

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:

<u>ORDINANCE</u>	<u>DATE</u>	<u>NEWSPAPER</u>
No. 933	December 13, 2016	The Press-Enterprise
No. 348.4840	December 15, 2016	The Press-Enterprise

Roll Call:

Ayes: Jeffries, Tavaglione, Washington 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 May 2, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: May 2, 2017  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in and  
for the County of Riverside, State of California.

(seal)

By:  \_\_\_\_\_, Deputy

AGENDA NO.

1-1

ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD

# THE PRESS-ENTERPRISE

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. 933

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, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12/13/2016

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

Date: Dec 13, 2016

At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010221744-01

P.O. Number: Ord. No. 933

### Ad Copy:

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

#### ORDINANCE NO. 933

AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
DISSOLVING COMMUNITY FACILITIES DISTRICT  
NO. 05-1 (SALT CREEK BRIDGES) OF THE  
COUNTY OF RIVERSIDE

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

**Section 1. FINDINGS.** The Board of Supervisors finds that Community Facilities District No. 05-1 (Salt Creek Bridges) 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. 05-1 (Salt Creek Bridges) 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. 05-1 (Salt Creek Bridges) of the County of Riverside is hereby 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.

John Tavaglione, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 6, 2016** the foregoing Ordinance consisting of six (6) sections was adopted by said Board by the following vote:

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

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

12/13

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# 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. 348.4840

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, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12/15/2016

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

Date: Dec 15, 2016

At: Riverside, California

  
Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010222551-01

P.O. Number: Ord. No. 348.4840

## Ad Copy:

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

**ORDINANCE NO. 348. 4840**  
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.** A new Article VIII is added to Ordinance  
No. 348 to read as follows:

"ARTICLE VIII  
R-7 ZONE (HIGHEST DENSITY RESIDEN-  
TIAL)

SECTION 301. INTENT.

It is the intent of the Board of Supervisors in  
enacting the R-7 Zone to establish a special-  
ized zone that will accommodate the Coun-  
ty of Riverside's share of the regional hous-  
ing need as determined by the Southern  
California Association of Governments. The  
R-7 Zone shall only apply to those parcels  
identified with the R-7 Zone in Ordinance  
No. 348.4841 for Change of Zone No. 7902  
and utilized to satisfy the County's share of  
the regional housing need for groups of all  
household income levels. The following reg-  
ulations shall apply in the R-7 Zone.

SECTION 302. PERMITTED USES.

- A. The following uses shall be permitted in the  
R-7 Zone:
1. Multiple family dwellings
  2. Apartment houses
- B. The following uses shall be permitted pro-  
vided a plot plan has been approved pur-  
suant to the provisions of section 18.30 of  
this Ordinance.
1. Boarding, rooming and lodging houses
  2. Child day care centers
  3. Churches, temples and other places of  
religious worship
  4. Libraries, museums and art galleries
  5. Public and private parks and  
playgrounds
- C. The following uses shall be permitted pro-  
vided a conditional use permit has been ap-  
proved pursuant to the provisions of section  
18.28 of this Ordinance.
1. Mobilehome parks
- D. Any use that is not specifically listed in sub-  
sections B. or C. may be considered a per-  
mitted or conditionally permitted use pro-  
vided that the Planning Director finds that  
the proposed use is substantially the same in  
character and intensity as those listed in the  
designated subsections. Such a use is sub-  
ject to the permit process which governs  
the category in which it falls.

SECTION 303. DEVELOPMENT STANDARDS. The  
following development standards shall apply in the  
R-7 Zone.

