

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



ITEM
17.7
(ID # 4779)

MEETING DATE:
Tuesday, July 25, 2017

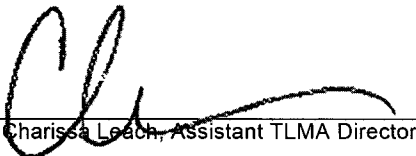
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION LAND MANAGEMENT AGENCY /PLANNING: Public Hearing
on Ordinance No. 348.4856 amending Section 18.50 of Ordinance No. 348
related to the placement of metal shipping containers in the unincorporated area
of the County of Riverside [All Districts - \$12,500.00 - 100% Net County Cost] –
CEQA Exempt

RECOMMENDED MOTION: That the Board of Supervisors:

1. FIND that Ordinance No. 348.4856 is exempt from CEQA pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15303 based on the findings set forth in the attached staff report and the conclusion that Ordinance No. 348.4856 will not have a significant effect on the environment; and,
2. ADOPT Ordinance No. 348.4856 an ordinance amending Section 18.50 of Ordinance No. 348 based upon the findings and conclusions incorporated in the attached staff report; and
3. DIRECT the Planning Department to file the attached Notice of Exemption with the County Clerk for posting.

ACTION: Policy



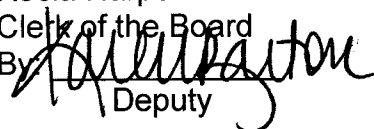
Charissa Leach, Assistant TLMA Director

7/10/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4856 is adopted with waiver of the reading and updated language to include "Metal shipping containers shall be an accessory use for storage and shall not be used for habitable space."

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: July 25, 2017
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 2,500.00	\$ 0	\$ 12,500.00	\$ 0
NET COUNTY COST	\$ 2,500.00	\$ 0	\$ 12,500.00	\$ 0
SOURCE OF FUNDS: 100% General Fund Department Budget Allocation			Budget Adjustment: No	
			For Fiscal Year: 17/18	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Storage containers serve an important purpose by providing secure storage in rural areas throughout the county. In recent years, many rural residential property owners have been hampered by the strict lot size requirements under the current ordinance. In addition, many agricultural farmers tend to use multiple shipping containers for the storage of farming equipment and crops.

Ordinance No. 348.4856 makes the following modifications to the current development standards for metal shipping containers:

1. Provides a tiering approach to the maximum number of metal shipping containers allowed on a lot based on the lot's size.
2. Establishes the maximum size and storage area for metal shipping containers.
3. Prohibits stacking of the metal shipping containers.
4. Requires screening for metal shipping containers on lots less than 5 gross acres.
5. Establishes set back, placement and color requirements for the metal shipping containers.

Ordinance No. 348.4856 also allows a property owner to request additional metal shipping containers above the maximum number allowed on a lot through the plot plan application process.

As part of this proposed ordinance, the Planning Department staff obtained feedback from rural residential property owners, consulted with the Agricultural Commissioner's Office and presented the proposed ordinance to the Farm Bureau. As a result, this proposed ordinance captures the needs of rural residential property owners and balances the flexibility required for agricultural operations as well as meeting the regulatory needs from a governmental standpoint.

The Planning Commission considered the proposed ordinance on June 21, 2017. As part of staff's presentation to the Planning Commission, it was recommended that the ordinance include minor modifications related to agricultural operations. These modifications were proposed in response to community outreach meetings with the Farm Bureau. The Planning Commission, on a 5-0 vote, recommended the Board of Supervisors adopt Ordinance

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

No.348.4856 with the modified language, which is shown on the attached redline version of the proposed ordinance. During the Planning Commission hearing, discussions took place on whether the development standards applied to temporary metal shipping containers. In response to this discussion, staff is recommending a minor modification to section B.4. of the ordinance, shown on the redline version, to clarify that the development standards do not apply to metal shipping containers used on a temporary basis in conjunction with construction, grading operations or agricultural operations.

This Ordinance is a part of the Board of Supervisors initiative to implement business friendly practices County-wide. The Board of Supervisors adopted an order to initiate certain changes within Ordinance 348, which is the County's Development Code. This order was initiated on December 17, 2013, Agenda Item 3-51.

Impact on Residents and Businesses

The impact on citizens can be viewed as positive since the reduction in acreage would allow private property owners within residential zones the ability to provide storage on residential parcels below the current five (5) acre minimum. The aesthetic impacts have been addressed through additional color options and an updated setback criteria requirement reflective of the reduction in acreage. The impact on business would be minimal to less than significant since the process in obtaining a metal shipping container within the commercial and industrial zones would not change.

SUPPLEMENTAL

Additional Fiscal Information

The total cost for this portion of the Ord. 348 update is \$12,500 amount, which has been included in the department's general fund allocation. There is no new general fund requested for the completion of this portion of the update.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

ATTACHMENT A. Ordinance No. 348.4856 (final version and redline)


ATTACHMENT B. Planning Commission Staff Reports

ATTACHMENT C. Planning Commission Minutes

ATTACHMENT D. CEQA Notice of Exemption

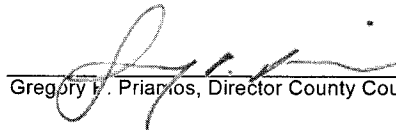
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ATTACHMENT E. Airport Land Use Commission Determination



Tina Grande, Principal Management Analyst

7/18/2017



Gregory H. Priamos, Director County Counsel

7/12/2017

ORDINANCE NO. 348. 4856

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 18.50 of Article XVIII of Ordinance No. 348 is amended to read as

follows:

“SECTION 18.50

A. INTENT.

The Board of Supervisors has enacted the following provisions to establish minimum development standards for the placement of metal shipping containers within the unincorporated areas of Riverside County. These standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect health, safety and welfare.

B. PERMITTED ZONING AND DEVELOPMENT STANDARDS.

Placement of metal shipping containers shall be subject to the following limitations:

1. Metal shipping containers shall not be allowed as a principal use in any zone.
2. Metal shipping containers shall be an accessory use for storage and shall not be used for habitable space.
3. Except as otherwise provided, metal shipping containers shall be allowed in all zones on a temporary basis during construction, grading operations or agricultural operations when utilized solely for the storage of supplies and equipment that are used for the construction, grading or agricultural operations on that site.

