

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



1-1

On motion of Supervisor Stone, 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. 348.4773	July 9, 2014	The Press-Enterprise
No. 923	July 11, 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 November 24, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: November 24, 2014
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in and
for the County of Riverside, State of California.

(seal)

By: *Opal Boyd*, Deputy

AGENDA NO.

1-1

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

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

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
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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 923

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:

07/11/2014

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

Date: July 11, 2014
At: Riverside, California

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

Ad Number: 0009941231-01

P.O. Number: ord no 923

Ad Copy:

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

ORDINANCE NO. 923

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
DISSOLVING COMMUNITY FACILITIES
DISTRICT NO. 07-1 (NEWPORT/I-215 INTERCHANGE)
OF THE COUNTY OF RIVERSIDE

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

Section 1. FINDINGS. The Board of Supervisors find that Community Facilities District No. 07-1 (Newport/I-215 Interchange) of the County of Riverside is not obligated to pay any outstanding debt; and that this Community Facilities District has no authorization to levy any special tax.

Section 2. PURPOSE. The purpose of this ordinance is to dissolve Community Facilities District No. 07-1 (Newport/I-215 Interchange) of the County of Riverside.

Section 3. AUTHORITY. This ordinance is adopted pursuant to California Government Code Section 53338.5 which authorizes the legislative body of a community facilities district to dissolve the community facilities district by ordinance.

Section 4. DISSOLUTION OF DISTRICT. Community Facilities District No. 07-1 (Newport/I-215 Interchange) of the County of Riverside is dissolved. An addendum shall be recorded to the Notice of Special Tax Lien recorded pursuant to Section 3114.5 of the Streets and Highways Code which shall state that the Community Facilities District and all associated liens, if any, have been dissolved.

Section 5. SEVERABILITY. If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 6. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

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 six (6) 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

7/11