

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



1.1

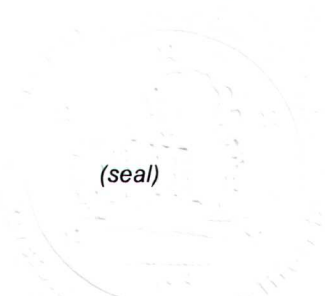
On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED, FOUND AND DETERMINED that the following ordinances were duly published:

<u>ORDINANCE</u>	<u>DATE</u>	<u>NEWSPAPER</u>
No. 348.4947	March 12, 2021	The Press-Enterprise
No. 348.4952	March 24, 2021	The Press-Enterprise
No. 348.4949	March 23, 2021	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 May 18, 2021 of Supervisors Minutes.



WITNESS my hand and the seal of the Board of Supervisors
Dated: May 18, 2021
Kecia R. Harper, Clerk of the Board of Supervisors, in and for
the County of Riverside, State of California.

By: *Miscellaneous*, Deputy
AGENDA NO.

1.1

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Notice of Adoption - Ordinance No. 348.4947 /

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:

03/12/2021

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

Date: March 12, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011447557-01

P.O. Number:

Ad Copy:

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

SUMMARY OF ORDINANCE NO. 348.4947 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 348.4947 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. 348.4947 amends Article XIX of Ordinance No. 348 in its entirety and replaces it with new language that updates definitions, revises administrative procedures for the permitting process for wireless facilities, clarifies the likely levels of environmental analysis pursuant to the California Environmental Quality Act as they relate to different types of wireless facilities, set forth conditions of approval for any wireless facilities that are deemed approved, and incorporates new changes in state and federal laws related to the establishment and permitting of wireless communication facilities. Ordinance No. 348.4947 also revises Ordinance No. 348 Article XVIII Section 18.20, to clarify that the height exceptions therein do not apply to wireless facilities; Section 18.26, to streamline and make consistent the report of actions on land use permits to the Board of Supervisors; Section 18.26, to amend the appeal procedures for permit applications and make them consistent across the multiple types of land use permits; 18.28b., to amend the notice and appeal procedures for Crowing Fowl permits and make those consistent with other types of land use permits; and Section 18.30, to amend the provisions for plot plans to require appeals of actions on wireless facilities applications to go directly to the Board of Supervisors and appeals of actions on plot plans not including wireless facilities to be made consistent with the other types of land use permits. Ordinance No. 348.4947 would take effect 30 days after its adoption.

K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 02, 2021** the foregoing Ordinance consisting of two (2) 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: Hannah Lumanauw, Board Assistant

Press-Enterprise: 3/12

TRMA/Planning
Item 21.4 of
03/02/21



**PROOF OF
PUBLICATION**

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP,
4080 LEMON ST

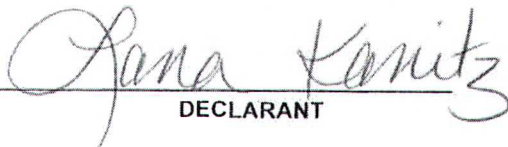
RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

03/12/2021

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 12th of March 2021 in Green Bay, WI, County of Brown.


DECLARANT

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

**SUMMARY OF
ORDINANCE NO. 348.4947
AN ORDINANCE OF THE
COUNTY OF RIVERSIDE
AMENDING ORDINANCE
NO. 348 RELATING TO ZONING**

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K. Spiegel, Chair of the Board

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

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Published: 3/12/2021

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

**SUMMARY OF
ORDINANCE NO. 348.4947
AN ORDINANCE OF THE
COUNTY OF RIVERSIDE
AMENDING ORDINANCE
NO. 348 RELATING TO ZONING**

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

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Published: 3/12/2021

Ad#:0004630580
P O : ORD 348.4947
This is not an invoice
of Affidavits: 1

*TCMA / Planning
Item 21.4
of 03/02/21*

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.: Notice of Adoption - Ordinance No. 348.4952 /

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:

03/24/2021

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

Date: March 24, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011450544-01

P.O. Number:

Ad Copy:

TCHM/Planning
Item 21.1 of
03/09/21

ORDINANCE NO. 348, 4952
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 Homeland Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2,245, Change of Zone Case No. 2000027", which map is made part of the ordinance, and establishing the boundaries of the specified planning areas within Specific Plan No. 260 as amended.

