

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



ITEM  
3.19  
(ID # 5310)

MEETING DATE:

Tuesday, September 19, 2017

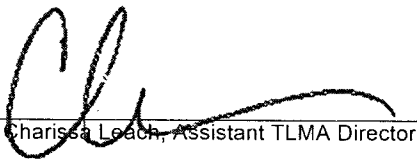
FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/ TLMA  
ADMINISTRATION: Adoption of Ordinance No. 460.154 in order to implement  
textual changes, streamline business processes and update language to reflect  
current law. CEQA Exempt (Clerk to File) – All Districts [\$50,000-Total Cost];  
TLMA Administration Overhead 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Ordinance No. 460.154 an ordinance of the County of Riverside amending Ordinance No. 460 to implement textual changes, streamline business processes and update language to reflect current law.
2. Direct the Clerk of the Board to deliver the Notice of Exemption to the Office of the County Clerk for filing within five (5) working days of this Board hearing in accordance with the California Environmental Quality Act.

ACTION: Policy



Charissa Leach, Assistant TLMA Director


9/6/2017

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 460.154 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: September 19, 2017  
xc: TLMA, MC, COB, Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 50,000	\$ 0	\$ 50,000	\$ 0
<b>NET COUNTY COST</b>	\$ 9,000	\$ 0	\$ 9,000	\$ 0
<b>SOURCE OF FUNDS:</b> TLMA Administration Overhead Funds (100%).			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	17/18

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On September 12, 2017, the Board of Supervisors found Ordinance No. 460.154 exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15061(b)(3) and introduced Ordinance No. 460.154. This first amendment implements several "business-friendly" changes and updates to Ordinance No. 460, which is the County's ordinance regulating the division of land in the unincorporated area pursuant to the Subdivision Map Act. This first amendment was initiated by the Board of Supervisors on January 17, 2017 as Item 3.36.

**Impact on Citizens and Businesses**

The proposed changes will have a positive impact on property owners who subdivide land by simplifying the process and reducing time and costs. This will also benefit local businesses that serve the private land development industry by improving customer service and streamlining many processes.

**Additional Fiscal Information:**

Funding for this project will be provide by the TLMA Administration overhead funds which are collected from TLMA departments. Funding sources vary by department. The estimated general fund portion is \$9,000. This funding source is used when projects are cross departmental. No budget adjustment is necessary.

**Contract History and Price Reasonableness:**

N/A

**Attachments:**

- A. Ordinance No. 460.154
- B. Ordinance No. 460.154 NOE

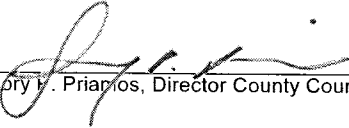
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

  
\_\_\_\_\_  
Shellie Clack

9/7/2017

  
\_\_\_\_\_  
Tina Grande, Principal Management Analyst

9/12/2017

  
\_\_\_\_\_  
Gregory F. Priarios, Director County Counsel

9/7/2017

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



ITEM  
3.23  
(ID # 5249)

MEETING DATE:

Tuesday, September 12, 2017

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/ TLMA  
ADMINISTRATION: Introduction of Ordinance No. 460.154 amending Ordinance  
No. 460 regulating the division of land in the County of Riverside in order to  
implement textual changes, streamline business processes and update language  
to reflect current law. CEQA Exempt – All Districts [\$50,000-Total Cost]; TLMA  
Administration Overhead 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that Ordinance No. 460.154 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3); and,
2. Introduce, read title and waive further reading of, and adopt on successive weeks Ordinance No. 460.154, an ordinance of the County of Riverside amending Ordinance No. 460 to implement textual changes, streamline business processes and update language to reflect current law.

ACTION: Policy

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that the above Ordinance is approved as introduced with a waiver of reading.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: September 12, 2017  
xc: TLMA, CØB

Kecia Harper-Ihem  
Clerk of the Board  
By: *[Signature]*  
Deputy

~~3.23~~  
3.19

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>
<b>COST</b>	\$ 50,000	\$ 0	\$ 50,000	\$ 0
<b>NET COUNTY COST</b>	\$ 9,000	\$ 0	\$ 9,000	\$ 0
<b>SOURCE OF FUNDS:</b> TLMA Administration Overhead Funds (100%).			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	17/18

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On January 17, 2017 (Item 3.36) the Board of Supervisors adopted the initiation of the update of Ordinance 460. This first amendment in the cycle implements several "business-friendly" changes and updates to Ordinance No. 460, which is the County's ordinance regulating the division of land in the unincorporated area consistent with the Subdivision Map Act. Coordination between affected departments including but not limited to the county's Planning Department, Fire Department, Flood Control and Water Conservation District, the Parks Department, the Environmental Health Department, with assistance from County Counsel occurred in the amendment process. Numerous meetings occurred with interested stakeholders including but not limited to the Desert Valley Builders Association, Building industry Association and local developers and industry groups. This first amendment will implement textual changes, streamlined business processes and update language to reflect current law as shown in the attached redline version of Ordinance No. 460. The more significant revisions are listed below:

1. Created a Schedule "J" Financing/Conveyance map.
2. Increased the tentative map time extensions from five one year extensions to two three year extensions, not to exceed a total of 6 years.
3. Streamlined the Land Development Committee (LDC) process to reduce time and costs.
4. Streamlined the process and reduced applications for lot line adjustments, lot mergers and certificates of compliance
5. Revised the street tree and planting ordinance to align with the Water Efficiency Ordinance.

Ordinance No. 460.154 is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15061(b)(3) which 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." The adoption of Ordinance No. 460.154 does not permit

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

or authorize development or ground disturbance. Ordinance No. 460.154 only makes textual changes to the existing Ordinance No. 460 to update terminology to be consistent with State law, to streamline the processing of subdivision applications, to update standards for land division requirements, to modify extensions of time allowed for an approved tentative map and to create the ability to process a Schedule J subdivision map for financing or conveyance purposes. A Schedule J subdivision map does not authorize development on the subject site. Any proposed land division within the unincorporated area of Riverside County is required to go through the review process including submittal of a proposed subdivision map, review by appropriate agencies and departments, environmental review and required public hearings. Therefore, it can be seen with certainty that there is no possibility that Ordinance No. 460.154 may have a significant direct, indirect, or cumulative physical effect on the environment.

**Impact on Citizens and Businesses**

The proposed changes will have a positive impact on property owners who subdivide land by simplifying the process and reducing time and costs. This will also benefit local businesses that serve the private land development industry by improving customer service and streamlining many processes.

**Additional Fiscal Information:**

Funding for this project will be provide by the TLMA Administration overhead funds which are collected from TLMA departments. Funding sources vary by department. The estimated general fund portion is \$9,000. This funding source is used when projects are cross departmental. No budget adjustment is necessary.

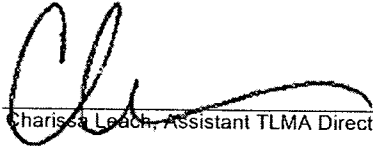
**Contract History and Price Reasonableness:**

N/A

**Attachments:**

- A. Ordinance No. 460.154
- B. Redline version of Ordinance No. 460

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



Charissa Leach, Assistant TLMA Director

8/25/2017



Shellie Clack

8/29/2017



Tina Grande, Principal Management Analyst

9/5/2017



Gregory V. Priapios, Director County Counsel

8/30/2017



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

September 11, 2017

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

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

RE: SUMMARY OF ORDINANCE NO. 460.154 FOR ADOPTION

To Whom It May Concern:

Attached is a copy for publication in your newspaper **ONE TIME: Thursday, September 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 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



# Advertising Order Confirmation

# The Press Enterprise

<u>Ad Order Number</u> 0011008538	<u>Customer</u> BOARD OF SUPERVISORS	<u>Payor Customer</u> BOARD OF SUPERVISORS	<u>PO Number</u>
<u>Sales Representative</u> Nick Eller	<u>Customer Account</u> 5209148	<u>Payor Account</u> 5209148	<u>Ordered By</u> Cecilia Gil
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<u>Current Queue</u> Ready	<u>Invoice Text</u> Summary of Ord. No. 460.154 for Adoption
<u>Tear Sheets</u> 0	<u>Blind Box</u>
<u>Ad Number</u> 0011008538-01	<u>Materials</u>
<u>Ad Size</u> 3 X 44 LI	<u>Promo Type</u>
<u>External Ad Number</u>	<u>Production Color</u>
	<u>Ad Attributes</u>
	<u>Production Method</u> AdBooker
	<u>Production Notes</u>
	<u>Special Pricing</u>

<u>Pick Up</u>	<u>Ad Type</u> Legal Liner
<u>Released for Publication</u>	

**NOTICE IS HEREBY GIVEN** that the following ordinance will be considered for adoption before the Board of Supervisors of Riverside County, California on its regular meeting on Tuesday, September 19, 2017 at 9:00 am or as soon as possible thereafter, to be held at the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside:

**SUMMARY OF ORDINANCE NO. 460.154  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 460 RELATING TO  
DIVISION OF LAND**

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 460.154 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Ordinance No. 460.154 amends Ordinance No. 460 to reflect new terminology, delete the Land Development Committee process, update street and fire department road right-of-way widths, create a schedule of subdivision fees for approved tentative maps to allow two three year extensions not to exceed a total of six years, update fire protection requirements, update requirements for street trees and update parcel merger and lot line adjustment language to be consistent with state law. Ordinance No. 460.154 would take effect 30 days after its adoption.

