detrimental to the public health, safety and welfare or is a public nuisance.

d. EXPANSION OF NONCONFORMING STRUCTURE OR USE. The total square footage of an existing nonconforming structure or use, excluding mobile homes, may be expanded a maximum of 25 percent on the same parcel of land from the time the structure or use was deemed nonconforming. Such expansion shall require issuance of a building permit only.

e. LOSS OF NONCONFORMING STATUS.

(1) Any part of a structure or land occupied by a nonconforming use which is changed to or replaced by a use that conforms to the provisions of this ordinance shall not thereafter be used or occupied by a nonconforming use.

(2) Any part of a structure or land occupied by a nonconforming use, which use is discontinued for 2 years or more, shall thereafter be used in conformity with the provisions of this ordinance and the nonconforming right shall be lost.

f. ISSUANCE OF PERMIT FOR STRUCTURE PRIOR TO ESTABLISHMENT OF NONCONFORMING STATUS. Any structure for which a permit has been legally issued before the effective date of an amendment to this ordinance making the use nonconforming, may nevertheless be continued and completed in accordance with the plans and specifications upon which the permit was issued.

g. DAMAGE TO NONCONFORMING STRUCTURE. The provisions of this section shall not prevent the reconstruction, repairing, rebuilding, or replacement and continued use of any nonconforming structure that is damaged by fire, explosion, vehicular accidents, or acts of God.

h. REPAIR AND MAINTENANCE. The provisions of this section shall not prevent the general repair and maintenance of any nonconforming structure.

i. RETROFITTING. The provisions of this section shall not prevent reconstruction required to reinforce unreinforced masonry structures provided such retrofitting is limited to compliance with earthquake safety standards or other applicable legal requirements.

j. EXCEPTIONS AND LIMITATIONS. The provisions of this section apply to structures and uses which become nonconforming by reason of the adoption of this ordinance or any amendment thereof, as of the effective date of such adoption or amendment. In addition, the following exceptions and limitations shall apply:

(1) No structure or use shall be deemed to have become nonconforming by virtue of decreased lot size resulting solely from the acquisition of any portion of the lot for public road, storm or drainage channel, or other public use or the adoption by a public agency of a plan for such public use.

(2) Agricultural crops shall not be deemed nonconforming and shall not be subject to the provisions of this section. Agricultural uses that involve permanent structures are subject to this section; provided, however, that such uses shall be permitted to make any changes or improvements that are required by any law, including structural alterations that are necessary as part thereof.