- 1 4. In commercial and industrial zones, placement of metal shipping containers
2 as an accessory use is permitted provided a plot plan has been approved
3 pursuant to the provisions of Section 18.30 of this ordinance or the
4 placement of metal shipping containers has been approved as part of an
5 approved plot plan, conditional use permit or public use permit.
- 6 5. Except as otherwise provided in subsections B.2, B.3 and B.5. of section
7 18.50, the placement of metal shipping containers shall be allowed in all
8 zones as an accessory use subject to the following development standards:
- 9 a. No more than one metal shipping container is allowed on lots 1
10 gross acre or greater but less than 2 gross acres.
- 11 b. No more than two metal shipping containers are allowed on lots 2
12 gross acres or greater but less than 5 gross acres.
- 13 c. No more than three metal shipping containers are allowed on lots 5
14 gross acres or greater but less than 10 gross acres.
- 15 d. No more than five metal shipping containers are allowed on lots 10
16 gross acres or greater.
- 17 e. The size of a metal shipping container shall not exceed 40-feet
18 (length) by 10-feet (width) by 10-feet (height) and the storage area
19 shall not exceed four hundred square feet (400').
- 20 f. No metal shipping container shall be placed on the top of another
21 metal shipping container.
- 22 g. A principal building, dwelling unit or agricultural operation shall be
23 located on the lot.
- 24 h. Placement shall be to the rear of the principal building or dwelling
25 unit on the rear half of the lot.
- 26 i. Metal shipping containers shall be painted a neutral earth-tone color
27 or a color consistent with the principal building or dwelling unit.
- 28

- 1 j. The minimum side and rear setback shall be 25 feet for lots 1 gross
2 acre or greater but less than 2 gross acres.
- 3 k. The minimum side and rear setback shall be 50 feet for lots 2 gross
4 acres or greater.
- 5 l. Metal shipping containers located on lots less than 5 gross acres
6 shall be fully screened by an opaque fence or fast growing
7 landscaping.
- 8 m. Metal shipping containers shall not be located within an area that
9 includes sensitive habitat, biological resources or historical
10 resources.

- 11 6. The quantity of metal shipping containers may exceed the amount set forth
12 in subsection B.4. of section 18.50 provided a plot plan has been approved
13 pursuant to the provisions of Section 18.30 of this ordinance or the
14 placement of metal shipping containers has been approved as part of an
15 approved plot plan, conditional use permit or public use permit.

16 C. EXCEPTION. The provisions of this section shall not apply in the A-2, A-P or A-
17 D zones or to lots 10 gross acres or greater located in the A-1 zone, and the placement of
18 metal shipping containers shall be permitted in these zones and on these lots in the A-1
19 zone.”

20 Section 2. If any provision, clause, sentence or paragraph of this ordinance or the
21 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the
22 other provisions of this ordinance which can be given effect without the invalid provision or application,
23 and to this end, the provisions of this ordinance are hereby declared to be severable.

1 Section 3. This ordinance shall take effect thirty (30) days after its adoption.

2
3 BOARD OF SUPERVISORS OF THE COUNTY
4 OF RIVERSIDE, STATE OF CALIFORNIA

5
6 By: 

Chairman, Board of Supervisors

JOHN TAVAGNONE

7 ATTEST:
8 CLERK OF THE BOARD

9 By: 

Deputy

10
11
12 (SEAL)

13
14
15
16
17 APPROVED AS TO FORM
18 August 9, 2017

19
20 By: 

Michelle P. Clack

Supervising Deputy County Counsel

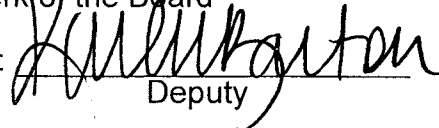
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on July 25, 2017, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

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


DATE: July 25, 2017

KECIA HARPER-IHEM
Clerk of the Board
BY:  Deputy

SEAL

Agenda Item No.:
Area Plan: Countywide
Supervisory District: All Districts
Project Planner: Wendell Bugtai
Planning Commission: June 21, 2017

ORDINANCE NO. 348.4856
CEQA Exempt
Applicant: County of Riverside


Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Ordinance No. 348.4856 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to amend Section 18.50 related to metal shipping containers in the County's unincorporated area. The amendment makes modifications to the development standards related to the placement of metal shipping containers. In summary, the revised development standards include the following:

1. Only 1 metal shipping container is allowed on lots greater than one gross acre but less than two gross acres.

A maximum of 2 metal shipping containers is allowed on lots greater than two gross acres but less than five gross acres.

A maximum of 3 metal shipping containers is allowed on lots greater than five gross acres but less than ten gross acres.

A maximum of 5 metal shipping containers is allowed on lots greater than ten gross acres.
2. With an approved plot plan, a property owner may have more metal shipping containers than the maximum amount allowed on the lot.
3. The storage area of a metal shipping container cannot exceed 400 square-feet.
4. The dimensions of a metal shipping container cannot exceed 40-feet (length) x 10-feet (width) x 10-feet (height).
5. The minimum side and rear yard setback is 25 feet for lots 1 gross acre or greater but less than 2 gross acres. The minimum side and rear yard setback for lots 2 gross acres or greater is 50 feet.
6. Metal shipping containers are required to be painted a neutral earth-tone color or color consistent with the principal building or dwelling unit.
7. Metal shipping containers cannot be placed on top of each other (stacking).

Additionally, lots greater than 10 gross acres located in the Light Agriculture (A-1) zone were added to the exception language. As a result, metal shipping containers will be permitted on these lots and they do not need to comply with the provisions of section 18.50.

As a matter of reference, Ordinance 348.4856 was scheduled for Planning Commission on the May 17, 2017 and continued to the June 21, 2017 to address additional comments from Agricultural Commissioner.

BACKGROUND:

Storage containers serve an important purpose by providing secure storage in rural areas throughout the county. Since the inception of Section 18.50 "Metal Shipping Containers" in 2008, the Planning Department has seen the positive and negative impacts of the ordinance in its current form. This amendment serves to address these impacts in a variety of refined changes which focus on the restrictions of private property owners within rural areas along with addressing the agricultural limitations not addressed by the previous ordinance language. This ordinance amendment should provide tangible immediate benefits to rural residents and agricultural property owners throughout Riverside County.

RECOMMENDATIONS:

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

FIND ORDINANCE NO. 348.4856 exempt from CEQA pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15303 based on the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.4856, based on the findings and conclusions incorporated into the staff report.

FINDINGS:

1. The proposed amendment applies to all unincorporated areas of Riverside County.
2. The proposed amendment revises Section 18.50 of Ordinance No. 348.
3. The standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect health, safety and welfare.
4. The project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (new construction or conversion of small structures) and State CEQA Guidelines section 15061(b)(3)(Common Sense Exemption). Section 15303 provides accessory garages and carports as examples of this exemption. Shipping containers are similar to garages and carports in that all these accessory uses are for the storage of such items as materials, equipment or vehicles. Additionally, garages and carports are accessory to the principal use on the lot. Shipping containers are also accessory to the principal use on the lot.

The ordinance amendment sets forth development standards that limit the number of shipping containers on a lot, require them to be consistent in color with the principal building or dwelling unit, require additional screening with fencing or landscaping, and not to be placed within sensitive habitat or impact biological resources. With these development standards, none of the exceptions under State CEQA Guidelines section 15300.2 apply.

Additionally, Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." With compliance with the amendment's development standards, it can be seen with certainty that there is no possibility that Ordinance No. 348.4856 may have a significant direct, indirect, or cumulative physical effect on the environment.

CONCLUSIONS:

1. The proposed amendment is in conformance with the Land Use Ordinance and with all elements of the Riverside County General Plan.
2. The proposed project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The amendment covers all properties and parcels within the unincorporated areas of Riverside County.