Alternative formats available upon request to individuals with disabilities.  
Dated: September 11, 2017  
KECIA HARPER-IHEM  
Clerk of the Board of Supervisors  
By: Cecilia Gil, Board Assistant  
9/14

<u>Product</u> PE Riverside-Full Run	<u>Requested Placement</u> Legals CLS	<u>Requested Position</u> County Legal - 1076~	<u>Run Dates</u> 09/14/17	<u># Inserts</u> 1
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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

September 11, 2017

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

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

RE: SUMMARY OF ORDINANCE NO. 460.154 FOR ADOPTION

To Whom It May Concern:

Attached is a copy for publication in your newspaper **ONE TIME: Thursday, September 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 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

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**From:** Email, TDS-Legals <legals@thedesertsun.com>  
**Sent:** Monday, September 11, 2017 9:01 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: Summary of Ord. No. 460.154 for Adoption

Good Morning,  
I hope you had a pleasant weekend.

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](mailto:legals@thedesertsun.com)

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

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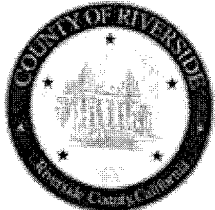
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**From:** Gil, Cecilia [<mailto:CCGIL@RIVCO.ORG>]  
**Sent:** Monday, September 11, 2017 8:52 AM  
**To:** Email, TDS-Legals <legals@thedesertsun.com>  
**Subject:** FOR PUBLICATION: Summary of Ord. No. 460.154 for Adoption

Good morning! Attached is for publication on Thursday, Sept. 14, 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](mailto:ccgil@rivco.org)  
<http://rivcocob.org/>



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**NOTICE BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY**

NOTICE IS HEREBY GIVEN that the following ordinance will be considered for adoption before the Board of Supervisors of Riverside County, California on its regular meeting on **Tuesday, September 19, 2017 at 9:00 am** or as soon as possible thereafter, to be held at the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside:

**SUMMARY OF ORDINANCE NO. 460.154  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 460 RELATING TO DIVISION OF LAND**

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 460.154 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1<sup>st</sup> Floor, Riverside, California.

Ordinance No. 460.154 amends Ordinance No. 460 to reflect new terminology, delete the Land Development Committee process, update street and fire apparatus road right-of-way widths, create a Schedule J subdivision map for financing and conveyance purposes, modify extensions of time for approved tentative maps to allow two three year extensions not to exceed a total of six years, update fire protection requirements, update requirements for street trees and update parcel merger and lot line adjustment language to be consistent with State law. Ordinance No. 460.154 would take effect 30 days after its adoption.

Alternative formats available upon request to individuals with disabilities.

Dated: September 11, 2017

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



1           Section 4.     Subsection D. of Section 1.2. of Ordinance No. 460 is relettered as  
2 subsection C. and amended to read as follows:

3           “C.     Notwithstanding the above, or any other provisions herein to the contrary,  
4           the Board of Supervisors reserves exclusively to itself the duty to  
5           investigate, hear, approve, conditionally approve or disapprove all tentative  
6           map land divisions included as part of a fast track project as defined by  
7           Ordinance No. 348. The Board of Supervisors’ actions shall be final with  
8           no right of appeal.”

9           Section 5.     Section 1.3. of Ordinance No. 460 is deleted in its entirety.

10          Section 6.     Subsection A. of Section 1.4 of Ordinance No. 460 is deleted in its entirety.

11          Section 7.     Existing subsection B. of Section 1.4 of Ordinance No. 460 is relettered as  
12 subsection A. and amended to read as follows:

13          “A.     The Riverside County Planning Commission is established as the appeal  
14           board to which the land divider or any interested person may appeal from  
15           any action of the Advisory Agency with respect to tentative Schedule “F”,  
16           “G”, “H”, “I” and “J” maps.”

17          Section 8.     Existing subsection C. of Section 1.4 of Ordinance No. 460 is relettered as  
18 subsection B. and amended to read as follows:

19          “B.     The Board of Supervisors is established as the appeal board to which the  
20           land divider or any interested person may appeal from any action of the  
21           Riverside County Planning Commission with respect to all tentative maps.”

22          Section 9.     Subsection A. of Section 2.1 of Ordinance No. 460 is amended to read as  
23 follows:

24          “A.     ADVISORY AGENCY means the Planning Commission or the Planning  
25           Director as specified in Section 1.2 of this ordinance.”

26  
27  
28

1           Section 10.    Subsection M. of Section 2.2 of Ordinance No. 460 is amended to read as

2 follows:

3            “M.    MINOR CHANGE means a minor modification of an approved tentative  
4 map that includes, but is not limited to, a change in lot lines, lot design or  
5 street alignment, building pad location or grading proposals provided that  
6 the basic design concept is retained. A minor change cannot increase the  
7 number of approved lots. A minor change may alter or delete any condition  
8 of approval which is no longer appropriate or necessary. Notwithstanding  
9 the above, or any provision herein to the contrary, a request to alter or delete  
10 a condition of approval of any approved tentative map within the  
11 boundaries of the follow districts shall, in all instances, be considered a  
12 minor change: Assessment District No. 159, Assessment District No. 161,  
13 Community Facilities District No. 84-2, Community Facilities District No.  
14 86-1, Community Facilities District No. 87-1, Community Facilities District  
15 No. 87-5 and Community Facilities District No. 88-8.”

16           Section 11    Subsection O.1. of Section 2.2 of Ordinance No. 460 is amended to read as

17 follows:

18            “1.    An accepted dedication to public use or to the County of Riverside to the  
19 required width for road purposes.”

20           Section 12.    Subsection A.3. of Section 2.3 of Ordinance No. 460 is amended to read as

21 follows:

22            “3.    ARTERIAL (URBAN) HIGHWAY means a six-lane divided highway  
23 primarily for through traffic where anticipated traffic volumes exceed four-  
24 lane capacity. Access from other streets of highways shall be limited to  
25 approximately one-quarter miles intervals. Minimum right-of-way width  
26 shall be 152 feet.”

1  
2 follows:

Section 13. Subsection A.4. of Section 2.3 of Ordinance No. 460 is amended to read as

“4. ARTERIAL HIGHWAY means a divided highway primarily for through traffic to which access from abutting property shall be kept at a minimum. Intersections with other streets or highways shall be limited to approximately one-quarter mile intervals. Minimum right-of-way width shall be 128 feet.”

9 follows:

Section 14. Subsection A.6. of Section 2.3 of Ordinance No. 460 is amended to read as

“6. MAJOR HIGHWAY means a highway intended to serve property zoned for major industry and commercial uses, or to serve through traffic. Intersections with other streets or highway may be limited to approximately 660 foot intervals. Minimum right-of-way width shall be 118 feet.”

15 follows:

Section 15. Subsection A.7. of Section 2.3 of Ordinance No. 460 is amended to read as

“7. SECONDARY HIGHWAY means a highway intended to serve through traffic along longer routes between major traffic generating areas or to serve property zoned for multiple residential, secondary industrial or commercial uses. Minimum right-of-way width shall be 100 feet. Intersections with other streets and highways may be limited to 330 foot intervals.”

22 follows:

Section 16. Subsection A.8. of Section 2.3 of Ordinance No. 460 is amended to read as

“8. INDUSTRIAL COLLECTOR STREET means a three lane circulatory street with a continuous left turn lane with at least one end connecting to a road of equal or greater classification. Minimum right-of-way width shall be 78 feet.”



1            Section 17.    Subsection A.9. of Section 2.3 of Ordinance No. 460 is amended to read as

2 follows:

3            “9.        COLLECTOR STREET means a street which is intended to serve intensive  
4 residential land use, multiple family dwellings, or to convey traffic through  
5 an area to roads of equal or similar classification or higher. It may also  
6 serve as a cul-de-sac in industrial or commercial use areas but shall not  
7 exceed 660 feet in length when so used. Minimum right-of-way width shall  
8 be 74 feet.”

9            Section 18.    Subsection A.10 of Section 2.3 of Ordinance No. 460 is amended to read as

10 follows:

11           “10.       GENERAL LOCAL STREET means a through street serving 50 or more  
12 single family lots or lot sizes of less than 7,200 square feet. It may also  
13 serve as a private interior street in an industrial park. Minimum right-of-  
14 way width shall be 56 feet.”

15           Section 19.    Subsection A.11. of Section 2.3 of Ordinance No. 460 is amended to read as

16 follows:

17           “11.       SHORT LOCAL OR CIRCULATORY PRIVATE INTERIOR STREET  
18 means a residential street limited by design to serve less than 50 single  
19 family dwellings or a circulatory private street in a planned residential  
20 development. Minimum right-of-way width shall be 56 feet.”

21           Section 20.    Subsection A.15. of Section 2.3 of Ordinance No. 460 is amended to read as

22 follows:

23           “15.       ALLEY means a secondary means of access to property and is located at  
24 the rear or side of the property. Minimum right-of-way width shall be 20  
25 feet, except for alleys that serve as fire apparatus roads which shall have a  
26 minimum right-of-way width of 24 feet in accordance with Ordinance No.  
27 787.”  
28

1  
2 follows:

Section 21. Subsection A.16 of Section 2.3 of Ordinance No. 460 is amended to read as

3 "16. MAJOR, SECONDARY AND RESIDENTIAL FRONTAGE ROAD OR  
4 SERVICE ROAD means an auxiliary street adjacent to freeways  
5 expressways, arterial highways, major highways, secondary highways and  
6 flood control channels. Minimum right-of-width shall be in accordance  
7 with the appropriate road improvement standards and specifications set  
8 forth in Ordinance No. 461."

9  
10 as follows:

Section 22. A new subsection E. is added to Section 3.1 of Ordinance No. 460 to read

11 "E. All land divisions shall be subject to all conditions necessary and  
12 convenient to assure that the land division satisfies the above requirements."

13  
14 as follows:

Section 23. A new subsection E. is added to Section 3.7 of Ordinance No. 460 to read

15 "E. The minimum width for alleys that serve as fire apparatus roads is 24 feet in  
16 accordance with Ordinance No. 787."