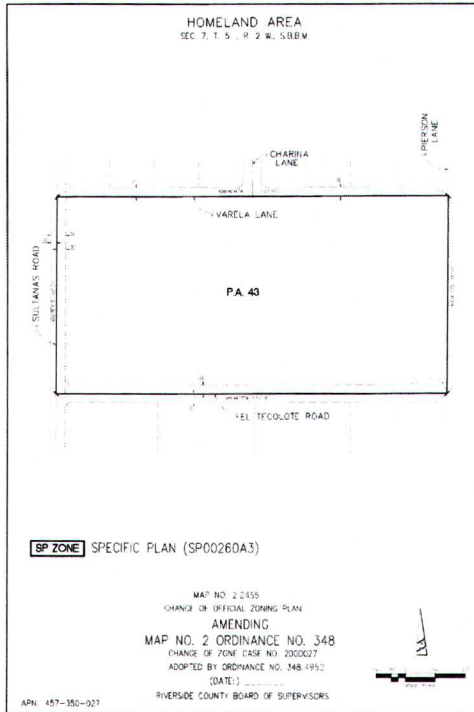
Section 2. Article XVIIa of Ordinance No. 348 is amended in its entirety to read as follows:

SECTION 17.73 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 260.

- d. Planning Area 24.**
- (1) The uses permitted in Planning Area 24 of Specific Plan No. 260 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.b.(1) and (3) shall not be permitted.
 - (2) The development standards for Planning Area 24 of Specific Plan No. 260 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., d., e. (1), (2), and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. 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 seventy-five feet (75'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
 - E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- In addition, the following standard shall also apply:
- AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.
- (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 25.**
- (1) The uses permitted in Planning Area 25 of Specific Plan No. 260 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.b.(1) and (3) shall not be permitted.
 - (2) The development standards for Planning Area 25 of Specific Plan No. 260 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., d., e. (1), (2), and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. 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 seventy-five feet (75'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - C. 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-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
 - E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than forty feet (40') wide, the yard need not exceed ten percent (10%) of the width of the lot.
 - F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- In addition, the following standard shall also apply:
- AA. In no case shall more than sixty-five percent (65%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than sixty percent (60%) of any lot be covered by buildings for lots with two-story buildings.
- (3) 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 26 and 28.**
- (1) The uses permitted in Planning Areas 26, and 28 of Specific Plan No. 260 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.b.(1) and (3) shall not be permitted.
 - (2) The development standards for Planning Areas 26, and 28 of Specific Plan No. 260 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., d., e. (1), (2) and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - C. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
 - E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty-five feet (55') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- (3) 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 27 and 29.**
- (1) The uses permitted in Planning Areas 27 and 29 of Specific Plan No. 260 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50a. (32), (52), and (64) shall not be permitted.
 - (2) The development standards for Planning Areas 27 and 29 of Specific Plan No. 260 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348, except that the following additional development standards shall also apply:
 - A. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.9 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
- e. Planning Areas 30 and 44.**
- (1) The uses permitted in Planning Areas 13, 19, 30 and 44 of Specific Plan No. 260 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b.(1), (3), (4) and (22) d.(1), e., h.(3), (4), (6) and (8), k., and m.(1), (3), (4) and (9); and 11.2.b(2) c., k., and l. shall not be permitted.
 - (2) The development standards for Planning Areas 13, 19, 30 and 44 of Specific Plan No. 260 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.
- f. Planning Area 31.**
- (1) The uses permitted in Planning Area 31 of Specific Plan No. 260 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50a. (32), (52) and (64) shall not be permitted. In addition, the permitted uses identified under Section 9.50b. shall also include self-storage facilities and mini-warehouse structures.
 - (2) The development standards for Planning Area 31 of Specific Plan No. 260 shall be the same as those identified in Article IXb, Section 9.53 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
- g. Planning Area 31A.**
- (1) The uses permitted in Planning Area 31A shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50a.(30), (31), (32), (55), (62), (64), (82), (97), (98), (99) and b.(1), (2), (3), (5), (7), (8), (10), (13), (14), (15), (16), (17), (18), (19), (22) and (23) shall not be permitted. In addition, the permitted uses identified under Section 9.50a. shall also include multiple family dwellings, medical and dental offices, real estate offices, and congruente care residential facilities.
 - (2) Any land division application submitted within Planning Area 31A of Specific Plan No. 260 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30 d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with the provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:
 - A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 260 and conform with the conditions of approval for said Specific Plan.
 - B. A comprehensive plot plan for the entire planning area, a conceptual grading plan and a tentative subdivision map, based upon a contour interval no greater than four feet (4') which in addition to the Requirements of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:
 - i. The proposed lots including lot lines and proposed easement, if any;
 - ii. building footprints;
 - iii. floor plan assignments;
 - iv. pad elevations, street grades and cut and fill slopes in excess of one foot in vertical height;
 - v. the proposed uses, their location and architectural designs;
 - vi. the proposed internal circulation system; and,
 - vii. buffers, if any.
 - C. A design manual which includes:
 - i. A description of residential floor plans and their mix;
 - ii. The lot and building calculations for each lot and building as follows:
 - (a) lot area and lot pad area;
 - (b) building footprint area;
 - (c) percentage of lot coverage;
 - (d) front setback;