**PLANNING COMMISSION
MINUTE ORDER
JUNE 7, 2017**

I. AGENDA ITEM 3.1

ORDINANCE NO. 348.4856 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide.

I. PROJECT DESCRIPTION:

Ordinance No. 348.4856 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, that amends Section 18.50 related to metal shipping containers in the County's unincorporated area. The amendment makes modifications to the development standards related to the placement of metal shipping containers including lot size minimums, maximum container size, setback requirements, color and screening for the metal shipping containers. The amendment also requires a plot plan for the placement of shipping containers on parcels less than five gross acres in the C/V, WC-W, WC-WE, WC-E, and WC-R zones. Additionally, the amendment includes the Light Agriculture (A-1) Zone as an exception to the Section 18.50 requirements. Continued from May 17, 2017.

II. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Wendell Bugtai at (951) 955-2459 or email at wbugtai@rivco.org.

Spoke in favor:

Steven Pastor, Interested Party.

No one spoke in opposition or neutral position.

III. CONTROVERSIAL ISSUES:

None.

IV. PLANNING COMMISSION ACTION:

Public Comments: Closed

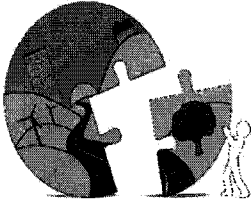
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer

A vote of 5-0

Planning Staff Recommend the Following Actions to the Board of Supervisors:

FIND Ordinance No. 348.4856 exempt from the California Environmental Quality Act (CEQA); and,

ADOPT Ordinance No. 348.4856.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

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. 348.4856

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

Project Description: Ordinance No. 348.4856 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to amend Section 18.50 related to metal shipping containers in the County's unincorporated area. The amendment makes modifications to the development standards related to the placement of metal shipping containers including the number of metal shipping containers allowed on lots, maximum container size, setback requirements, color and screening for the metal shipping containers. The amendment also requires a plot plan for additional metal shipping containers over the allowable number on specified lots. Additionally, the amendment excludes lots greater than 10 gross acres in Light Agriculture (A-1) Zone from the Section 18.50 requirements.

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)

- | | |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input type="checkbox"/> Categorical Exemption (_____) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption (_____) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input checked="" type="checkbox"/> Other: <u>Section 15303 and 15061 (b)(3)</u> |

NOTICE OF EXEMPTION

Reasons why project is exempt: The project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (new construction or conversion of small structures) and State CEQA Guidelines section 15061(b)(3)(Common Sense Exemption). Section 15303 provides accessory garages and carports as examples of this exemption. Shipping containers are similar to garages and carports in that all these accessory uses are for the storage of such items as materials, equipment or vehicles. Additionally, garages and carports are accessory to the principal use on the lot. Shipping containers are also accessory to the principal use on the lot. The ordinance amendment sets forth development standards that limits the number of shipping containers, requires them to be consistent in color with the principal building or dwelling unit, requires additional screening with fencing or landscaping, and not to be placed within sensitive habitat or impact biological resources. With these development standards, none of the exceptions under State CEQA Guidelines section 15300.2 apply. Additionally, Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." With compliance with the amendment's development standards, it can be seen with certainty that there is no possibility that Ordinance No. 348.4856 may have a significant direct, indirect, or cumulative physical effect on the environment.

Wendell Bugtai

County Contact Person

951-955-2459

Phone Number

Signature

Title

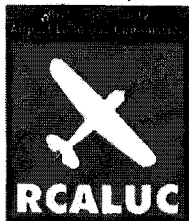
Date

Date Received for Filing and Posting at OPR: _____

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

FOR COUNTY CLERK'S USE ONLY

Revised: 05/31/2017: Y:\Planning Case Files-Riverside office\CZ07938\CZ07938 - Ord. 348.4856 - Notice of Exemption.docx



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 8, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

Mr. John Hildebrand, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW -
DIRECTOR'S DETERMINATION**

File No.: ZAP1021RG17
Related File No.: Ordinance Nos. 348.4856 and 348.4857 (Zoning Ordinance
Amendments)
APN: Countywide

Dear Mr. Hildebrand:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No. 2011-02, staff reviewed Riverside County Ordinance Nos. 348.4856 and 348.4857 (Zoning Ordinance Amendments), which propose to establish minimum development standards for the placement of metal shipping containers and unattended donation bins, respectively, within unincorporated Riverside County.

As ALUC Director, I hereby find the above-referenced projects **CONSISTENT** with all Riverside County Airport Land Use Compatibility Plans.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Proposed Ordinance Amendments

Y:\AIRPORT CASE FILES\Regional\ZAP1021RG17\ZAP1021RG17.LTR.doc

1 placement of metal shipping containers has been approved as part of an
2 approved plot plan, conditional use permit or public use permit.

3 4. Except as otherwise provided in subsections B.2, B.3 and B.5. of section
4 18.50, the placement of metal shipping containers shall be allowed in all
5 zones as an accessory use subject to the following development standards:

- 6 a. No more than one metal shipping container is allowed on lots 1
7 gross acre or greater but less than 2 gross acres.
- 8 b. No more than two metal shipping containers are allowed on lots 2
9 gross acres or greater but less than 5 gross acres.
- 10 c. No more than three metal shipping containers are allowed on lots 5
11 gross acres or greater but less than 10 gross acres.
- 12 d. No more than five metal shipping containers are allowed on lots 10
13 gross acres or greater.
- 14 e. The size of a metal shipping container shall not exceed 40-feet
15 (length) by 10-feet (width) by 10-feet (height) and the storage area
16 shall not exceed four hundred square feet (400').
- 17 f. No metal shipping container shall be placed on the top of another
18 metal shipping container.
- 19 g. A principal building, dwelling unit or agricultural operation shall be
20 located on the lot.
- 21 h. Placement shall be to the rear of the principal building or dwelling
22 unit on the rear half of the lot.
- 23 i. Metal shipping containers shall be painted a neutral earth-tone color
24 or a color consistent with the principal building or dwelling unit.
- 25 j. The minimum side and rear setback shall be 25 feet for lots 1 gross
26 acre or greater but less than 2 gross acres.

1 k. The minimum side and rear setback shall be 50 feet for lots 2 gross
2 acres or greater.

3 l. Metal shipping containers located on lots less than 5 gross acres
4 shall be fully screened by an opaque fence or fast growing
5 landscaping.

6 m. Metal shipping containers shall not be located within an area that
7 includes sensitive habitat, biological resources or historical
8 resources.

9 5. The quantity of metal shipping containers may exceed the amount set forth
10 in subsection B.4. of section 18.50 provided a plot plan has been approved
11 pursuant to the provisions of Section 18.30 of this ordinance or the
12 placement of metal shipping containers has been approved as part of an
13 approved plot plan, conditional use permit or public use permit.

14 C. EXCEPTION. The provisions of this section shall not apply in the A-2, A-P or A-
15 D zones or to lots 10 gross acres or greater located in the A-1 zone, and the placement of
16 metal shipping containers shall be permitted in these zones and on these lots in the A-1
17 zone.”