17  
18 follows:

Section 24. Subsection A.11. of Section 5.1 of Ordinance No. 460 is amended to read as

19 "11. Water courses, channels, existing culverts and drain pipes, including  
20 existing and proposed facilities for control of storm waters, the amount of  
21 runoff at all proposed points of acceptance and discharge and the  
22 approximate dimensions of proposed facilities."

23  
24 follows:

Section 25. Subsection B.1. of Section 5.1 of Ordinance No. 460 is amended to read as

25 "1. Calculations supporting the proposed method of control and storm water,  
26 including data as to amount of runoff, and the approximate grade and  
27 dimension of proposed facilities."

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1           Section 26.   Section 6.4 of Ordinance No. 460 is deleted in its entirety.

2           Section 27.   Subsection A. of the existing Section 6.5 of Ordinance No. 460 is amended  
3 to read as follows:

4                   “A.    Tract Maps and Commercial Parcel Maps. Within 50 days after the date of  
5 filing of a tentative tract map, a public hearing on the map shall be held  
6 before the appropriate Advisory Agency or before the Board of Supervisors  
7 as provided in Subsection C. of Section 1.2 of this ordinance. Notice of the  
8 time, date and place of the hearing, the identity of the hearing body, and a  
9 general description of the location of the proposed land division, shall be  
10 given at least 10 days prior to the hearing by all of the following  
11 procedures:

- 12                   1.    Publication once in a newspaper of general circulation in the  
13                           County.
- 14                   2.    Mailing or delivery to the owner of the subject real property or the  
15                           owner's duly authorized agent, and to project applicant.
- 16                   3.    Mailing or delivering to each local agency expected to provide  
17                           water, sewage, streets, roads, schools, or other essential facilities or  
18                           services to the project whose ability to provide those facilities and  
19                           services may be significantly affected.
- 20                   4.    Mailing or delivering to all owners of real property which is located  
21                           within 300 feet of the exterior boundary of the subject property, as  
22                           such owners are shown on the last equalized assessment roll and any  
23                           update.
- 24                   5.    Mailing by first class mail to any person who has filed a written  
25                           request with the Planning Department and has provided that  
26                           department with a self-addressed stamped envelope for that purpose.

- 1                                   6.     In the case of a proposed conversion of residential real property to a  
2   condominium project, community apartment project, or stock  
3   cooperative project, such notice shall also be given by mail to each  
4   tenant of the subject property, and, in addition to notice of the time  
5   and place of the public hearing, shall include notification to the  
6   tenant's right to appear and the right to be heard.
- 7                                   7.     If the number of owners to whom notice would be mailed or  
8   delivered pursuant to paragraph 4 herein is greater than 1,000, in  
9   lieu of mailed or delivered notice, notice may be provided by  
10    placing a display advertisement of at least one-eighth page in at least  
11    one newspaper of general circulation in the County at least 10 days  
12    prior to the hearing.
- 13                                   8.     The Planning Director may require that additional notice of the  
14    hearing be given in any other manner he deems necessary or  
15    desirable.
- 16                                   9.     Any interested person may appear at the public hearing and shall be  
17    heard by the hearing body.

18                    Section 28.    Subsection C. of the existing Section 6.5 of Ordinance No. 460 is amended

19 to read as follows:

- 20                    “C.    Parcel and Schedule “J” Maps. The following procedures shall apply to all  
21    applications for approval of residential parcel maps and Schedule “J”  
22    subdivision maps:”
- 23                                   1.     Applications. Permit applications shall be filed with the Planning  
24    Director in accordance with Section 5.2 of this ordinance and  
25    accompanied by the fees as set forth in Ordinance No. 671.
  - 26                                   2.     Proposed Use. Not less than 10 days prior to the date on which the  
27    decision will be made on the application, the Planning Director shall  
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1 give notice of the proposed use by mail or delivery to all owners, as  
2 shown on the last equalized assessment roll as owning real property  
3 within a 300 foot radius of the exterior boundary of the property in  
4 question and publication once in a newspaper of general circulation  
5 in the area affected by the proposed project. No public hearing on  
6 the application for a permit issued pursuant to this paragraph shall  
7 be required unless such a hearing is requested by the applicant or  
8 other affected person or the Planning Director determines that a  
9 public hearing is required in the best interest of the community's  
10 health, safety and welfare. The notice of proposed use shall include  
11 the following information:

- 12 a. A brief description of the project and its proposed location.
- 13 b. The officer or body which will consider approval of the  
14 project and the address where comments or request for a public  
15 hearing should be sent.
- 16 c. A statement that the decision-making officer or body will not  
17 act on the project for a period of 10 days and will consider written  
18 comments received during that period as to whether the  
19 determination of the Planning Director that the project will not have  
20 a significant effect on the environment is appropriate.
- 21 d. A statement that a copy of the completed Negative  
22 Declaration is available for inspection at the Planning Department.

23 3. Public Hearing. If a request for a public hearing is made, it shall be  
24 held within 21 days after the first request is made by the Riverside  
25 County Planning Director's hearing body. Not less than 10 days  
26 prior to the date on which the hearing will be held, the Planning  
27 Director shall give notice of the proposed hearing by mail or  
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1 delivery to all owners, as shown on the last equalized assessment  
2 roll as owning real property within a 600 foot radius of the exterior  
3 boundary of the property in question, and all others who received  
4 notice of the proposed use. The hearing body shall hear relevant  
5 testimony from interested persons.

- 6 4. Decision. The decision shall be made by the Planning Director  
7 within the time limitations of the Subdivision Map Act, shall be  
8 filed with the Clerk of the Board of Supervisors and, if no public  
9 hearing was held, shall be mailed to the same owners who were  
10 given notice pursuant to subdivision C.2. above.

11 Section 29. Subsection A. of the existing Section 6.6 of Ordinance No. 460 is amended  
12 to read as follows:

- 13 "A. Tentative Schedule "A", "B", "C", "D" and "E" Maps. Except as provided  
14 in subsection C. of Section 1.2 of this ordinance, the action of the Planning  
15 Commission on a tentative Schedule "A", "B", "C", "D" and "E" map shall  
16 be final unless the final decision is appealed by the land divider or any  
17 interested party."

18 Section 30. Subsection B. of the existing Section 6.6 of Ordinance No. 460 is amended  
19 to read as follows:

- 20 "B. Tentative Schedule "F", "G", "H", "I" and "J" Maps. The action of the  
21 Planning Director on a tentative Schedule "F", "G", "H", "I" and "J" map  
22 shall be final unless the final decision is appealed by the land divider or any  
23 interested party."

24 Section 31. Subsection A. of the existing Section 6.7 of Ordinance No. 460 is amended  
25 to read as follows:

- 26 "A. Except as provided in subsection C. of Section 1.2 of this ordinance, the  
27 Planning Commission is the Advisory Agency authorized to approve,  
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1 conditionally approve or disapprove tentative Schedule "A", "B", "C", "D",  
2 and "E" maps. If the land divider or any interested party believes that they  
3 may be adversely affected by the decision of the Planning Commission, the  
4 land divider or any interested party may appeal the decision to the Board of  
5 Supervisors. Any such appeal shall be filed with the Clerk of the Board  
6 with 10 days after the notice of decision of the Advisory Agency appears on  
7 the Board's agenda. The appeal shall be filed in writing, providing the basis  
8 for appeal, and shall be accompanied by the fee set forth in Ordinance No.  
9 671 unless the fee shall be paid out of the same fund into which it would be  
10 deposited. Upon the filing of the appeal, the Clerk of the Board shall set the  
11 matter for public hearing on a date within 30 days after the date of the filing  
12 of the appeal and shall give notice of the public hearing in the same manner  
13 as was given for the original hearing. The Board shall render its decision on  
14 the appeal within 10 days of the closing of the hearing."

15 Section 32. Subsection B. of the existing Section 6.7 of Ordinance No. 460 is amended  
16 to read as follows:

17 "B. The Planning Director is the Advisory Agency authorized to approve,  
18 conditional approve or disapprove tentative Schedule "F", "G", "H", "I"  
19 and "J" maps. If the land divider or any interested party believes that they  
20 may be adversely affected by the decision of the Planning Director, the  
21 matter may be appealed to the Planning Commission. The appeal shall be  
22 filed with the Planning Department within 10 days after the notice of  
23 decision of the Planning Director appears on the Board of Supervisors'  
24 agenda. The appeal shall be filed in writing, providing the basis for appeal,  
25 and shall be accompanied by the fee set forth in Ordinance No. 671. All  
26 appeals shall be heard within 30 days after the filing of the appeal. Notice  
27 of the public hearing shall be given in the same manner as was given for the  
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1 original hearing. The Planning Commission shall render its decision on the  
2 appeal within 10 days of the closing of the hearing. The land divider or  
3 any interested party or the Advisory Agency may appeal the decision of the  
4 Planning Commission to the Board of Supervisors. Any such appeal shall  
5 be filed with the Clerk of the Board within 10 days after the notice of  
6 decision of the Planning Commission appears on the Board's agenda. The  
7 appeal shall be filed in writing, providing the basis for appeal, and shall be  
8 accompanied by the fee set forth in Ordinance No. 671 unless the fee shall  
9 be paid out of the same fund into which it would be deposited. Upon the  
10 filing of the appeal, the Clerk of the Board shall set the matter for public  
11 hearing on a date within 30 days after the date of the filing of the appeal and  
12 shall give notice of the public hearing in the same manner as was given for  
13 the Planning Commission hearing. The Board shall render its decision on  
14 the appeal within 10 days of the closing of the hearing."

