

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



1-1

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

ORDINANCE

DATE

NEWSPAPER

No. 348.4814

September 30, 2015 The Press-Enterprise

Roll Call:

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

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on January 26, 2016 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: January 26, 2016
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in and
for the County of Riverside, State of California.

(seal)

By: [Signature], 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.: Adoption of Ordinance No. 348.4814

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:

09/30/2015

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

Date: Sep 30, 2015

At: Riverside, California

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

Ad Number: 0010094672-01

P.O. Number:

Ad Copy:

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

ORDINANCE NO. 348.4814 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348 Map No. 2.2381, Change of Zone Case No. 7806," which map is made a part of this ordinance.

Section 2. Article XVIIa Section 17.70 of Ordinance No. 348 is hereby amended in its entirety to read as follows: Section 17.70 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 265.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 4. and 9.; Section 11.2.b. (2) c) i), k), j), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance No. 348 shall also include telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, golf courses and driving ranges.

(2) The development standards for Planning Area 1 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

A. The minimum lot size shall be twenty thousand square feet (20,000') with a minimum average width of seventy-five feet (75').

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

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 4. and 9.; Section 11.2.b. (2) c) i), k), j), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance 348 shall also include aircraft taxiways, telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, and parcel delivery services.

(2) The development standards for Planning Area 2 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

A. The minimum lot size shall be twenty thousand square feet (20,000') with a minimum average width of seventy-five feet (75').

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

c. Planning Area 3.

(1) The uses permitted in Planning Area 3 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2) c) i), k), j), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be permitted.

(2) The development standards for Planning Area 3 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

d. Planning Areas 4, 6, and 7.

(1) The uses permitted in Planning Areas 4, 6, and 7 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 8.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2) c) i), k), j), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.c. shall include organic fertilizer production, composting and recycling of green waste, not including food waste.

(2) The development standards for Planning Areas 4, 6, and 7 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

e. Planning Area 5.

(1) The uses permitted in Planning Area 5 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to section

11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be permitted.

(2) The development standards for Planning Area 5 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

f. Planning Area 8.

(1) The uses permitted in Planning Area 8 of Specific Plan No. 265 shall be the same as those permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses permitted pursuant to Section 9.72.a.(2), (9) and (10) and Section 9.72.b. (4) shall not be permitted.

(2) The development standards for Planning Area 8 of Specific Plan No. 265 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except that the development standards set forth in Article IXd, Section 9.73.b. shall be deleted and replaced by the following:

A. Where the front, side or rear yard adjoins a street, the minimum setback shall be twenty-five feet (25') from the property line.

B. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M or SP with a residential zone, the minimum setback shall be twenty-five feet (25') from the property line.

C. Where the front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M, or SP with a residential zone, there is no minimum setback.

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

g. Planning Areas 9 and 11.

(1) The uses permitted in Planning Areas 9 and 11 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21), (25), (26), (27), (31), (32), (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53), (58), (62), (64), (65), (67), (68), (70), (76), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96), (97), (98) and (101) and b.(1) through (6), (8), (10), (11), (13) through (20), (22) and (23) shall not be permitted.

(2) The development standards for Planning Areas 9 and 11 of Specific Plan No. 265 shall be the same as those standards identified in Article IXb Section 9.53 of Ordinance No. 348 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted and replaced by the following:

A. Where the front, side or rear yard adjoins a street, the minimum setback shall be twenty-five feet (25') from the property line.

B. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line.

C. Where the front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, there is no minimum setback.

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

h. Planning Area 10.

(1) The uses permitted Planning Area 10 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348.

(2) The development standards for Planning Area 10 of Specific Plan No. 265 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

i. Planning Areas 12 and 13.

(1) The uses permitted in Planning Areas 12 and 13 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a (100) and (102) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. of Ordinance No. 348 shall also include law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices. In addition, the permitted uses identified under Section 9.50.b. of Ordinance No. 348 shall include health and exercise centers, provided all facilities are located within an enclosed building.

(2) The development standards for Planning Areas 12 and 13 of Specific Plan No. 265 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

j. Planning Areas 14 and 17.