18 Section 2. If any provision, clause, sentence or paragraph of this ordinance or the
19 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the
20 other provisions of this ordinance which can be given effect without the invalid provision or application,
21 and to this end, the provisions of this ordinance are hereby declared to be severable.

1
2 Section 3. This ordinance shall take effect thirty (30) days after its adoption.
3

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

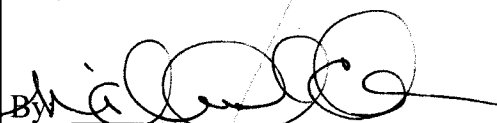
6 By: _____
7 Chairman, Board of Supervisors

8 ATTEST:
9 CLERK OF THE BOARD

10 By: _____
11 Deputy

12
13
14 (SEAL)

15
16
17
18 APPROVED AS TO FORM
19 July 12, 2017

20
21 By: 
22 Michelle P. Clack
23 Supervising Deputy County Counsel
24
25
26
27
28

ORDINANCE NO. 348. 4856
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 18.50 of Article XVIII of Ordinance No. 348 is amended to read as follows:

“SECTION 18.50

A. INTENT.

The Board of Supervisors has enacted the following provisions to establish minimum development standards for the placement of metal shipping containers within the unincorporated areas of Riverside County. These standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect health, safety and welfare.

B. PERMITTED ZONING AND DEVELOPMENT STANDARDS.

Placement of metal shipping containers shall be subject to the following limitations:

1. Metal shipping containers shall not be allowed as a principal use in any zone.
2. Except as otherwise provided, metal shipping containers shall be allowed in all zones on a temporary basis during construction, ~~or~~ grading operations ~~or~~ agricultural operations when utilized solely for the storage of supplies and equipment that are used for the construction, ~~or~~ grading ~~or~~ agricultural operations on that site.
3. In commercial and industrial zones, placement of metal shipping containers as an accessory use is permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the

Commented [CM1]: Modification recommended by the Planning Commission

1 placement of metal shipping containers has been approved as part of an
2 approved plot plan, conditional use permit or public use permit.

- 3 4. Except as otherwise provided in subsections B.2, B.3 and B.5. of section
4 18.50, the placement of metal shipping containers shall be allowed in all
5 zones as an accessory use subject to the following development standards:

Commented [CM2]: Modification recommended by the
Planning Department

- 6 a. No more than one metal shipping container is allowed on lots 1
7 gross acre or greater but less than 2 gross acres.
8 b. No more than two metal shipping containers are allowed on lots 2
9 gross acres or greater but less than 5 gross acres.
10 c. No more than three metal shipping containers are allowed on lots 5
11 gross acres or greater but less than 10 gross acres.
12 d. No more than five metal shipping containers are allowed on lots 10
13 gross acres or greater.
14 e. The size of a metal shipping container shall not exceed 40-feet
15 (length) by 10-feet (width) by 10-feet (height) and the storage area
16 shall not exceed four hundred square feet (400').
17 f. No metal shipping container shall be placed on the top of another
18 metal shipping container.
19 g. A principal building, ~~or dwelling unit~~ or agricultural operation shall
20 be located on the lot.
21 h. Placement shall be to the rear of the principal building or dwelling
22 unit on the rear half of the lot.
23 i. Metal shipping containers shall be painted a neutral earth-tone color
24 or a color consistent with the principal building or dwelling unit.
25 j. The minimum side and rear setback shall be 25 feet for lots 1 gross
26 acre or greater but less than 2 gross acres.
27
28

Commented [CM3]: Modification recommended by the
Planning Commission

1 k. The minimum side and rear setback shall be 50 feet for lots 2 gross
2 acres or greater.

3 l. Metal shipping containers located on lots less than 5 gross acres
4 shall be fully screened by an opaque fence or fast growing
5 landscaping.

6 m. Metal shipping containers shall not be located within an area that
7 includes sensitive habitat, biological resources or historical
8 resources.

9 5. The quantity of metal shipping containers may exceed the amount set forth
10 in subsection B.4. of section 18.50 provided a plot plan has been approved
11 pursuant to the provisions of Section 18.30 of this ordinance or the
12 placement of metal shipping containers has been approved as part of an
13 approved plot plan, conditional use permit or public use permit.

14 C. EXCEPTION. The provisions of this section shall not apply in the A-2, A-P or A-
15 D zones or to lots 10 gross acres or greater located in the A-1 zone, and the placement of
16 metal shipping containers shall be permitted in these zones and on these lots in the A-1
17 zone.”

18 Section 2. If any provision, clause, sentence or paragraph of this ordinance or the
19 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the
20 other provisions of this ordinance which can be given effect without the invalid provision or application,
21 and to this end, the provisions of this ordinance are hereby declared to be severable.

Commented [CM4]: Modification recommended by the
Planning Commission

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

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

By: _____
Chairman, Board of Supervisors

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

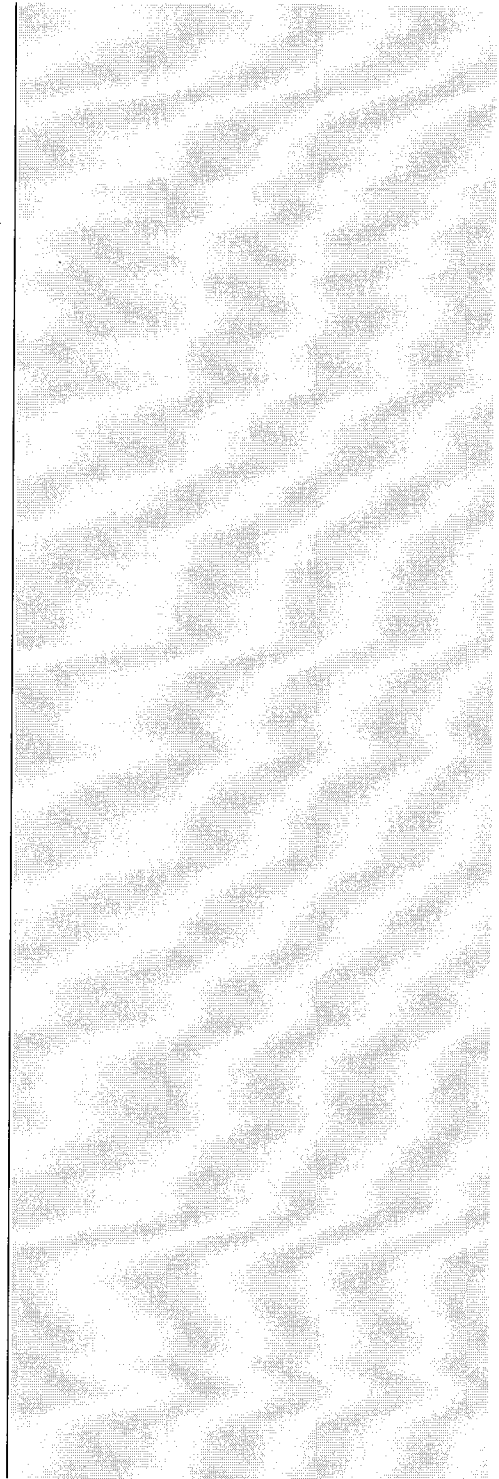
(SEAL)

