

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



1.1

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

| <u>ORDINANCE</u> | <u>DATE</u>       | <u>NEWSPAPER</u>     |
|------------------|-------------------|----------------------|
| No. 348.4918     | December 23, 2019 | The Press-Enterprise |

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on February 4, 2020 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: February 4, 2020  
Kecia R. Harper, Clerk of the Board of Supervisors, in and for  
the County of Riverside, State of California.

(seal)

By: Kecia R. Harper, Deputy

AGENDA NO.

1.1

ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD



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

# THE PRESS-ENTERPRISE

| DATE     | ORDER NUMBER | PCNumber | PRODUCT      | SIZE       | Amount   |
|----------|--------------|----------|--------------|------------|----------|
| 12/23/19 | 0011346552   |          | PE Riverside | 4 x 358 Li | 1,861.60 |

Invoice text: Ordinance 348.4918

*Planning  
12/10/19 12.6*

Placed by: Karen Lynn Barton

## Legal Advertising Memo Invoice

| BALANCE DUE |
|-------------|
| 1,861.60    |

| SALES/CONTACT INFORMATION  |                            | ADVERTISER INFORMATION           |                                     |  |
|----------------------------|----------------------------|----------------------------------|-------------------------------------|--|
| Nick Eller<br>951-368-9229 | BILLING DATE<br>12/23/2019 | BILLED ACCOUNT NUMBER<br>5209148 | ADVERTISER/CLIENT NUMBER<br>5209148 | ADVERTISER/CLIENT NAME<br>BOARD OF SUPERVISORS |



## THE PRESS-ENTERPRISE

### Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

| ADVERTISER/CLIENT NAME |                       |                          |
|------------------------|-----------------------|--------------------------|
| BOARD OF SUPERVISORS   |                       |                          |
| BILLING DATE           | BILLED ACCOUNT NUMBER | ADVERTISER/CLIENT NUMBER |
| 12/23/2019             | 5209148               | 5209148                  |
| BALANCE DUE            | ORDER NUMBER          | TERMS OF PAYMENT         |
| 1,861.60               | 0011346552            | DUE UPON RECEIPT         |

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

CALIFORNIA NEWSPAPER PARTNERSHIP  
dba The Press-Enterprise  
PO Box 65210  
Colorado Springs, CO 80962-5210

# 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.: Ordinance 348.4918 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**12/23/2019**

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

Date: December 23, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011346552-01

P.O. Number:

## Ad Copy:

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

### ORDINANCE NO. 348.4918 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:  
Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2443, Change of Zone Case No. 1800020," which map is made part of the ordinance.

Section 2. Section 17.121 of Article XVIa of Ordinance No. 348 is amended in its entirety to read as follows:  
"SECTION 17.121 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 382.

a. Planning Area 1, 3, and 13.

- (1) The uses permitted in Planning Areas 1, 3, and 13 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted in Section 6.1.A. (2), (3), (5), (7) and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C. (1) shall not be permitted. In addition, the uses permitted under Section 6.1.A. shall include temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event. Any use that is not specifically listed in Section 17.121a.(1) may be considered a permitted or conditionally permitted use provided that the Assistant TMLA Director - Planning Development finds that the proposed use is substantially the same in character and intensity as those listed in Section 17.121a.(1). Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 1, 3, and 13 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. B., C., and D., E. (1), (2), (3) and (4); and G. shall be deleted and replaced, respectively, with each of the following:
  - B. Lot area shall not be less than four thousand five hundred square feet (4,500').
  - C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of ninety feet (90').
  - D. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
  - E. Minimum yard requirements are as follows:
    1. The front yard shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback.
    2. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the public street.
    3. The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
    4. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
  - G. The maximum lot coverage shall be 65 percent for single story and 60 percent for two story.

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

b. Planning Area 2.

- (1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.A. (2), (3), (5), (7) and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C. (1) shall not be permitted. In addition, the uses permitted under Section 6.1.A. shall include temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event and the uses permitted under Section 6.1.B. shall include multiple family dwellings. Any use that is not specifically listed in Section 17.121b.(1) may be considered a permitted or conditionally permitted use provided that the Assistant TMLA Director - Community Development finds that the proposed use is substantially the same in character and intensity as those listed in Section 17.121b.(1). Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for attached multiple family residential development in Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and G. shall be deleted and replaced with the following:
  - A. The height of the buildings shall not exceed forty-five feet (45').
  - B. Lot area shall not be less than three thousand (3,000) square feet.
  - C. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of sixty feet (60').
  - D. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
  - E. Minimum yard requirements are as follows:
    1. The front yard setback shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback. The minimum building setback from interior drives shall be three feet (3'). Garages opening to the front or rear of lots or buildings shall be setback a minimum of three feet (3') from the existing street right of way, from any future street right of way, as shown on any specific plan of highways, or from the curb of an alley. Garages opening to the front or rear of lots shall not be set back greater than five feet (5'), unless the setback exceeds eighteen-feet (18').
    2. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street. The distance between buildings shall be no less than ten feet (10').
    3. The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
    4. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to

encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a clear five foot (5') setback. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