15 Section 33. The existing Sections 6.5, 6.6, 6.7, 6.8 and 6.9 of Ordinance No. 460 are  
16 renumbered as 6.4, 6.5, 6.6, 6.7 and 6.8 respectively.

17 Section 34. Subsection B. of Section 8.2 of Ordinance No. 460 is amended to read as  
18 follows:

19 "B. The Planning Director shall make a written recommendation thereon to the  
20 Advisory Agency having jurisdiction over the underlying map, or to the  
21 Board of Supervisors as provided in Subsection C. of Section 1.2 of this  
22 ordinance, and shall notice a public hearing in accordance with Section 6.4  
23 of this ordinance unless the underlying map did not previously require such  
24 a hearing."  
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1           Section 35.    Subsection A. of Section 8.4 of Ordinance No. 460 is amended to read as

2 follows:

3           “A.    Tentative Tract Maps:  An approved or conditionally approved tentative  
4 map shall expire 36 months after such approval unless within that period of  
5 time a final map shall have been approved and filed with the County  
6 Recorder.  Prior to the expiration date, the land divider may apply in writing  
7 for an extension of time.  Each application shall be made to the Planning  
8 Director 30 days prior to the expiration date of the tentative map and shall  
9 be accompanied by the fee set forth in Ordinance No. 671.  The Planning  
10 Director shall forward to the Advisory Agency a recommendation for  
11 approval or denial of the application.  The Advisory Agency may extend the  
12 date on which the map expires for three years, and on further application  
13 before expiration may further extend the date for an additional three years,  
14 not to exceed a total of six years.  The decision of the Advisory Agency  
15 shall be forwarded to the Clerk of the Board of Supervisors.  The decision  
16 of the Advisory Agency shall be final unless the decision is appealed to the  
17 Board.  Any appeal must be filed with the Clerk of the Board of Supervisors  
18 accompanied by the fee set forth in Ordinance No. 671 within 10 days of  
19 the date the notice of decision appears on the Board’s agenda.”

20           Section 36.    Subsection B. of Section 8.4 of Ordinance No. 460 is amended to read as

21 follows:

22           “B.    Tentative Parcel Maps and Tentative Schedule “J” maps:  An approved or  
23 conditionally approved tentative parcel map or tentative Schedule “J” map  
24 shall expire 36 months after such approval unless within that period of time  
25 a final map shall have been approved and filed with the County Recorder.  
26 Prior to the expiration date, the land divider may apply in writing for an  
27 extension of time.  Each application shall be made to the Planning Director  
28

1 30 days prior to expiration date of the tentative map and shall be  
2 accompanied by the fee set forth in Ordinance No. 671.

3 1. For Schedule "F", "G", "H", "I" and "J" maps, the Planning  
4 Director is the Advisory Agency and may extend the date on which  
5 the map expires for three years and, on further application, may  
6 further extend the map for an additional three years not to exceed a  
7 total of six years. The Planning Director shall report its action  
8 directly to the land divider and the Board of Supervisors. If the  
9 Planning Director denies the request for an extension, the applicant  
10 may appeal that decision to the Advisory Agency which has  
11 jurisdiction on the land division with 10 days following the date the  
12 notice of decision appears on the Board's agenda by filing an appeal  
13 with the Planning Department accompanied by the fee set forth in  
14 Ordinance No. 671.

15 2. For Schedule "E" maps, the Planning Director shall forward to the  
16 Advisory Agency a recommendation of approval or denial of the  
17 application. The Advisory Agency may extend the date on which  
18 the map expires for three years and, on further application, may  
19 further extend the map for an additional three years not to exceed a  
20 total of six years. The decision of the Advisory Agency shall be  
21 forwarded to the Clerk of the Board of Supervisors. The decision of  
22 the Advisory Agency shall be final unless the decision is appealed to  
23 the Board. Any appeal must be filed with the Clerk of the Board of  
24 Supervisors accompanied by the fee set forth in Ordinance No. 671  
25 within 10 days of the date the notice of decision appears on the  
26 Board's agenda."

1            Section 37.    Subsection E. of Section 8.4 of Ordinance No. 460 is amended to read as

2 follows:

3            “E.    If the subdivider is required to expend the monetary amount set forth in  
4            Government Code section 66452.6(a)(1) or more to construct, improve or  
5            finance the construction or improvement of public improvements outside  
6            the property boundaries of the land division, excluding improvements of  
7            public rights-of-way which abut the boundary of the property to be  
8            subdivided and which are reasonably related to the development of that  
9            property, each filing of a final map authorized by Section 8.3.A.1. shall  
10           extend the expiration of the approved or conditionally approved land  
11           division map by 36 months from the date of the map’s expiration, as  
12           provided in this section, or the date of the previously filed final map,  
13           whichever is later. The extensions shall not extend the land division more  
14           than 10 years from its approval or conditional approval. The number of  
15           phased final maps which may be filed shall be determined by the Advisory  
16           Agency at either the time of the approval of conditional approval of the land  
17           division or pursuant to Section 8.3.A.1.

18           The monetary amount set forth in Government Code section 66452.6(a)(1)  
19           shall be increased by the registrar of contractors according to the adjustment  
20           for inflation set forth in the statewide cost index for class B construction, as  
21           determined by the State Allocation Board at its January meeting. The  
22           adjustment by the registrar of contractors shall be effective on the first day  
23           of the month occurring more than 30 calendar days after the registrar of  
24           contractors made that adjustment. The adjusted amount shall apply to  
25           tentative and vesting tentative maps whose applications were received after  
26           the effective date of the adjustment.”

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Section 38. Subsection A. of Section 9.3 of Ordinance No. 460 is amended to read as

follows:

- “A. When the subdivider files his final map for preliminary checking in the office of the County Surveyor, copies shall be transmitted as follows:
1. One to the County Surveyor;
  2. One to the Planning Director;
  3. One to the Health Officer;
  4. One to the appropriate Flood Control agency.”

Section 39. Subsection B. of Section 9.8 of Ordinance No. 460 is amended to read as

follows:

“B. When a Schedule "F", "G", "H", "I" final parcel map or "J" final subdivision map and all agreements, securities and other required documents have been submitted and found to be in correct form, the County Surveyor shall, within 20 days thereafter, approve the map if it conforms to all the requirements of the Subdivision Map Act and this ordinance applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder, or, if it does not so conform, disapprove the map; provided, however, that the final map shall not be disapproved due to technical or inadvertent errors which in the opinion of the County Surveyor do not materially affect the validity of the map. When the map is approved, the County Surveyor may accept or reject dedications and offers of dedication that are made by certificate on such map, and may sign the certificate for the County. The County Surveyor shall file the approved map and documents with the Clerk of the Board for transmittal by the Clerk of the County Recorder.”

1           Section 40.    Subsection B. of Section 9.12 of Ordinance No. 460 is amended to read as

2 follows:

3           “B.    The Planning Director may waive a parcel map according to the provisions  
4           set forth in Section 6.4 D. of this ordinance.”

5           Section 41.    A new subsection D. is added to Section 9.12 of Ordinance No. 460 to read

6 as follows:

7           “D.    The decision of the Planning Director regarding a waiver of a parcel map  
8           may be appealed to the Planning Commission within 10 calendar days after  
9           the date of the decision by the Planning Director. Upon receipt of a  
10          completed appeal, the Planning Director shall set the matter for hearing  
11          before the Planning Commission, not less than 10 days nor more than 60  
12          days thereafter, and shall give written notice of the hearing, by mail, to the  
13          appellant. The Planning Commission shall render its decision within 30  
14          days following the close of the hearing on the appeal and a copy thereof  
15          shall be mailed to the appellant.”

16          Section 42.    Subsection D. of Section 9.15 of Ordinance No. 460 is amended to read as

17 follows:

18          “D.    Notice of Hearing. The Planning Director shall set the matter for public  
19          hearing in accordance with Section 6.4 of this ordinance. The hearing shall  
20          be confined to consideration of and action on the proposed modification.”

21          Section 43.    Subsection A.1. of Section 10.5 of Ordinance No. 460 is amended to read as

22 follows:

23          “1.    Arterial Highways – 86 feet in width, designed and constructed in  
24          conformance with Ordinance No. 461, Standard No. 92.”

1  
2 follows:

Section 44. Subsection A.2. of Section 10.5 of Ordinance No. 460 is amended to read as follows:  
“2. Arterial (Urban) Highways – 110 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 91.”

5  
6 follows:

Section 45. Subsection A.3. of Section 10.5 of Ordinance No. 460 is amended to read as follows:  
“3. Arterial (Mountain) Highways – 64 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 95. A maximum width of 40 feet in conformance with Ordinance No. 461, Standard No. 95, Section C may be allowed when anticipated low traffic volumes or rugged terrain does not warrant construction of a 64 foot four-lane highway. A minimum width of 52 feet in conformance with Ordinance No. 461, Standard No. 95 Section B may be required in steep terrain to provide for a passing lane.”

15  
16 follows:

Section 46. Subsection A.4. of Section 10.5 of Ordinance No. 460 is amended to read as follows:  
“4. Major Highways – 76 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 93.”

19  
20 follows:

Section 47. Subsection A.5. of Section 10.5 of Ordinance No. 460 is amended to read as follows:  
“5. Secondary Highways – 64 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 94.”

23  
24 follows:

Section 48. Subsection A.7. of Section 10.5 of Ordinance No. 460 is amended to read as follows:  
“7. General Local Streets – 40 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 105, Section C.”

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1            Section 49.    Subsection A.11. of Section 10.5 of Ordinance No. 460 is amended to read  
2 as follows:

3                    “11.    Frontage Roads – designed and constructed in conformance with Ordinance  
4                    No. 461, Standard Nos. 107, 108 or 109.”