APPROVED AS TO FORM
May __, 2017

By: _____
Michelle P. Clack
Supervising Deputy County Counsel

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

G:\PROPERTY\MCLACK\PLANNING AND LAND USE\ORDINANCES\METAL SHIPPING CONTAINERS\REVISED CLEAN METAL SHIPPING CONTAINER
ORDINANCE 5-23-17.DOC





OFFICE OF THE
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 11, 2017

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

TEL: (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING FOR ORDINANCE NO. 348.4856

To Whom It May Concern:

Attached is a copy for publication in your newspaper **one time: Friday, July 14, 2017.**

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

17.7

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Tuesday, July 11, 2017 8:33 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Notice of Public Hearing for Ord. No. 348.4856

Received for publication on 7/14. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
Deadline is **10:30 AM, three (3) business days prior to the date you would like to publish.**
****Additional days required for larger ad sizes****
****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.com / La Prensa

On Tue, Jul 11, 2017 at 8:17 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning!

I have a few Notices to send out today. Here's the first one.

Notice of Public Hearing for above-mentioned Ordinance, for publication on Friday, July 14, 2017. This needs to be published on a 1/8 Page Display Ad. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010



OFFICE OF THE
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 11, 2017

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

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

RE: NOTICE OF PUBLIC HEARING FOR ORDINANCE NO. 348.4856

To Whom It May Concern:

Attached is a copy for publication in your newspaper **one time: Friday, July 14, 2017.**

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: Email, TDS-Legals <legals@thedesertsun.com>
Sent: Tuesday, July 11, 2017 9:22 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Notice of Public Hearing for Ord. No. 348.4856

Good Morning Cecilia,

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

Charlene Moeller | Customer Care Representative / Legals

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4528 e: legals@thedesertsun.com

Lobby hours are 9am-noon (closed for lunch) 1:30p-4pm

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@RIVCO.ORG]
Sent: Tuesday, July 11, 2017 8:19 AM
To: Email, TDS-Legals <legals@thedesertsun.com>
Subject: FOR PUBLICATION: Notice of Public Hearing for Ord. No. 348.4856

Good morning!

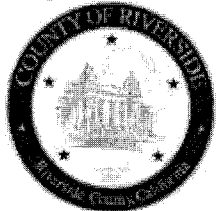
Notice of Public Hearing for above-mentioned Ordinance, for publication on Friday, July 14, 2017. This needs to be published on a 1/8 Page Display Ad. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY

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 25, 2017 at 10:30 a.m.**, or as soon as possible thereafter, to consider adoption of the following:

ORDINANCE NO. 348. 4856

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 18.50 of Article XVIII of Ordinance No. 348 is amended to read as follows:

“SECTION 18.50

A. INTENT.

The Board of Supervisors has enacted the following provisions to establish minimum development standards for the placement of metal shipping containers within the unincorporated areas of Riverside County. These standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect health, safety and welfare.

B. PERMITTED ZONING AND DEVELOPMENT STANDARDS.

Placement of metal shipping containers shall be subject to the following limitations:

1. Metal shipping containers shall not be allowed as a principal use in any zone.
2. Except as otherwise provided, metal shipping containers shall be allowed in all zones on a temporary basis during construction, grading operations or agricultural operations when utilized solely for the storage of supplies and equipment that are used for the construction, grading or agricultural operations on that site.
3. In commercial and industrial zones, placement of metal shipping containers as an accessory use is permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.
4. Except as otherwise provided in subsections B.2, B.3 and B.5. of section 18.50, the placement of metal shipping containers shall be allowed in all zones as an accessory use subject to the following development standards:

- a. No more than one metal shipping container is allowed on lots 1 gross acre or greater but less than 2 gross acres.
 - b. No more than two metal shipping containers are allowed on lots 2 gross acres or greater but less than 5 gross acres.
 - c. No more than three metal shipping containers are allowed on lots 5 gross acres or greater but less than 10 gross acres.
 - d. No more than five metal shipping containers are allowed on lots 10 gross acres or greater.
 - e. The size of a metal shipping container shall not exceed 40-feet (length) by 10-feet (width) by 10-feet (height) and the storage area shall not exceed four hundred square feet (400').
 - f. No metal shipping container shall be placed on the top of another metal shipping container.
 - g. A principal building, dwelling unit or agricultural operation shall be located on the lot.
 - h. Placement shall be to the rear of the principal building or dwelling unit on the rear half of the lot.
 - i. Metal shipping containers shall be painted a neutral earth-tone color or a color consistent with the principal building or dwelling unit.
 - j. The minimum side and rear setback shall be 25 feet for lots 1 gross acre or greater but less than 2 gross acres.
 - k. The minimum side and rear setback shall be 50 feet for lots 2 gross acres or greater.
 - l. Metal shipping containers located on lots less than 5 gross acres shall be fully screened by an opaque fence or fast growing landscaping.
 - m. Metal shipping containers shall not be located within an area that includes sensitive habitat, biological resources or historical resources.
5. The quantity of metal shipping containers may exceed the amount set forth in subsection B.4. of section 18.50 provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.
- C. EXCEPTION. The provisions of this section shall not apply in the A-2, A-P or A-D zones or to lots 10 gross acres or greater located in the A-1 zone, and the placement of metal shipping containers shall be permitted in these zones and on these lots in the A-1 zone."

Section 2. 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 3. This ordinance shall take effect thirty (30) days after its adoption.

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 this 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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the hearing.

Dated: July 11, 2017

KECIA HARPER-IHEM, Clerk of the Board
By: Cecilia Gil, Board Assistant

Gil, Cecilia

From: Bugtai, Wendell
Sent: Monday, July 10, 2017 1:28 PM
To: Gil, Cecilia
Subject: RE: Metal Shipping Container Ordinance 348.4856 - Advertising

FYI – See below

From: Clack, Shellie
Sent: Monday, July 10, 2017 1:12 PM
To: Bugtai, Wendell <wbugtai@RIVCO.ORG>
Subject: RE: Metal Shipping Container Ordinance 348.4856 - Advertising

Hi Wendell,

We should be following the same public hearing noticing we did at the Planning Commission level. Since we are over 1,000 folks, the notice is a display advertisement of at least 1/8 of a page in at least one newspaper of general circulation.

SHELLIE CLACK
Supervising Deputy County Counsel
County of Riverside
Phone: (951) 955-0212
Fax: (951) 955-6883
Email: MClack@rivco.org

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.

From: Bugtai, Wendell
Sent: Monday, July 10, 2017 12:08 PM
To: Clack, Shellie <MClack@RIVCO.ORG>
Cc: Gil, Cecilia <CCGIL@RIVCO.ORG>
Subject: Re: Metal Shipping Container Ordinance 348.4856 - Advertising

Hi Shellie,

Any luck on getting the advertising requirements? Thanks!