- G. The maximum lot coverage shall be 65 percent.
- (3) The development standards for detached one family residential development in Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and G. shall be deleted and replaced, respectively, with each of the following:
- A. Building height shall not exceed forty-five feet (45').
  - B. Lot Area shall not be less than 3,000 square feet.
  - C. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of sixty feet (60').
  - D. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
  - E. Minimum yard requirements are as follows:
    - 1. The front yard setback shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback.
    - 2. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street.
    - 3. The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
    - 4. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a clear five foot (5') setback. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
  - F. The maximum lot coverage shall be 65 percent.
- (4) The development standards for non-residential development in Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI Section 6.2 of Ordinance No. 348
- (5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

C. Planning Areas 4, 7, 9, and 28.

- (1) The uses permitted in Planning Areas 4, 7, 9, and 28 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1A(2), (3), (5), (7) and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C. (1) shall not be permitted. In addition, the uses permitted under Section 6.1.A. shall include temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event. Any use that is not specifically listed in Section 17.121c.(1) be considered a permitted or conditionally permitted use provided that the Assistant TMLA Director - Community Development finds that the proposed use is substantially the same in character and intensity as those listed in Section 17.121c.(1). Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 4, 7, 9, and 28 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. B., C., and D; E. (1), (2), (3) and (4); and G. shall be deleted and replaced, respectively, with each of the following:
- B. Lot area shall not be less than three thousand five hundred square feet (3,500).
  - C. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of eighty feet (80').
  - D. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
  - E. Minimum yard requirements are as follows:
    - 1. The front yard setback shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback.
    - 2. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street.
    - 3. The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
    - 4. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a clear five foot (5') setback. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
  - G. The maximum lot coverage shall be sixty-five (65%) for a single story dwelling and sixty percent (60%) for two story dwelling.
- In addition, the following development standards for clustered residential development, which involves grouping dwelling units on smaller lots in one area of development while preserving the remaining land on site for other uses, shall also apply and, to the extent there is a conflict, supersede other development standards for Planning Areas 4, 7, 9, and 28:
- AA. Where a zero lot line design is utilized, the distance between structures shall be not less than ten feet (10') provided at least one side of the structure has a clear five foot (5') setback at all times.
  - BB. Front yards shall be a minimum of ten feet (10') measured from the public street.
  - CC. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street. There shall be no other side or rear yard setback requirements.
  - DD. The distance between structures in all directions shall be at least ten feet (10').
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

d. Planning Areas 5, 10, 12, 25, and 27.

- (1) The uses permitted in Planning Areas 5, 10, 12, 25, and 27 of Specific Plan No. 382 shall be the same as those uses permitted in Article VII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.A.(1), (8) and (9); B.(1) and C.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.A. shall include public parks; public playgrounds; dog parks; greenhouses; community gardens; trails; and hiking areas.

- (2) The development standards for Planning Areas 5, 10, 12, 25, and 27 of Specific Plan No. 382 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.
- e. Planning Areas 6, 8, 11, 14, 15, 16, 22, 23, and 26.
- (1) The uses permitted in Planning Areas 6, 8, 11, 14, 16, 23, and 26 of Specific Plan No. 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.A. (1), (2), (3), (4), (5) (8) and (9); B. (1); and C. (1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.A. shall include trails and hiking areas.
  - (2) The development standards for Planning Areas 6, 8, 11, 14, 16, 22, 23, and 26 of Specific Plan No. 382 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.
- f. Planning Areas 17, 18, 19, 20 and 21
- (1) The uses permitted in Planning Areas 17, 18, 19, 20, and 21 of Specific Plan No. 382 shall be the same as those uses permitted in Article XVI, Section 16.2 of Ordinance No. 348, except that uses permitted pursuant to Section 16.2.A.(1), (2), (3), (4), (5) and (7); B.(1) (2), (3), (4), (5), (6), (7) (8) and (9); C.(1) and (2); D(1); and E. shall not be permitted.
  - (2) The development standards for Planning Areas 17, 18, 19, 20 and 21 of Specific Plan No. 382 shall be the same as those standards identified in Article XVI of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVI of Ordinance No. 348.
- g. Planning Area 24
- (1) The uses permitted in Planning Area 24 of Specific Plan No. 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.A.(1), (2), (3), (4), (5) (8) and (9); B.(1); and C.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.A. shall also include nature trails, structures and installations necessary for the storage and distribution of water such as tanks, reservoirs, wells, and any use appurtenant to the storage and distribution of water, and the necessary pumping and water production facilities.
  - (2) The development standards for Planning Area 24 of Specific Plan No. 382 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348."

Section 3. This Ordinance shall take effect 30 days after its date of adoption.

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on December 10, 2019, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
 NAYS: None  
 ABSENT: None

Kecia R. Harper, Clerk of the Board  
 By: Karen Barton, Deputy Clerk of the Board