5            Section 50.    Subsection A.13. of Section 10.5 of Ordinance No. 460 is amended to read  
6 as follows:

7                    “13.    Alleys – 20 feet in width, designed and constructed in conformance with  
8                    Ordinance No. 461, Standard 500. Alleys that serve as fire apparatus roads  
9                    shall have a minimum width of 24 feet in accordance with Ordinance No.  
10                   787 and designed and constructed in conformance with Ordinance No. 461,  
11                   Standard 500.”

12           Section 51.    Subsection A.14. of Section 10.5 of Ordinance No. 460 is amended to read  
13 as follows:

14                   “14.    Part-width Streets – shall be one-half of the required improvement, but not  
15                   less than 28 feet, designed and constructed in conformance with Ordinance  
16                   No. 461.”

17           Section 52.    Subsection C. of Section 10.5 of Ordinance No. 460 is amended to read as  
18 follows:

19                   “C.    Fire Protection.    The minimum requirements for fire protection shall be  
20                   those requirements set forth in Ordinance No. 787.”

21           Section 53.    Subsection A.1. of Section 10.6 of Ordinance No. 460 is amended to read as  
22 follows:

23                   “1.    Arterial Highway – 86 feet in width, designed and constructed in  
24                   conformance with Ordinance No. 461, Standard No. 92.”

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2 follows:

Section 54. Subsection A.2. of Section 10.6 of Ordinance No. 460 is amended to read as follows:  
“2. Arterial (Urban) Highway – 110 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard. 91.”

5  
6 follows:

Section 55. Subsection A.3. of Section 10.6 of Ordinance No. 460 is amended to read as follows:  
“3. Arterial (Mountain) Highways – 64 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 95, Section A. A maximum width of 40 feet in conformance with Ordinance No. 461, Standard No. 95, Section C may be allowed when anticipated low traffic volumes or rugged terrain does not warrant construction of a 64 foot four-lane highway. A minimum width of 52 feet in conformance with Ordinance No. 461, Standard No. 95, Section B may be required in steep terrain to provide a passing lane.”

15  
16 follows:

Section 56. Subsection A.4 of Section 10.6 of Ordinance No. 460 is amended to read as follows:  
“4. Major Highways – 76 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 93.”

19  
20 follows:

Section 57. Subsection A.5 of Section 10.6 of Ordinance No. 460 is amended to read as follows:  
“5. Secondary Highways – 64 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 94.”

23  
24 follows:

Section 58. Subsection A.7. of Section 10.6 of Ordinance No. 460 is amended to read as follows:  
“7. General Local Streets – 40 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 105, Section D.”

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1                    Section 59.    Subsection A.11. of Section 10.6 of Ordinance No. 460 is amended to read

2 as follows:

3                    “11.    Frontage Roads – designed and constructed in conformance with Ordinance  
4                    No. 461, Standard Nos. 107, 107A, 108 or 109.”

5                    Section 60.    Subsection A.13. of Section 10.6 of Ordinance No. 460 is amended to read

6 as follows:

7                    “13.    Collector Rural Roads – 28 feet in width, designed and constructed in  
8                    conformance with Ordinance No. 461, Standard No. 136.”

9                    Section 61.    Subsection A.14. of Section 10.6 of Ordinance No. 460 is amended to read

10 as follows:

11                    “14.    Residential Rural Roads – 24 feet in width, designed and constructed in  
12                    conformance with Ordinance No. 461, Standard No. 138.”

13                    Section 62.    Subsection A.15. of Section 10.6 of Ordinance No. 460 is amended to read

14 as follows:

15                    “15.    Alleys – 20 feet in width, designed and constructed in conformance with  
16                    Ordinance No. 461, Standard No. 500. Alleys that serve as fire apparatus  
17                    roads shall have a minimum width of 24 feet in accordance Ordinance No.  
18                    787 and be designed and constructed in conformance with Ordinance No.  
19                    461, Standard 500.”

20                    Section 63.    Subsection A.16. of Section 10.6 of Ordinance No. 460 is amended to read

21 as follows:

22                    “16.    Part-width Streets – shall be one-half of the required improvement, but not  
23                    less than 28 feet, designed and constructed in conformance with Ordinance  
24                    No. 461.”

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Section 64. Subsection C. of Section 10.6 of Ordinance No. 460 is amended to read as

follows:

“C. Fire Protection. The minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787.”

Section 65. Subsection A.1. of Section 10.7 of Ordinance No. 460 is amended to read as

follows:

“1. All streets excluding Collector Rural Roads and Residential Rural Roads, shall be 32 feet in width, improved with asphalt concrete and paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 106, Section B, unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions. Collector Rural Roads shall be 28 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 136.”

Section 66. Subsection A.2 of Section 10.7 of Ordinance No. 460 is amended to read as

follows:

“2. Residential Rural Roads shall be 24 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 138.”

Section 67. Subsection C. of Section 10.7 of Ordinance No. 460 is amended to read as

follows:

“C. Fire Protection. The minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787.”

Section 68. Subsection B. of Section 10.8 of Ordinance No. 460 is amended to read as

follows:

“B. Fire Protection. The minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787.”

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Section 69. Subsection A.1 of Section 10.10 of Ordinance No. 460 is amended to read as follows:

“1. All through streets shall be 64 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard 94.”

Section 70. Subsection C. of Section 10.10 of Ordinance No. 460 is amended to read as follows:

“C. Fire Protection. The minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787.”

Section 71. Subsection A.1. of Section 10.11 of Ordinance No. 460 is amended to read as follows:

“1. Arterial Highways – 86 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 92.”

Section 72. Subsection A.2 of Section 10.11 of Ordinance No. 460 is amended to read as follows:

“2. Arterial (Urban) Highways – 110 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 91.”

Section 73. Subsection A.3 of Section 10.11 of Ordinance No. 460 is amended to read as follows:

“3. Arterial (Mountain) Highways - 64 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard No. 95, Section A. A maximum width of 40 feet in conformance with Ordinance No. 461, Standard No. 95, Section C may be allowed when anticipated low traffic volumes or rugged terrain does not warrant construction of a 64-foot four-lane highway. A minimum width of 52 feet in conformance with Ordinance No. 461, Standard No. 95, Section B may be required in steep terrain to provide for a passing lane.”

1            Section 74.    Subsection A.4 of Section 10.11 of Ordinance No. 460 is amended to read  
2 as follows:

3                    “4.    Major Highways - 76 feet in width, designed and constructed in  
4 conformance with Ordinance No. 461, Standard No. 93.”

5            Section 75.    Subsection A.5. of Section 10.11 of Ordinance No. 460 is amended to read  
6 as follows:

7                    “5.    Secondary Highways - 64 feet in width, designed and constructed in  
8 conformance with Ordinance No. 461, Standard No. 94.”

9            Section 76.    Subsection A.7. of Section 10.11 of Ordinance No. 460 is amended to read  
10 as follows:

11                    “7.    General Local Streets - 40 feet in width, designed and constructed in  
12 conformance with Ordinance No. 461, Standard No. 105, Section C.”

13            Section 77.    Subsection A.11. of Section 10.11 of Ordinance No. 460 is amended to  
14 read as follows:

15                    “11.    Frontage Roads - designed and constructed in conformance with Ordinance  
16 No. 461, Standard No. 107, 107A, 108, or 109.”

17            Section 78.    Subsection A.13 of Section 10.11 of Ordinance No. 460 is amended to read  
18 as follows:

19                    “13.    Alleys - 20 feet in width, designed and constructed in conformance with  
20 Ordinance No. 461, Standard No. 500. Alleys that serve as fire apparatus  
21 roads shall have a minimum width of 24 feet in accordance with Ordinance  
22 No. 787 and designed and constructed in conformance with Ordinance No.  
23 461, Standard 500.”

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1            Section 79.    Subsection A.14 of Section 10.11 of Ordinance No. 460 is amended to read

2 as follows:

3            "14.    Part-width Streets - shall be one-half of the required improvement but not  
4            less than 28 feet, designed and constructed in conformance with Ordinance  
5            No. 461."

6            Section 80.    Subsection C. of Section 10.11 of Ordinance No. 460 is amended to read as

7 follows:

8            "C.    Fire Protection.    The minimum requirements for fire protection shall be  
9            those requirements set forth in Ordinance No. 787."

10          Section 81.    Subsection A.1 of Section 10.12 of Ordinance No. 460 is amended to read

11 as follows:

12          "1.    Arterial Highway - 86 feet in width, designed and constructed in  
13          conformance with Ordinance No. 461, Standard No. 92."

14          Section 82.    Subsection A.2 of Section 10.12 of Ordinance No. 460 is amended to read

15 as follows:

16          "2.    Arterial (Urban) Highways - 110 feet in width, designed and constructed in  
17          conformance with Ordinance No. 461, Standard No. 91."

18          Section 83.    Subsection A.3. of Section 10.12 of Ordinance No. 460 is amended to read

19 as follows:

20          "3.    Arterial (Mountain) Highways - 64 feet in width, designed and constructed  
21          in conformance with Ordinance No. 461, Standard No. 95, Section A. A  
22          maximum width of 40 feet in conformance with Ordinance No. 461,  
23          Standard No. 95, Section C may be allowed when anticipated low traffic  
24          volumes or rugged terrain does not warrant construction of a 64 foot four-  
25          lane highway. A minimum width of 52 feet in conformance with Ordinance  
26          No. 461, Standard No. 95, Section B may be required in steep terrain to  
27          provide for a passing lane."  
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1            Section 84.    Subsection A.4 of Section 10.12 of Ordinance No. 460 is amended to read  
2 as follows:

3                    “4.    Major Highways - 76 feet in width, designed and constructed in  
4 conformance with Ordinance No. 461, Standard No. 93.”