Wendell Bugtai
Agency Program Administrator
County of Riverside, TLMA
4080 Lemon Street, 14th Floor
Riverside, CA 92502
wbugtai@rctlma.org
Phone: (951) 955-2459



OFFICE OF THE
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 31, 2017

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

TEL: (951) 368-9229
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4856

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, August 3, 2017**.

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: Legals <legals@pe.com>
Sent: Monday, July 31, 2017 10:44 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4856

Received for publication on 8/3. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.
Additional days required for larger ad sizes
Employees of The Press-Enterprise are not able to give legal advice of any kind

The Press-Enterprise PE.com / La Prensa

On Mon, Jul 31, 2017 at 10:35 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning!

Adoption of Ordinance, for publication on Thursday, Aug. 3, 2017. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>



OFFICE OF THE
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 31, 2017

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4856

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, August 3, 2017**.

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: Email, TDS-Legals <legals@thedesertsun.com>
Sent: Monday, July 31, 2017 11:03 AM
To: Gil, Cecilia; Email, TDS-Legals
Subject: RE: FOR PUBLICATION: Adoption of Ord. NO. 348.4856

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

Ashley Alvarez | Customer Care Representative / Legals

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4528 e: legals@thedesertsun.com

The Coachella Valley's #1 Source in News & Advertising!
www.DesertSun.com | twitter @MyDesert | facebook thedesertsun

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@RIVCO.ORG]
Sent: Monday, July 31, 2017 10:36 AM
To: Email, TDS-Legals <legals@thedesertsun.com>
Subject: FOR PUBLICATION: Adoption of Ord. NO. 348.4856

Good morning!

Adoption of Ordinance, for publication on Thursday, Aug. 3, 2017. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010
ccgil@rivco.org
<http://rivcocob.org/>

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

ORDINANCE NO. 348. 4856

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 18.50 of Article XVIII of Ordinance No. 348 is amended to read as follows:

“SECTION 18.50

A. INTENT.

The Board of Supervisors has enacted the following provisions to establish minimum development standards for the placement of metal shipping containers within the unincorporated areas of Riverside County. These standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect health, safety and welfare.

B. PERMITTED ZONING AND DEVELOPMENT STANDARDS.

Placement of metal shipping containers shall be subject to the following limitations:

1. Metal shipping containers shall not be allowed as a principal use in any zone.
2. Metal shipping containers shall be an accessory use for storage and shall not be used for habitable space.
3. Except as otherwise provided, metal shipping containers shall be allowed in all zones on a temporary basis during construction, grading operations or agricultural operations when utilized solely for the storage of supplies and equipment that are used for the construction, grading or agricultural operations on that site.
4. In commercial and industrial zones, placement of metal shipping containers as an accessory use is permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.
5. Except as otherwise provided in subsections B.2, B.3 and B.5. of section 18.50, the placement of metal shipping containers shall be allowed in all zones as an accessory use subject to the following development standards:

- a. No more than one metal shipping container is allowed on lots 1 gross acre or greater but less than 2 gross acres.
 - b. No more than two metal shipping containers are allowed on lots 2 gross acres or greater but less than 5 gross acres.
 - c. No more than three metal shipping containers are allowed on lots 5 gross acres or greater but less than 10 gross acres.
 - d. No more than five metal shipping containers are allowed on lots 10 gross acres or greater.
 - e. The size of a metal shipping container shall not exceed 40-feet (length) by 10-feet (width) by 10-feet (height) and the storage area shall not exceed four hundred square feet (400').
 - f. No metal shipping container shall be placed on the top of another metal shipping container.
 - g. A principal building, dwelling unit or agricultural operation shall be located on the lot.
 - h. Placement shall be to the rear of the principal building or dwelling unit on the rear half of the lot.
 - i. Metal shipping containers shall be painted a neutral earth-tone color or a color consistent with the principal building or dwelling unit.
 - j. The minimum side and rear setback shall be 25 feet for lots 1 gross acre or greater but less than 2 gross acres.
 - k. The minimum side and rear setback shall be 50 feet for lots 2 gross acres or greater.
 - l. Metal shipping containers located on lots less than 5 gross acres shall be fully screened by an opaque fence or fast growing landscaping.
 - m. Metal shipping containers shall not be located within an area that includes sensitive habitat, biological resources or historical resources.
6. The quantity of metal shipping containers may exceed the amount set forth in subsection B.4. of section 18.50 provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.

C. EXCEPTION. The provisions of this section shall not apply in the A-2, A-P or A-D zones or to lots 10 gross acres or greater located in the A-1 zone, and the placement of metal shipping containers shall be permitted in these zones and on these lots in the A-1 zone."

Section 2. 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 3. This ordinance shall take effect thirty (30) days after its adoption.

John F. Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **July 25, 2017**, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

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

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



CALL (951) 368-9222
EMAIL: legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
7/14/17	0010979255		PE Riverside	6 x 117 Li	912.60
7/14/17	0010979255		PE Riverside	6 x 117 Li	-2.60

Invoice text: NOPH for Ord. No. 348.4856

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2017 JUL 17 AM 10:46

Planning
17.7 w/ 07/25/17

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE

910.00

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	07/14/2017	5209148	5209148	BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
07/14/2017	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
910.00	0010979255	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
PO BOX 54880
LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

Ad Copy:

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.: NOPH for Ord. No. 348.4856 /

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:

07/14/2017

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

Date: July 14, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010979255-01

P.O. Number:

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2017 JUL 17 AM 10:46

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY

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 25, 2017 at 10:30 a.m.**, or as soon as possible thereafter, to consider adoption of the following:

ORDINANCE NO. 348, 4856 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 18.50 of Article XVIII of Ordinance No. 348 is amended to read as follows:

"SECTION 18.50

A. INTENT.

The Board of Supervisors has enacted the following provisions to establish minimum development standards for the placement of metal shipping containers within the unincorporated areas of Riverside County. These standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect health, safety and welfare.

B. PERMITTED ZONING AND DEVELOPMENT STANDARDS.

Placement of metal shipping containers shall be subject to the following limitations:

1. Metal shipping containers shall not be allowed as a principal use in any zone.
2. Except as otherwise provided, metal shipping containers shall be allowed in all zones on a temporary basis during construction, grading operations or agricultural operations when utilized solely for the storage of supplies and equipment that are used for the construction, grading or agricultural operations on that site.
3. In commercial and industrial zones, placement of metal shipping containers as an accessory use is permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.
4. Except as otherwise provided in subsections B.2, B.3 and B.5. of section 18.50, the placement of metal shipping containers shall be allowed in all zones as an accessory use subject to the following development standards:
 - a. No more than one metal shipping container is allowed on lots 1 gross acre or greater but less than 2 gross acres.
 - b. No more than two metal shipping containers are allowed on lots 2 gross acres or greater but less than 5 gross acres.
 - c. No more than three metal shipping containers are allowed on lots 5 gross acres or greater but less than 10 gross acres.
 - d. No more than five metal shipping containers are allowed on lots 10 gross acres or greater.
 - e. The size of a metal shipping container shall not exceed 40-feet (length) by 10-feet (width) by 10-feet (height) and the storage area shall not exceed four hundred square feet (400').
 - f. No metal shipping container shall be placed on the top of another metal shipping container.
 - g. A principal building, dwelling unit or agricultural operation shall be located on the lot.
 - h. Placement shall be to the rear of the principal building or dwelling unit on the rear half of the lot.
 - i. Metal shipping containers shall be painted a neutral earth-tone color or a color consistent with the principal building or dwelling unit.
 - j. The minimum side and rear setback shall be 25 feet for lots 1 gross acre or greater but less than 2 gross acres.
 - k. The minimum side and rear setback shall be 50 feet for lots 2 gross acres or greater.
 - l. Metal shipping containers located on lots less than 5 gross acres shall be fully screened by an opaque fence or fast growing landscaping.
 - m. Metal shipping containers shall not be located within an area that includes sensitive habitat, biological resources or historical resources.
5. The quantity of metal shipping containers may exceed the amount set forth in subsection B.4. of section 18.50 provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.

C. EXCEPTION. The provisions of this section shall not apply in the A-2, A-P or A-D zones or to lots 10 gross acres or greater located in the A-1 zone, and the placement of metal shipping containers shall be permitted in these zones and on these lots in the A-1 zone."

Section 2. 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 3. This ordinance shall take effect thirty (30) days after its adoption.

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 this 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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the hearing.

Dated: July 11, 2017

KECIA HARPER-IHEM, Clerk of the Board
By: Cecilia Gil, Board Assistant



CALL (951) 368-9222
EMAIL legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
8/3/17	0010989523		PE Riverside	4 x 106 Li	551.20

Invoice text: Adoption of Ord. No. 348.4856

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2017 AUG -8 AM 11:22

Planning
17.7 of 87/25/17

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE

551.20

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
	08/03/2017	5209148	5209148	BOARD OF SUPERVISORS	



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
08/03/2017	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
551.20	0010989523	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
PO BOX 54880
LOS ANGELES CA 90054-0880

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 Ord. No. 348.4856 /

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:

08/03/2017

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

Date: August 03, 2017

At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010989523-01

P.O. Number:

Ad Copy:

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

ORDINANCE NO. 348.4856 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 18.50 of Article XVIII of Ordinance No. 348 is amended to read as follows:

"SECTION 18.50

A. INTENT.

The Board of Supervisors has enacted the following provisions to establish minimum development standards for the placement of metal shipping containers within the unincorporated areas of Riverside County. These standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect health, safety and welfare.

B. PERMITTED ZONING AND DEVELOPMENT STANDARDS.

Placement of metal shipping containers shall be subject to the following limitations:

1. Metal shipping containers shall not be allowed as a principal use in any zone.
 2. Metal shipping containers shall be an accessory use for storage and shall not be used for habitable space.
 3. Except as otherwise provided, metal shipping containers shall be allowed in all zones on a temporary basis during construction, grading operations or agricultural operations when utilized solely for the storage of supplies and equipment that are used for the construction, grading or agricultural operations on that site.
 4. In commercial and industrial zones, placement of metal shipping containers as an accessory use is permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.
 5. Except as otherwise provided in subsections B.2, B.3 and B.5. of section 18.50, the placement of metal shipping containers shall be allowed in all zones as an accessory use subject to the following development standards:
 - a. No more than one metal shipping container is allowed on lots 1 gross acre or greater but less than 2 gross acres.
 - b. No more than two metal shipping containers are allowed on lots 2 gross acres or greater but less than 5 gross acres.
 - c. No more than three metal shipping containers are allowed on lots 5 gross acres or greater but less than 10 gross acres.
 - d. No more than five metal shipping containers are allowed on lots 10 gross acres or greater.
 - e. The size of a metal shipping container shall not exceed 40-feet (length) by 10-feet (width) by 10-feet (height) and the storage area shall not exceed four hundred square feet (400').
 - f. No metal shipping container shall be placed on the top of another metal shipping container.
 - g. A principal building, dwelling unit or agricultural operation shall be located on the lot.
 - h. Placement shall be to the rear of the principal building or dwelling unit on the rear half of the lot.
 - i. Metal shipping containers shall be painted a neutral earth-tone color or a color consistent with the principal building or dwelling unit.
 - j. The minimum side and rear setback shall be 25 feet for lots 1 gross acre or greater but less than 2 gross acres.
 - k. The minimum side and rear setback shall be 50 feet for lots 2 gross acres or greater.
 - l. Metal shipping containers located on lots less than 5 gross acres shall be fully screened by an opaque fence or fast growing landscaping.
 - m. Metal shipping containers shall not be located within an area that includes sensitive habitat, biological resources or historical resources.
 6. The quantity of metal shipping containers may exceed the amount set forth in subsection B.4. of section 18.50 provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.
- C. EXCEPTION. The provisions of this section shall not apply in the A-2, A-P or A-D zones or to lots 10 gross acres or greater located in the A-1 zone, and the placement of metal shipping containers shall be permitted in these zones and on these lots in the A-1 zone."

Section 2. 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 3. This ordinance shall take effect thirty (30) days after its adoption.

John F. Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on July 25, 2017, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

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

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

8/3

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2017 AUG -8 AM 11:22



CUSTOMER NO.	NAME	INVOICE NUMBER	AMOUNT PAID
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0006032854	
THE DESERT SUN PUBLISHING CO. ADVERTISING INVOICE/STATEMENT ADVERTISING INVOICE/STATEMENT		DUE DATE	
		9/11/2017	

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 92501
Order # 0002319142

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

8/3/2017

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 3rd day of AUGUST, 2017 in Palm Springs, California.

Declarant

NO 1085:
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**ORDINANCE NO. 348. 4856
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 18.50 of Article XVIII of Ordinance No. 348 is amended to read as follows:
"SECTION 18.50

A. INTENT.

The Board of Supervisors has enacted the following provisions to establish minimum development standards for the placement of metal shipping containers within the unincorporated areas of Riverside County. These standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect health, safety and welfare.