- A. The following development standards shall  
apply to non-residential development:
1. LOT AREA. There is no minimum lot  
area requirement.
  2. LOT WIDTH. There is no minimum lot  
width requirement.
  3. LOT COVERAGE. There is no maxi-  
mum lot coverage.
  4. SETBACKS. There are no setback re-  
quirements for buildings which do not ex-  
ceed thirty-five feet in height. Any por-  
tion of a building that exceeds thirty-five  
feet in height shall be setback from the  
front, rear and side lot lines not less than  
two feet for each foot by which the  
height exceeds thirty-five feet.
  5. HEIGHT. No building or structure shall  
exceed fifty feet (50'), unless a greater  
height is approved pursuant to section  
18.34 of this Ordinance. In no event,  
shall a building or structure exceed  
seventy-five (75') in height unless a var-  
iance is approved pursuant to Section  
18.27 of this Ordinance.
  6. ROOF EQUIPMENT. All roof mounted  
mechanical equipment shall be  
screened from the ground elevation view  
to a minimum sight distance of 660 feet.
  7. ENCROACHMENTS. No yard  
encroachments shall be permitted in the  
front, side or rear yard except as provid-  
ed in Section 18.19 of this Ordinance.
- B. The following development standards shall  
apply to attached residential development:
1. LOT AREA. There is no minimum lot  
area requirement.
  2. LOT WIDTH. There is no minimum lot  
width.
  3. LOT COVERAGE. A maximum of 60 per-  
cent of the area of a lot may be occu-  
pied by buildings.
  4. COMMON RECREATIONAL OPEN  
SPACE.
    - a. Development with one hundred (100) res-  
idential dwellings or less shall provide  
two hundred square feet (200') of com-  
mon useable recreational open space  
per residential dwelling such as, but not  
limited to, pools, gyms, parks and rec-  
reational facilities.
    - b. Development with more than one hun-  
dred (100) residential dwellings shall pro-  
vide one hundred square feet (100') of  
common useable recreational open  
space per residential dwelling such as,  
but not limited to, pools, gyms, parks  
and recreational facilities.
  5. INDIVIDUAL USEABLE OPEN SPACE. A  
residential dwelling shall include at least

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2016 DEC 22 AM 10:30

two hundred square feet (200') of contiguous or non-contiguous useable open space, such as patios or balconies, which is not encumbered with structures. At least one hundred square feet (100') of useable open space shall be attached to the residential dwelling. No length or width of the useable open space shall be less than eight feet (8').

6. BUILDING SEPARATION.

a. Any one-story building containing residential dwellings shall be separated by a minimum of ten (10) feet from any other one-story building containing residential dwellings on the same lot.

b. Any two-story building containing residential dwellings shall be separated by a minimum of fifteen (15) feet from any other building with residential dwellings on the same lot.

c. Buildings with residential dwellings above two-stories shall be separated by a minimum of twenty (20) feet from any other building with residential dwellings.

7. HEIGHT.

a. Except when adjacent to existing one family dwellings or property zoned R-1 (One-Family Dwellings), the maximum height for buildings or structures shall be seventy-five feet (75') unless a greater height is approved pursuant to section 18.34 of this Ordinance. In no event, shall a building or structure exceed one hundred feet (100') unless a variance is approved pursuant to Section 18.27 of this Ordinance.

b. The maximum height for buildings or structures adjacent to existing one family dwellings or property zoned R-1 (One-Family Dwellings) shall be fifty feet (50').

8. ENCROACHMENT. No yard encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of this Ordinance.

C. The following development standards shall apply to detached residential development:

1. LOT AREA. There is no minimum lot area requirement.

2. LOT WIDTH. There is no minimum lot width.

3. LOT COVERAGE. There is no maximum lot coverage.

4. COMMON RECREATIONAL OPEN SPACE.

a. Development with one hundred (100) residential dwellings or less shall provide two hundred square feet (200') of common useable recreational open space per residential dwelling such as, but not limited to, pools, gyms, parks and recreational facilities.

b. Development with more than one hundred (100) residential dwellings shall provide one hundred square feet (100') of common useable recreational open space per residential dwelling such as, but not limited to, pools, gyms, parks and recreational facilities.

5. INDIVIDUAL USABLE OPEN SPACE. A residential use shall include at least two hundred square feet (200') of attached useable open space, such as patios or balconies, which is not encumbered with structures. No length or width of the useable open space shall be less than eight feet (8').

6. BUILDING SEPARATION. The minimum distance between buildings on three (3) sides shall be five feet (5') and eight feet (8') on the remaining side.