5            Section 85.    Subsection A.5 of Section 10.12 of Ordinance No. 460 is amended to read  
6 as follows:

7                    “5.    Secondary Highways - 64 feet in width, designed and constructed in  
8 conformance with Ordinance No. 461, Standard No. 94.”

9            Section 86.    Subsection A.7. of Section 10.12 of Ordinance No. 460 is amended to read  
10 as follows:

11                    “7.    General Local Streets - 40 feet in width, designed and constructed in  
12 conformance with Ordinance No. 461, Standard No. 105, Section D.”

13            Section 87.    Subsection A.11 of Section 10.12 of Ordinance No. 460 is amended to read  
14 as follows:

15                    “11.   Frontage Roads - designed and constructed in conformance with Ordinance  
16 No. 461, Standard No. 107, 107A, 108, or 109.”

17            Section 88.    Subsection A.13. of Section 10.12 of Ordinance No. 460 is amended to read  
18 as follows:

19                    “13.   Collector Rural Roads shall be 28 feet in width, designed and constructed in  
20 conformance with Ordinance No. 461, Standard No. 136.”

21            Section 89.    Subsection A.14. of Section 10.12 of Ordinance No. 460 is amended to read  
22 as follows:

23                    “14.   Residential Rural Roads shall be 24 feet in width, designed and constructed  
24 in conformance with Ordinance No. 461, Standard No. 138.”

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1            Section 90.    Subsection A.15 of Section 10.12 of Ordinance No. 460 is amended to read  
2 as follows:

3                    “15.    Alleys - 20 feet in width, designed and constructed in conformance with  
4                    Ordinance No. 461, Standard No. 500.    Alleys that serve as fire apparatus  
5                    roads shall have a minimum width of 24 feet in accordance with Ordinance  
6                    No. 787 and designed and constructed in conformance with Ordinance No.  
7                    461, Standard No. 500.”

8            Section 91.    Subsection A.16. of Section 10.12 of Ordinance No. 460 is amended to read  
9 as follows:

10                    “16.    Part-width Streets - shall be one-half of the required improvement, but not  
11                    less than 28 feet, designed and constructed in conformance with Ordinance  
12                    No. 461.”

13            Section 92.    Subsection C. of Section 10.12 of Ordinance No. 460 is amended to read as  
14 follows:

15                    “C.    Fire Protection.    The minimum requirements for fire protection shall be  
16                    those requirements set forth in Ordinance No. 787.”

17            Section 93.    Subsection A.1.b.3) of Section 10.13 of Ordinance No. 460 is amended to  
18 read as follows:

19                    “3)    Residential Rural Roads shall be not less than 24 feet in width, improved  
20                    with asphalt concrete paving, designed and constructed in conformance  
21                    with Ordinance No. 461, Standard No. 138.”

22            Section 94.    Subsection A.2.b.3) of Section 10.13 of Ordinance No. 460 is amended to  
23 read as follows:

24                    “3)    Residential Rural Roads shall be not less than 24 feet in width, improved  
25                    with asphalt concrete paving, designed and constructed in conformance  
26                    with Ordinance No. 461, Standard No. 138.”

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1           Section 95.    A new Section 10.16 is added to Ordinance No. 460 to read as follows:

2           “SECTION 10.16.    SCHEDULE “J” FINANCE/CONVEYANCE SUBDIVISION MAP

3           Any division of land solely for the purposes of financing or conveying title to all or a  
4           portion of the land. A Schedule “J” subdivision map does not create any legal building  
5           sites. A Schedule “J” subdivision map shall not be considered a vesting map.

6           A.    A Schedule “J” subdivision map may be submitted under any of the  
7           following criteria:

- 8           1.    The land to be subdivided by the Schedule “J” subdivision map is  
9           developed in accordance with an approved valid land use  
10           entitlement or permit and a future subdivision map or land use  
11           entitlement or permit shall be processed in order for new  
12           development to occur on the land; or,
- 13           2.    The land to be subdivided by the Schedule “J” subdivision map is  
14           not developed and will be used for non-residential uses. A future  
15           subdivision map or land use entitlement or permit shall be processed  
16           in order for any development to occur on the land; or,
- 17           3.    The land to be subdivided by the Schedule “J” subdivision map is  
18           not developed, is located within a previously approved specific plan  
19           or tentative tract map, and will be used for residential uses.  
20           Development on the land shall be consistent with the previously  
21           approved specific plan, tentative tract map or with a future  
22           subdivision map, as well as any other land use entitlement or permit  
23           required for the development.

24           B.    The minimum requirements for a Schedule “J” subdivision map shall be as  
25           follows:



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1. All lots meet the minimum lot size requirements provided in the applicable zoning classification to ensure compliance with all applicable development standards.
2. All lots have acceptable legal access either by lot configuration or by a separate recorded document. A conceptual engineering design shall be submitted to provide assurance that access can be designed and constructed.
3. There are no physical constraints which may affect the feasibility of future development on the land.
4. Conditions of approval related to public safety and zoning compliance may be imposed on a Schedule "J" subdivision map.

C. A Schedule "J" subdivision map shall comply with the following:

1. Except for site grading information, the applicable information set forth in Article V of this ordinance shall be shown on and verified or accompany a Schedule "J" subdivision map.
2. Each lot shall be identified by number and all public streets shall be identified by letter.
3. Each sheet of the subdivision map shall clearly provide the following: "For Finance and Conveyance Purposes Only. A Future Subdivision Map or Land Use Entitlement or Permit is Necessary to Develop this Property. This Map Does Not Remove any Conditions of Approval For Separate Land Use Entitlements or Tentative Maps or Use Permits Approved for this Land."
4. Along with the recordation of the Schedule "J" subdivision map, the language provided in subsection C.3. above shall be recorded in the form of a restriction using the standard form approved by County Counsel.

- 1                   5.     Security for monuments and certificates for taxes and assessments
- 2                             shall be provided in accordance with this ordinance.
- 3                   6.     Any development on the land will require the approval of a separate
- 4                             tentative map or land use entitlement or permit, or any combination
- 5                             thereof, in accordance with the Subdivision Map Act and applicable
- 6                             County ordinances.”

7                   Section 96.    Subsection J.10.b. of Section 10.25 of Ordinance No. 460 is amended to  
8 read as follows:

9                             “b.    Murrieta Valley Sub-Watershed \$4,139.00 per acre”

10                   Section 97.    Section 11.1 of Ordinance No. 460 is amended to read as follows:

11                   “SECTION 11.1 GENERAL PROVISIONS.

12                   After receipt of an acceptable tentative map, the Flood Control Engineer will recommend  
13                   conditions to be imposed on the tentative map. The Flood Control Engineer will also  
14                   furnish a flood hazard report to the land divider and to governmental agencies as may  
15                   require the same.

16                   Criteria for facilities for the control of tract drainage and flood waters in Schedule “A”,  
17                   “B”, “C”, “D”, “E”, “F” and “G” land divisions are established as follows:

18                             “A.    The minimum design for facilities to convey storm runoff generated within  
19                             a land division or tributary offsite runoff flowing into or crossing a land  
20                             division shall be based on a storm having a frequency of once in 100 years.  
21                             Hydrologic and hydraulic calculations for the design of drainage facilities  
22                             which control drainage water generated within a land division shall be  
23                             submitted for approval to the Director of Transportation. Hydrologic and  
24                             hydraulic calculations for the design of flood control facilities to convey  
25                             storm runoff flowing into or crossing a land division shall be submitted for  
26                             approval to the flood control agency having jurisdiction and to the Director  
27                             of Transportation.

28                             B.    The use of streets for flood control and drainage purposes may be

1 prohibited by the Director of Transportation if the use thereof is not in the  
2 interest of the public health, safety and welfare.

3 C. When the Director of Transportation permits the use of streets for flood  
4 control and drainage purposes, the 10-year frequency design discharge shall  
5 be contained between the tops of curbs or asphalt concrete dikes, and the  
6 100-year frequency design discharge shall be contained within the street  
7 right-of-way. If either of these conditions is exceeded, additional flood  
8 control facilities shall be provided.

9 D. When tract improvements substantially change, concentrate or increase the  
10 natural flow of surface water onto adjacent property, facilities shall be  
11 required to direct the water to an adequate outlet, or the land divider shall  
12 obtain a recordable easement or written agreement for drainage purposes  
13 across the affected property.”

14 Section 98. The title of Section 11.2 of Ordinance No. 460 is amended to read as

15 follows:

16 “SECTION 11.2 FLOOD CONTROL AND OFFSITE TRIBUTORY FLOWS.”

17 Section 99. Subsection A. of Section 11.2 of Ordinance No. 460 is amended to read as

18 follows:

19 “A. The Flood Control Engineer shall review the hydrologic calculations  
20 submitted by the land divider and determine the adequacy of peak  
21 discharges of offsite flood waters impinging upon the land division from  
22 which protection must be provided. The land divider may consult with the  
23 Flood Control Engineer or his representatives as to the adequacy of the  
24 proposed flood control facilities.”

25 Section 100. Subsection B. of Section 11.2 of Ordinance No. 460 is amended to read as

26 follows:

1                   “B. Improvement plans for flood control facilities to control storm water  
2                   flowing into or crossing a land division shall be approved by the appropriate  
3                   Flood Control Agency and the Director of Transportation.”

4                   Section 101. Subsection C. of Section 11.2 of Ordinance No. 460 is deleted in its  
5 entirety.

6                   Section 102. The title of Section 11.3 of Ordinance No. 460 is amended to read as  
7 follows:

8                   “SECTION 11.3 ONSITE TRACT DRAINAGE FACILITIES”

9                   Section 103. A new subsection B.1. is added to Section 11.3 of Ordinance No. 460 to  
10 read as follows:

11                   “1. All lots shall have a buildable site free of flood and erosion hazard.”