B. PERMITTED ZONING AND DEVELOPMENT STANDARDS.

Placement of metal shipping containers shall be subject to the following limitations:

1. Metal shipping containers shall not be allowed as a principal use in any zone.
 2. Metal shipping containers shall be an accessory use for storage and shall not be used for habitable space.
 3. Except as otherwise provided, metal shipping containers shall be allowed in all zones on a temporary basis during construction, grading operations or agricultural operations when utilized solely for the storage of supplies and equipment that are used for the construction, grading or agricultural operations on that site.
 4. In commercial and industrial zones, placement of metal shipping containers as an accessory use is permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.
 5. Except as otherwise provided in subsections B.2, B.3 and B.5. of section 18.50, the placement of metal shipping containers shall be allowed in all zones as an accessory use subject to the following development standards:
 - a. No more than one metal shipping container is allowed on lots 1 gross acre or greater but less than 2 gross acres.
 - b. No more than two metal shipping containers are allowed on lots 2 gross acres or greater but less than 5 gross acres.
 - c. No more than three metal shipping containers are allowed on lots 5 gross acres or greater but less than 10 gross acres.
 - d. No more than five metal shipping containers are allowed on lots 10 gross acres or greater.
 - e. The size of a metal shipping container shall not exceed 40-feet (length) by 10-feet (width) by 10-feet (height) and the storage area shall not exceed four hundred square feet (400').
 - f. No metal shipping container shall be placed on the top of another metal shipping container.
 - g. A principal building, dwelling unit or agricultural operation shall be located on the lot.
 - h. Placement shall be to the rear of the principal building or dwelling unit on the rear half of the lot.
 - i. Metal shipping containers shall be painted a neutral earth-tone color or a color consistent with the principal building or dwelling unit.
 - j. The minimum side and rear setback shall be 25 feet for lots 1 gross acre or greater but less than 2 gross acres.
 - k. The minimum side and rear setback shall be 50 feet for lots 2 gross acres or greater.
 - l. Metal shipping containers located on lots less than 5 gross acres shall be fully screened by an opaque fence or fast growing landscaping.
 - m. Metal shipping containers shall not be located within an area that includes sensitive habitat, biological resources or historical resources.
 6. The quantity of metal shipping containers may exceed the amount set forth in subsection B.4. of section 18.50 provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.
- C. EXCEPTION:** The provisions of this section shall not apply in the A-2, A-P or A-D zones or to lots 10 gross acres or greater located in the A-1 zone, and the placement of metal shipping containers shall be permitted in these zones and on these lots in the A-1 zone."
- Section 2.** If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstance 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 3.** This ordinance shall take effect thirty (30) days after its adoption.

John F. Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on July 25, 2017, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

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

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

Published: 8/03/2017



A finance charge of 1.5% per month (18% Annually) will be added to balances not paid by the 20th.

Desert Sun Publishing LLC
PO Box 677368, Dallas TX 75267-7368

RIV0690000000000000000000060047810077110010823



550777-03-0299

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



CUSTOMER NO.	INVOICE NO.
RIV069	0006004781
DUE DATE	AMOUNT DUE
08/14/17	7,711.00
FOR THE PERIOD	THRU
06/26/17	07/30/17
AMOUNT PAID	

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

DATE	EDT	CLASS	DESCRIPTION	TIMES RUN	COL	DEPTH	TOTAL SIZE	RATE	AMOUNT
0626			BALANCE FORWARD						6,382.20
0725			CREDIT CARD CHARGE						292.60-
0728			CREDIT CARD CHARGE						345.40-
0629	CLS	0001	NO 0925: BOARD OF SUPERVISOR	2	2	175.00	700.00		776.60
0714	CLS	0001	NO 0982: PUBLIC HEARING	1	3	10.00	30.00	30.80	924.00
0715	CLS	0001	NO 0997: NOTICE OF PUBLI	2	2	59.00	236.00		266.20


0925
Animal Services
9.1 of 06/20/17

0982
Planning
17.7 w/ 07/25/17

0997
RMHS- Public Health
3.47 up 07/11/17

CURRENT	OVER 30 DAYS	OVER 60 DAYS	OVER 90 DAYS	OVER 120 DAYS	TOTAL DUE
1,674.20	6,036.80	.00	.00	.00	7,711.00
					SALES PERSON
					OPEN STEPHANSO

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 collectio 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.

CUSTOMER NO.	NAME	INVOICE NUMBER	AMOUNT PAID
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0006004781	
 <p>For your records:</p> <p>ADVERTISING INVOICE / STATEMENT</p>		DUE DATE	
		08/14/17	



(866) 875-0854

For your records:

ADVERTISING INVOICE / STATEMENT

0982

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

Certificat

State Of California ss:
County of Riverside

Advertiser: RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE , CA 92501

Order # 0002273966

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**

7/14/2017

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 **14th day of JULY, 2017** in Palm Springs, California



Declarant

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
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 25, 2017 at 10:30 a.m.**, or as soon as possible thereafter, to consider adoption of the following:

ORDINANCE NO. 348. 4856
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 18.50 of Article XVIII of Ordinance No. 348 is amended to read as follows:
"SECTION 18.50

A. INTENT.

The Board of Supervisors has enacted the following provisions to establish minimum development standards for the placement of metal shipping containers within the unincorporated areas of Riverside County. These standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect health, safety and welfare.

B. PERMITTED ZONING AND DEVELOPMENT STANDARDS.

Placement of metal shipping containers shall be subject to the following limitations:

1. Metal shipping containers shall not be allowed as a principal use in any zone.
2. Except as otherwise provided, metal shipping containers shall be allowed in all zones on a temporary basis during construction, grading operations or agricultural operations when utilized solely for the storage of supplies and equipment that are used for the construction, grading or agricultural operations on that site.
3. In commercial and industrial zones, placement of metal shipping containers as an accessory use is permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.
4. Except as otherwise provided in subsections B.2, B.3 and B.5. of section 18.50, the placement of metal shipping containers shall be allowed in all zones as an accessory use subject to the following development standards:
 - a. No more than one metal shipping container is allowed on lots 1 gross acre or greater but less than 2 gross acres.
 - b. No more than two metal shipping containers are allowed on lots 2 gross acres or greater but less than 5 gross acres.
 - c. No more than three metal shipping containers are allowed on lots 5 gross acres or greater but less than 10 gross acres.
 - d. No more than five metal shipping containers are allowed on lots 10 gross acres or greater.
 - e. The size of a metal shipping container shall not exceed 40-feet (length) by 10-feet (width) by 10-feet (height) and the storage area shall not exceed four hundred square feet (400').
 - f. No metal shipping container shall be placed on the top of another metal shipping container.
 - g. A principal building, dwelling unit or agricultural operation shall be located on the lot.
 - h. Placement shall be to the rear of the principal building or dwelling unit on the rear half of the lot.
 - i. Metal shipping containers shall be painted a neutral earth-tone color or a color consistent with the principal building or dwelling unit.
 - j. The minimum side and rear setback shall be 25 feet for lots 1 gross acre or greater but less than 2 gross acres.
 - k. The minimum side and rear setback shall be 50 feet for lots 2 gross acres or greater.
 - l. Metal shipping containers located on lots less than 5 gross acres shall be fully screened by an opaque fence or fast growing landscaping.
 - m. Metal shipping containers shall not be located within an area that includes sensitive habitat, biological resources or historical resources.
5. The quantity of metal shipping containers may exceed the amount set forth in subsection B.4. of section 18.50 provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.

C. EXCEPTION. The provisions of this section shall not apply in the A-2, A-P or A-D zones or to lots 10 gross acres or greater located in the A-1 zone, and the placement of metal shipping containers shall be permitted in these zones and on these lots in the A-1 zone."

Section 2. 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 3. This ordinance shall take effect thirty (30) days after its adoption.

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 this 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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the hearing.

Dated: July 11, 2017

KECIA HARPER-IHEM, Clerk of the Board
By: Cecilia Gil, Board Assistant