7. HEIGHT. The maximum building height shall be forty feet (40').

8. ENCROACHMENT. No yard encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of this Ordinance.

SECTION 304. DEVELOPMENT DESIGN AND PHASING.

A. PHASING PLAN. For phased developments, a site development phasing plan shall be submitted with the land use application and include maps, exhibits and a description of the following: phasing for development and infrastructure, and the development of multi-modal transportation connectivity with the neighborhood and adjoining community areas.

B. DESIGN REVIEW. For multiple family dwellings and apartment houses, a site design plan shall be submitted to the Planning Director for review and shall include the following:

1. Building footprint
2. Floor plans
3. Landscape plan
4. Wall and fencing plan
5. Elevation plan
6. Architectural design
7. Photometric plan, as necessary
8. Traffic analysis

C. PUBLIC REVIEW PERIOD. A thirty (30) day public review period shall be provided prior to the Planning Director considering the site design plan submitted for multiple family

dwellings or apartment homes. Notice of the public review period shall be given in the same manner as provided in Section 18.26.c. subsections (2), (4), (5), (6) and (7) of this ordinance. The notice shall include the mailing address to send comments to, the dates for the public review period, location where the site design plan may be reviewed, and explain that the public may comment on the site design plan for the multiple family dwellings or apartments. The Planning Director shall consider any public comments received on the site design plan.

D. DESIGN APPROVAL. The above referenced site design plan shall be approved by the Planning Director if the site design plan is consistent with all of the following:

1. The Riverside County General Plan;
2. This Ordinance;
3. The Countywide Design Guidelines;
4. There is no specific, adverse impact upon the public health or safety. A specific adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete; or
5. If there is a specific adverse impact upon the public health or safety, the development has been conditioned to develop at a lower density which removes the specific adverse impact."

**Section 2.** A new Article IXf is added to Ordinance No. 348 to read as follows:

"ARTICLE IXf  
MU ZONE (MIXED USE)  
SECTION 9.85. INTENT.

It is the intent of the Board of Supervisors in enacting the MU Zone to establish a zone to assist the County in accommodating its share of the regional housing need as determined by the Southern California Association of Governments along with implementing the Mixed Use Area Land Use Designation in the General Plan by providing regulations for a mixture of residential, commercial, office, entertainment, recreational and other uses. The MU Zone shall only apply to land with a General Plan Mixed Use Area Land Use Designation or within an approved Specific Plan. The following regulations shall apply in the MU Zone.

SECTION 9.86. USES PERMITTED.

A. The following uses shall be permitted in the MU Zone:

1. One family dwellings
2. Multiple family dwellings that do not include a non-residential use
3. Home occupation
4. Public parks and plazas

B. The following uses shall be permitted provided a plot plan has been approved pursuant to provisions of section 18.30 of this Ordinance. In the event a development includes a combination of uses that are permitted with a plot plan and conditional use permit, the development shall be processed in accordance with Section 9.86.C. of this article.

1. Animal hospitals, not including any outdoor facilities
2. Antique shops
3. Art supply shops and studios
4. Artisan or novelty stores
5. Bakery shops, including baking only when incidental to retail sales on the premises
6. Banks and financial institutions
7. Barber and beauty shops
8. Book stores
9. Business and Professional Schools
10. Cellular telephone sales and service
11. Check Cashing Business
12. Clothing Dry Cleaners
13. Clothing stores
14. Community and Civic Centers
15. Computer sales and service
16. Combined Live/Work Development
17. Day care centers
18. Delicatessens
19. Drug stores
20. Florist shops
21. Gift shops
22. Grocery Stores
23. Hardware stores
24. Household Furniture or Appliance Stores
25. Internet cafes and internet gaming facilities
26. Jewelry stores with incidental repairs
27. Laundries and laundromats
28. Medical Offices
29. Multiple family dwellings that include a non-residential use
30. Museums and libraries
31. Nurseries and garden supply stores
32. Paint and wall paper stores
33. Parking lots and parking structures
34. Pet shops and pet supply shops
35. Photography shops and studios and photo engraving
36. Plumbing shops, not including plumbing contractors
37. Post services
38. Restaurants and other eating establishments
39. Shoe stores and repair shops
40. Sporting goods stores