12                   Section 104. A new subsection B.2. is added to Section 11.3 of Ordinance No. 460 to  
13 read as follows:

14                   “2. When the land to be subdivided is subject to flood or erosion hazard or both  
15 hazards, the watercourse pathway, limits of inundation or erosion hazard  
16 shall be delineated on the environmental constraints sheet along with any  
17 environmental constraints notes required by conditions of approval.”

18                   Section 105. The existing subsection B.6. of Section 11.3 of Ordinance No. 460 is  
19 deleted in its entirety.

20                   Section 106. The existing subsections B.1, B.2, B.3, B.4 and B.5 of Section 11.3 of  
21 Ordinance No. 460 are relettered as B.3, B.4, B.5, B.6 and B.7 respectively.

22                   Section 107. Subsection B. of Section 14.1 of Ordinance No. 460 is amended to read as  
23 follows:

24                   “B. All land divisions governed by this section shall be required to have planted  
25 a minimum of one street tree per lot frontage prior to final building  
26 inspection based on the following standards:

1. Trees shall be selected from the County of Riverside California Friendly Plant list and reflect consideration of the land division's geographic zone.
2. Trees shall be planted in accordance with the Riverside County Transportation and Land Management Agency Comprehensive Landscape Guidelines and Standards.
3. Trees shall be located in accordance with Ordinance No. 461 and be spaced at approximately 60 foot intervals or a minimum of one tree per lot frontage.
4. For corner lots, street trees shall be required on both street frontages, provided such planting does not interfere with site distance and setbacks."
5. Trees shall be planted and irrigated in accordance with Ordinance No. 859."

15 Section 108. Subsection B. of Section 14.2. of Ordinance No. 460 is amended to read as

16 follows:

17 "B. Acceptable forms of security shall be the same as those enumerated in  
18 Article XVII of this ordinance. The agreement and the security shall be  
19 executed only upon forms and terms approved by the Board, and shall be  
20 checked by the Director of Transportation. The amount of the security shall  
21 be inclusive and consistent with the amount noted in the Riverside County  
22 Transportation Department Improvement Requirement Worksheet – Street  
23 Improvements as provided in the County of Riverside Transportation  
24 Department Plan Check Policies and Guidelines."

1            Section 109. Subsection A. of Section 14.3 of Ordinance No. 460 is amended to read as

2 follows:

3            “A. Any person who is required to plant trees may request an exemption from  
4 the requirement. The request for the exemption shall be made to the  
5 Director of Transportation on the forms provided by the Transportation  
6 Department.”

7            Section 110. A new number 6. is added to subsection B. of section 14.3 of Ordinance No.

8 460 to read as follows:

9            “6. The street is a cul-de-sac or proper tree spacing is not possible because of  
10 the location of lots.”

11           Section 111. A new number 7. is added to subsection B. of section 14.3 of Ordinance No.

12 460 to read as follows:

13           “7. Noise attenuation walls exist or will be required along street frontages or  
14 noise attenuation walls limit the width of an existing or planned parkway.”

15           Section 112. Subsection C. of Section 14.3 of Ordinance No. 460 is amended to read as

16 follows:

17           “C. Any request for an exemptions shall be reviewed by the Director of  
18 Transportation or designee. The decision on any request for an exemption  
19 shall be made prior to the issuance of any building or grading permits.”

20           Section 113. Subsection A. of Section 14.4 of Ordinance No. 460 is amended to read as

21 follows:

22           “A. The Transportation Department shall be responsible for the enforcement of  
23 the street tree planting requirements provided in this Article up to building  
24 permit final or the issuance of a notice of completion, whichever occurs  
25 first.”

26           Section 114. Subsection B. of Section 17.1 of Ordinance No. 460 is amended to read as

27 follows:

28           “B. The agreement and the improvement security for Schedule "A", "B", "C",

1 "D", and "E" maps shall be executed for the County by the Chairman of the  
2 Board only upon forms and terms approved by the Board, which shall be  
3 checked by the Director of Transportation. The Director of Transportation  
4 shall be authorized to execute on behalf of the County agreements and  
5 improvement security in accordance with the provisions of this article for  
6 Schedule "F", "G", "H", "I", and "J" maps. The agreement and  
7 improvement security for Schedule "F", "G", "H", "I", and "J" maps shall be  
8 executed for the County by the Director of Transportation only upon forms  
9 and terms approved by the Board. If bonds are to be used, they shall be  
10 substantially in the form provided for in the Subdivision Map Act."

11 Section 115. Subsection B. of Section 18.2 of Ordinance No. 460 is amended to read as

12 follows:

13 "B. A copy of the tentative map shall be filed with the Planning Director,  
14 accompanied by the fees set forth in Ordinance No. 671. The fees shall be  
15 paid by the property owner filing the tentative map, or, if the reversion to  
16 acreage is initiated by the Board upon request of the property owner, the  
17 fees shall be paid by the persons(s) making the request to the Board."

18 Section 116. Subsection A. of Section 18.7 of Ordinance No. 460 is amended to read as

19 follows:

20 "A. Notwithstanding the preceding sections, contiguous parcels under common  
21 ownership may be merged without reverting to acreage, provided that the  
22 merger is approved by the Planning Director or designee and an instrument  
23 evidencing such merger is recorded with the County Recorder."

24 Section 117. Subsection A. of Section 20.1. of Ordinance No. 460 is amended to read as

25 follows:

26 "A. GENERAL PROVISIONS. A lot line adjustment is a modification of a  
27 boundary line between four or fewer existing adjoining legal parcels where  
28 the modification complies with the following criteria:

1. No new parcels are created.

- 1 2. No parcel is reduced below the minimum lot area required by the
- 2 zoning classification set forth in Ordinance No. 348 or the General
- 3 Plan of Riverside County.
- 4 3. The proposed adjustment is exempt from the Subdivision Map Act,
- 5 and no tentative map, final map or parcel map shall be required as a
- 6 condition to the approval of a lot line adjustment.
- 7 4. Public rights-of-way are not altered in any way unless approved by
- 8 the Director of Transportation.”

9 Section 118. Subsection C. of Section 20.1 of Ordinance No. 460 is amended to read as

10 follows:

11 “C. PROCEDURE. Upon receipt of a completed application, the Planning  
12 Department may transmit the material to the following agencies:  
13 Transportation Department, County Surveyor, Health, Fire, Building and  
14 Safety, Assessor Departments, and Flood Control District. The applicant  
15 and his representative shall be notified of any concerns set forth by the  
16 reviewing agencies which may delay approval of the application. The  
17 Planning Director shall limit his review and approval to a determination of  
18 whether or not the parcels resulting from the adjustment will conform to  
19 state law and County ordinances, and shall not impose conditions or  
20 exactions on the approval except to conform to County ordinances, or to  
21 facilitate the relocation of existing utilities, infrastructure, easements, or  
22 improvements. When special circumstances applicable to a parcel of  
23 property, including but not limited to topographic constraints, parcel  
24 orientation, access restrictions, methods of circulation, existing  
25 improvements, and/or urbanization of the property under a requested  
26 permit, the Planning Director may, upon sufficient documentation and  
27 justification, approve a lot line adjustment so long as the proposed  
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1 adjustment is not in conflict with state law, County ordinances, and  
2 requirements set by other County Departments or agencies. Within 30 days  
3 of the lot line adjustment application being accepted as complete, the  
4 Planning Director shall conditionally approve, disapprove, or notify the  
5 applicant and his representative that the request does not meet the  
6 requirements of a lot line adjustment. Applications for lot line adjustment  
7 shall not be considered final until the exhibits and deeds, or amended deed,  
8 reflecting the adjustment have been recorded.”

9 Section 119. Subsection D. of Section 20.1 of Ordinance No. 460 is amended to read as

10 follows:

11 “D. RECORDATION. Upon receiving written notification from the Planning  
12 Department that the application is complete, the applicant shall within one  
13 year, or in the time agreed to in writing by the applicant and the Planning  
14 Director, provide the new signed and notarized adjustment deeds and  
15 exhibit plats to the Planning Department. If found acceptable by the  
16 Planning Director or designee, the Planning Department shall provide the  
17 final deeds and exhibit plats to the County Recorder for final recordation.  
18 Upon recordation, the lot line adjustment shall be final. If the applicant  
19 does not provide the adjustment deed and exhibit plats within the one year,  
20 or in the time agreed to by the applicant and the Planning Director, the lot  
21 line adjustment application shall be considered abandoned and no further  
22 action may occur.”

23 Section 120. Subsection A.2. of Section 21.2 of Ordinance No. 460 is amended to read as

24 follows:

25 “2. Conditional Certificate of Compliance. A Conditional Certificate of  
26 Compliance is issued when the County Surveyor determines that the  
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1 property was divided in violation of the Subdivision Map Act or this  
2 ordinance.”

3 Section 121. Subsection B. of Section 21.2 of Ordinance No. 460 is amended to read as  
4 follows:

5 “B. Application. Any owner of real property, including owners denied a permit,  
6 may file an application for a Certificate of Compliance. A separate  
7 application shall be made to the County Surveyor, accompanied by the fees  
8 set forth in Ordinance No. 671 for each parcel to be certified. No  
9 Certificate of Compliance application proposing the certification of multiple  
10 lots will be accepted unless submitted in conjunction with a waived final  
11 parcel map, or as approved by the County Surveyor. Each completed  
12 application shall be accompanied by the following:

- 13 1. A map shall be submitted, drawn on a form provided by the  
14 Transportation Department. The map shall be legibly drawn in ink.  
15 It shall show the subject property with dimensions and the gross and  
16 net area, and it shall show the locations, width and names of all  
17 streets and roads adjacent to and providing access to the property.
- 18 2. The map shall show the location and use of all structures on the  
19 property, with the distances from the structures to the parcel  
20 boundaries and distances between structures, and all existing utilities  
21 and easements.
- 22 3. A small scale vicinity map shall be shown with distances (in feet or  
23 tenths of a mile) to the nearest street intersection.
- 24 4. The map shall show the name, address, telephone number of the  
25 current owner of the property, and the name, address and telephone  
26 number of the person preparing the map, if different from the owner.