(1) The uses permitted in Planning Areas 14 and 17 of Specific Plan No. 265 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a. (2), (3), (4), (10), (11), (12); b. (3), (5), (6), (7) and (9); and c. (1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) The development standards for Planning Areas 14 and 17 of Specific Plan No. 265 shall be the

same as those standards identified in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following development standards:

- A. The minimum lot size shall be four thousand five hundred square feet (4,500').
- B. The minimum lot width shall be forty-five feet (45').
- C. The front yard setback shall be a minimum of fifteen feet (15').
- D. The minimum corner side yard setback shall be ten feet (10'). All other side yard setbacks shall be five feet (5'). The minimum side yard distance between structures shall be at least ten feet (10').
- E. The minimum rear yard setback shall be fifteen feet (15').
- F. The minimum garage setback shall be eight feet (8').
- G. The maximum building height shall be thirty-five feet (35').
- H. The maximum lot coverage shall be 60% for single story buildings and 50% for two story buildings. Lot coverage includes, but is not limited to, garages, covered porches, and balconies.
- I. Encroachments for fireplaces, air conditioning units and media centers shall not exceed more than two feet (2') into the front, side, or rear setbacks. No air conditioning units shall be permitted in front of the structure. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed ten feet (10') into the front or rear setback. The side yard with gate access shall at all times maintain a five feet (5') clearance regardless of encroachments. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- J. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 265.

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

k. Planning Area 15.

(1) The uses permitted in Planning Area 15 of Specific Plan No. 265 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1 a. (2), (3), (4), (6), (8), (9), (10), (11) and (12); b. (1), (2), (3), (5), (6), (7), (8), (9) and (10); and c. (1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.a shall include single-family detached dwellings with zero lot lines and Section 7.1.b shall include private recreational parks/areas.

(2) The development standards for Planning Area 15 of Specific Plan No. 265 shall be the same as those standards identified in Article VII of Ordinance No. 348, except that the development standards set forth in Section 7.3, 7.4, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be three thousand seven hundred and eighty square feet (3,780').
- B. The minimum lot width shall be forty-two feet (42') and minimum frontage on cul-de-sac shall be twenty-two feet (22').
- C. The minimum front facing street setback shall be ten feet (10').
- D. The minimum front entry garage setback shall be twenty feet (20') and side entry garage setback shall be fifteen feet (15').
- E. The minimum street side setbacks shall be ten feet (10') and interior side setbacks shall be at least five feet (5').
- F. The minimum rear setback shall be ten feet (10') when building element is twenty feet (20') in width or less otherwise it shall be fifteen feet (15').
- G. There shall be a minimum twenty feet (20') separation between the second stories of adjacent buildings.
- H. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed five feet (5') into the rear setback. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- I. Any driveway shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are not permitted.

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

l. Planning Area 16.

(1) The uses permitted in Planning Area 16 of Specific Plan No. 265 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1 a. (2), (3), (4), (10), (11), (12); b. (3), (5), (6), (7) and (9); and c. (1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) The development standards for Planning Area 16 of Specific Plan No. 265 shall be the same as those standards identified in Article VII of Ordinance No. 348, except that the development standards set forth in Section 7.3, 7.4, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be four thousand five hundred square feet (4,500').
- B. The minimum lot width shall be thirty-eight feet (38') and minimum frontage on cul-de-sac shall be twenty-two feet (22').
- C. The minimum front facing street setback shall

- be eighteen feet (18').
- D. The minimum front entry garage setback shall be eighteen feet (18').
- E. The minimum street side setbacks shall be five feet (5') and interior side setbacks shall be at least five feet (5').
- F. The minimum rear setback shall be five feet (5').
- G. There shall be a minimum twenty feet (20') separation between the second stories of adjacent buildings.
- H. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed five feet (5') into the rear setback. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- I. Any driveway shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are not permitted.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.
- m. Planning Areas 18, 19, 20, 21, and 23.
 - (1) The uses permitted in Planning Areas 18, 19, 20, 21, and 23 of Specific Plan No. 265 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.1, 2, 5, 7 and 8; b.; and c. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include natural open space and trails.
 - (2) The development standards for Planning Areas 18, 19, 20, 21, and 23 of Specific Plan No. 265 shall be the same as those standards identified in Article VIII of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.
- n. Planning Area 22.
 - (1) The uses permitted in Planning Area 22 of Specific Plan No. 265 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.1, 2, 5, 7; b.; and c. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include parks and trails.
 - (2) The development standards for Planning Area 22 of Specific Plan No. 265 shall be the same as those standards identified in Article VIII of Ordinance No. 348 with the addition of the following standard:
 - A. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 265.
 - (3) Except as provided above, all other zoning requirements shall be the same as those set forth in Article VIII of Ordinance No. 348.

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

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 22, 2015** the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

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

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

9/30