- 41. Tailor shops
- 42. Tobacco or Hookah shops
- 43. Tourist information centers
- 44. Toy shops

C. The following uses shall be permitted provided a conditional use permit has been approved pursuant to the provisions of section 18.28 of this Ordinance:

- 1. Animal hospitals, with outdoor facilities
- 2. Bars and cocktail lounges
- 3. Billiard and pool halls
- 4. Convenience stores
- 5. Hotels, resort hotels and motels
- 6. Indoor Entertainment Facility
- 7. Indoor Health and Fitness Facility
- 8. Motor vehicle fuel service stations, with or without the concurrent sale of beer and wine for off-premises consumption
- 9. Private Academic Facility
- 10. Theaters and Auditoriums
- 11. Liquor stores pursuant to the provisions of section 18.48 (Alcoholic Beverage Sales) of this Ordinance.

D. SAME CHARACTER AND INTENSITY. Any use that is not specifically listed in subsections B. or C. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

**SECTION 9.87. DEVELOPMENT STANDARDS.**

A. ALL USES. The following development standards shall apply to all uses in the MU Zone:

- 1. MIXED USE. Residential dwellings may be provided on upper levels of commercial or office buildings or may be provided in separate buildings adjacent to commercial or office buildings.
- 2. PUBLIC USE.
  - a. Any building over thirty thousand square feet (30,000') shall include a public use area such as public park, plaza or square.
  - b. Public use areas shall be located next to public streets, residential areas or retail uses and does not include the public right-of-way.
- 3. GROUND FLOOR. No more than fifty percent (50%) of all ground floor mixed use buildings may be residential dwellings.
- 4. TRANSPARENCY. The retail portion of any commercial building that has a street facing wall with customer access shall have at least fifty percent (50%) of the total wall area transparent with clear windows. Such windows shall allow views of the indoor space or display areas and start at least three feet (3') above the adjacent sidewalk, but not exceed ten feet (10') in height.
- 5. STREET ORIENTATION. Commercial and mixed use buildings shall be oriented so functional pedestrian entrances face the street, and parking areas are located mostly underground or to the rear or side of the building.
- 6. ENTRANCES. Buildings shall have an entrance door facing the public sidewalk, which may include doors to individual shops, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances.
- 7. PEDESTRIAN PATHS. Pedestrian paths shall be provided to connect commercial building entries with adjacent streets, uses and parcels.
- 8. BUILDING DESIGN.
  - a. Building facades shall be varied and articulated to provide visual interest to pedestrians which may be accomplished by incorporating offsetting plans, changes in wall texture and color, architectural elements and landscaping into the design of the buildings.
  - b. Except for detached residential dwellings, buildings shall include at least one architectural projection that is at minimum two percent (2%) higher than the primary structure but does not exceed twenty feet (20').
- 9. STREET PATTERN. The street system shall be in a grid pattern or modified grid pattern emphasizing interconnected streets and the ability to reach local destinations without crossing major streets or primary arterials.
- 10. LOT AREA. There is no minimum lot area.
- 11. LOT WIDTH. There is no minimum lot width.
- 12. LOT COVERAGE. There is no maximum lot coverage.
- 13. SETBACKS.
  - a. Building facades shall be no more than fifteen feet (15') from the street side property lines.
  - b. No interior side setbacks are required, except when the MU zone property abuts a residential zoned property in which case the minimum side setback required in the MU zone shall be the same as required for a residential use on the abutting residential zoned property.