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b. If the County Surveyor determines that the real property was divided in compliance with the provisions of the Subdivision Map Act and this ordinance that were applicable at the time the property was divided, he shall cause a Certificate of Compliance to be filed for recording with the County Recorder.

2. Conditional Certificate of Compliance.

a. If upon receipt of a completed application the County Surveyor determines that the property was divided in violation of the Subdivision Map Act or this ordinance, but that a proposed development may be approved as being not contrary to the public health, welfare or safety, a Conditional Certificate of Compliance may be issued by the County Surveyor contingent upon the completion of specified conditions.

b. The County Surveyor may impose such conditions as would have been applicable to the division of the property at the time that the current owner of record acquired the property, except that where the applicant was the owner of record at the time of the initial violation who by a grant of the real property created a parcel or parcels in violation, and such person is the current owner of record of one or more of the parcels which were created as a result of the grant in violation, then the County Surveyor may impose such conditions as would be applicable to a current division of the property or the requirement of filing on a tentative parcel or tract map.

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1) When the County Surveyor imposes conditions, he shall file for recording with the County Recorder a Conditional Certificate of Compliance.

2) The conditions may be fulfilled and implemented by the owner who has applied for the Certificate of Compliance or any subsequent owner.

3) Compliance with such conditions shall not be required until such time as a permit or other grant of approval for the development or use of the property is issued by the County or any other subsequent jurisdiction, unless the property is thereafter included as a part of a legal division of said real property pursuant to the provisions of this ordinance.

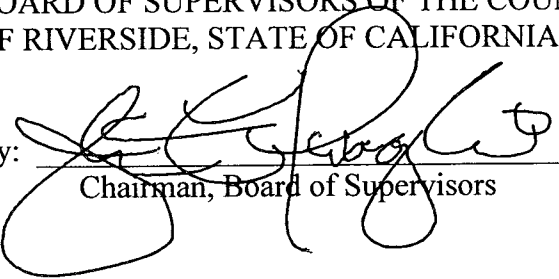
4) Upon completion of the conditions, the owner shall notify the County Surveyor. If the conditions are satisfactorily completed, the County Surveyor shall then issue and record a final Certificate of Compliance.

c. Certificate of Compliance and Waiver of Parcel Map. A Certificate of Compliance is required on all tentative parcel maps which have the parcel map waived.”

Section 123. Subsection D. of Section 21.2 of Ordinance No. 460 is deleted in its entirety.

1                    Section 124. 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

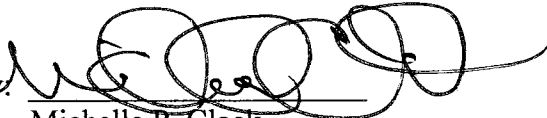
5                    By:   
6                    Chairman, Board of Supervisors

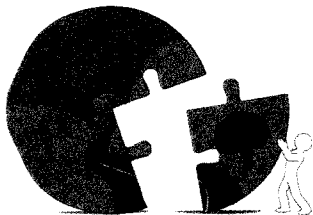
7  
8                    ATTEST:  
9                    CLERK OF THE BOARD

10                    By:   
11                    Deputy

12  
13  
14                    (SEAL)

15  
16  
17  
18                    APPROVED AS TO FORM  
19                    August 28 2017

20                    By:   
21                    Michelle P. Clack  
22                    Supervising Deputy County Counsel



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
Assistant TLMA Director

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

9/21/17  
Date

*[Signature]*  
Initial

## NOTICE OF EXEMPTION

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

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

77588 El Duna Ct, Ste H  
Palm Desert, CA 92211

Project Title/Case No.: Ordinance No. 460.154

Project Location: Ordinance No. 460.154 is a countywide ordinance

Project Description: Ordinance No. 460.154 amends the County's Ordinance No. 460, which regulates the division of land in the unincorporated area of Riverside County, to update terminology to be consistent with State law, to streamline the processing of subdivision applications, to update standards for land division requirements, to modify extensions of time allowed for an approved tentative map and to create the ability to process a Schedule J subdivision map for financing or conveyance purposes.

Name of Public Agency Approving Project: Riverside County Board of Supervisors

Project Applicant & Address: County of Riverside

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (\_\_\_\_\_)
- Statutory Exemption (\_\_\_\_\_)
- Other: Section 15061(b)(3)

**Reasons why project is exempt:** Ordinance No. 460.154 is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15061(b)(3) which 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." The adoption of Ordinance No. 460.154 does not permit or authorize development or ground disturbance. Ordinance No. 460.154 only makes textual changes to the existing Ordinance No. 460 to update terminology to be consistent with State law, to streamline the processing of subdivision applications to update standards for land division requirements, to modify extensions of time allowed for an approved tentative map and to create the ability to process a Schedule J subdivision map for financing or conveyance purposes. A Schedule J subdivision map does not authorize development on the subject site. Any proposed land division within the unincorporated area of Riverside County is required to go through the review process including submittal of a proposed subdivision map, review by appropriate agencies and departments, environmental review and required public hearings. Therefore, it can be seen with certainty that there is no possibility that Ordinance No. 460.154 may have a significant direct, indirect, or cumulative physical effect on the environment.

Richard Lantis 951-955-6720  
County Contact Person Phone Number

*[Signature]* \_\_\_\_\_  
Signature Title

\_\_\_\_\_ 9-5-17  
Date

County Clerk Posting Fee \$50.00

### FOR COUNTY CLERK'S USE ONLY

5310  
9/19/17 3:14  
2017-0-136831

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION: W.O.ZSU9000, Task Code ZOVH  
NUMBER Accounting String: 537120-20260-3130200000 ZSU9000 ZOVH

AMOUNT: \$50.00


DATE: 09/7/2017

AGENCY: Riverside County Survey Department

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO ISSUE A VOUCHER FOR PAYMENT OF ALL FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NOTICE OF EXEMPTION

AUTHORIZED BY: Richard G. Lantis, County Surveyor

Signature: 

PRESENTED BY: Dennis Odenbaugh

ACCOUNTING CONTACT PERSON: **Kevin Kincad 955-6262**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -





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

September 22, 2017

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

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

RE: ADOPTION OF ORDINANCE NO. 460.154

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, September 27, 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:** Friday, September 22, 2017 10:54 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Adoption of Ord. No. 460.154

Received for publication on 9/27. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: [legals@pe.com](mailto: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 Fri, Sep 22, 2017 at 10:46 AM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Hello! Adoption of Ordinance, for publication on Wednesday, Sept. 27, 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 Mail Stop# 1010



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of



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

September 22, 2017

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

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

RE: ADOPTION OF ORDINANCE NO. 460.154

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Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, September 27, 2017**.

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

**Gil, Cecilia**

---

**To:** Email, TDS-Legals  
**Subject:** RE: FOR PUBLICATION: ADOPTION OF ORD. NO. 460.154

---

**From:** Email, TDS-Legals [mailto:legals@thedesertsun.com]  
**Sent:** Friday, September 22, 2017 11:00 AM  
**To:** Gil, Cecilia <CCGIL@RIVCO.ORG>  
**Subject:** RE: FOR PUBLICATION: ADOPTION OF ORD. NO. 460.154

Good Morning ☺

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](mailto:legals@thedesertsun.com)

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

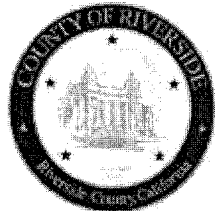
This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

---

**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Friday, September 22, 2017 10:49 AM  
**To:** Email, TDS-Legals <[legals@thedesertsun.com](mailto:legals@thedesertsun.com)>  
**Subject:** FOR PUBLICATION: ADOPTION OF ORD. NO. 460.154

Good morning! Adoption of Ordinance, for publication on Wednesday, Sept. 27, 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 Mail Stop# 1010



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the

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

**SUMMARY OF ORDINANCE NO. 460.154  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 460 RELATING TO DIVISION OF LAND**

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 460.154 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1<sup>st</sup> Floor, Riverside, California.

Ordinance No. 460.154 amends Ordinance No. 460 to reflect new terminology, delete the Land Development Committee process, update street and fire apparatus road right-of-way widths, create a Schedule J subdivision map for financing and conveyance purposes, modify extensions of time for approved tentative maps to allow two three year extensions not to exceed a total of six years, update fire protection requirements, update requirements for street trees and update parcel merger and lot line adjustment language to be consistent with State law. Ordinance No. 460.154 would take effect 30 days after its adoption.

John Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 19, 2017**, the foregoing Ordinance consisting of one hundred twenty-four (124) 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
9/27/17	0011014215		PE Riverside	3 x 43 Li	167.70

Invoice text: Adoption of Ord. No. 460.154

*EDA  
3.19 w/ 09/19/17*

Placed by: Cecilia Gil

## Legal Advertising Memo Invoice

**BALANCE DUE**

167.70

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<b>BALANCE DUE</b> 167.70	ORDER NUMBER 0011014215	TERMS OF PAYMENT DUE UPON RECEIPT



## THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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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. 460.154 /

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:

**09/27/2017**

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

Date: September 27, 2017  
At: Riverside, California

  
\_\_\_\_\_  
Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011014215-01

P.O. Number:

### Ad Copy:

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

### SUMMARY OF ORDINANCE NO. 460.154 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 460 RELATING TO DIVISION OF LAND

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 460.154 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

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NAYS: None  
ABSENT: None

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

9/27