14. HEIGHT.
  - a. Except when adjacent to existing one family dwellings or property zoned R-1 (One-Family Dwellings), the maximum height for buildings or structures shall be seventy-five feet (75') unless a greater height is approved pursuant to section 18.34 of this Ordinance. In no event, shall a building or structure exceed one hundred feet (100') in height unless a variance is approved pursuant to Section 18.27 of this Ordinance.
  - b. The maximum height for buildings or structures adjacent to existing one family dwellings or property zoned R-1 (One-Family Dwellings) shall be fifty feet (50').
  - c. Commercial floor space provided on the ground floor of a mixed use building shall have a minimum floor to ceiling height of eleven feet (11').
15. ROOF-MOUNTED EQUIPMENT SCREENING. Except for solar energy systems, all roof-mounted mechanical and other equipment shall be screened from the ground elevation view to a minimum sight distance of 660 feet.
16. TRASH AREAS. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street for from any adjacent residential development.
17. ENCROACHMENTS. No yard encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of this Ordinance.
18. LIGHTING. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, buildings, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on residential uses.

**B. RESIDENTIAL USES.** In addition to the development standards in Section 9.87 subsection A., the following development standards shall apply to residential uses:

1. BUILDING ORIENTATION. One family dwellings shall be designed to have the front door to each home closer to the street than the garage door and garage doors shall not face the street.
2. BUILDING SEPARATION. For detached residential dwellings, the minimum distance between buildings on three (3) sides shall be five feet (5') and eight feet (8') on the remaining side.
3. COMMON RECREATIONAL OPEN SPACE.
  - a. Development with one hundred (100) residential dwellings or less shall provide two hundred square feet (200') of common useable recreational open space per residential dwelling such as, but not limited to, pools, gyms, parks and recreational facilities.
  - b. Development with more than one hundred (100) residential dwellings shall provide one hundred square feet (100') of common useable recreational open space per residential dwelling such as, but not limited to, pools, gyms, parks and recreational facilities.
4. INDIVIDUAL USEABLE OPEN SPACE. A residential dwelling shall include at least two hundred square feet (200') of contiguous or non-contiguous useable open space, such as patios or balconies, which is not encumbered with structures. At least one hundred square feet (100') of useable open space shall be attached to the dwelling. No length or width of the useable open space shall be less than eight feet (8').

**SECTION 9.88. DEVELOPMENT DESIGN AND PHASING.**

- A. PHASING PLAN. For phased developments, a site development phasing plan shall be submitted with the land use application and include maps, exhibits and a description of the following: phasing for development and infrastructure, and the development of multi-modal transportation connectivity with the neighborhood and adjoining community areas.
- B. DESIGN REVIEW. For multiple family dwelling developments that do not include a non-residential use, a site design plan shall be submitted to the Planning Director for review and shall include the following:
  1. Building footprint
  2. Floor plans
  3. Landscape plan
  4. Wall and fencing plan
  5. Elevation plan
  6. Architectural design
  7. Photometric plan, as necessary
  8. Traffic analysis
- C. PUBLIC REVIEW PERIOD. A thirty (30) day public review period shall be provided prior to the Planning Director considering the site design plan submitted for multiple family dwelling developments that do not include a non-residential use. Notice of the public review period shall be given in the same manner as provided in Section 18.26 c. sub-

sections (2),(4), (5),(6) and (7) of this ordinance. The notice shall include the mailing address to send comments to, the dates for the public review period, location where the site design plan may be reviewed, and explain that the public may comment on the site design plan for the multiple family dwelling development. The Planning Director shall consider any public comments received on the site design plan.

D. **DESIGN APPROVAL.** The site design plan referenced above shall be approved if the Planning Director finds the site design plan conforms or is consistent with all of the following:

1. The Riverside County General Plan;
2. This Ordinance;
3. The Countywide Design Guidelines;
4. There is no specific, adverse impact upon the public health or safety. A specific adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete; or
5. If there is a specific adverse impact upon the public health or safety, the development has been conditioned to develop at a lower density which removes the specific adverse impact."

**Section 3.** 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 4.** This Ordinance shall take effect thirty (30) days after its adoption.

John Tavaglione, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 6, 2016** the foregoing Ordinance consisting of four (4) sections was adopted by said Board by the following vote:

AYES: Tavaglione, Washington, and Ashley  
NAYS: Jeffries  
ABSENT: Benoit

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

12/15