- (e) useable rear yard area and depth; and
 - (f) building square footage for commercial and residential uses.
 - iii. a fencing plan including details of proposed materials to be used;
 - iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square footages and heights of individual units; and
 - v. a proposed phasing plan showing the planned sequence of subdivision map recreation and development.
- (3) The development standards for commercial uses within Planning Area 31A of Specific Plan No. 260 shall be the same as those standards identified in Article 1Xb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development which includes any permitted use other than multiple family dwellings or apartments.
- (4) The development standards for residential uses and combined residential and commercial uses within Planning Area 31A of Specific Plan No. 260 shall be as follows:
- A. The minimum lot area shall be seven thousand two hundred (7,200) square feet with a minimum average width of sixty feet (6') and a minimum average depth of one hundred feet (100') for all permitted uses, unless different minimums are specifically required in a particular area.
 - B. The minimum front and rear yards shall be ten feet (10') for buildings that do not exceed thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five feet (35') in height shall be set back from the front and rear lot lines no less than ten feet (10') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'). The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.
 - C. The minimum side yard shall be five feet (5') for buildings that do not exceed thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five feet (35') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'); if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side or rear yard except as provided in Section 18.19 of Ordinance No. 348.
 - D. No lot shall have more than fifty percent (50%) of its net area covered with buildings or structures.
 - E. The maximum ratio of floor area to lot area shall not be greater than two to one (2:1), not including basement floor area.
 - F. All buildings and structures shall not exceed fifty feet (50') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.
 - G. Automobile storage spaces shall be provided as required by Section 18.12 of Ordinance No. 348.
 - H. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.
 - I. Where the front, side or rear yard adjoins a lot zoned R-1, R-2, R-3, R-4, R-4, R-T, R-T-R, W-2-M or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line.
 - J. Setback areas may be used for driveways, parkways and landscaping.
 - K. A minimum of fifteen percent (15%) of the site proposed for development shall be landscaped and irrigated.
 - L. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
 - M. Outside storage areas are prohibited.
 - N. Utilities shall be installed underground except that electrical lines rated at 33 kv or greater may be installed above ground.
 - O. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on residential uses.
 - P. Nonsubstantial adjustments to an approved project's design are permitted subject to the approval of a minor change pursuant to Ordinance No. 348. For purposes of this section, "Nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevations. All other changes including changes in concept and product type shall be submitted for review in accordance with the provisions of Ordinance No. 460 governing minor changes and revised tentative maps.
 - Q. Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article 1Xb of Ordinance No. 348.
- h. Planning Area 32 and 33B.
- (1) The uses permitted in Planning Areas 32 and 33B of Specific Plan No. 260 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.b.(1) and (3) shall not be permitted.
 - (2) The development standards for Planning Areas 32 and 33B of Specific Plan No. 260 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., d., e., (2), and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- In addition, the following standard shall also apply:
- AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- i. Planning Area 33A.
- (1) The uses permitted in Planning Area 33A of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include trails.
 - (2) The development standards for Planning Area 33A of Specific Plan No. 260 shall be the same as those standards identified in Article VIII, 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 VIII of Ordinance No. 348.
- j. Planning Area 34.
- (1) The uses permitted in Planning Area 34 of Specific Plan No. 260 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.b.(1) and (3); and d. shall not be permitted.
 - (2) The development standards for Planning Area 34 of Specific Plan No. 260 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., d., e. (2) and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - C. 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-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- In addition, the following standards shall also apply:
- AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- k. Planning Areas 35, 37 and 40.
- (1) The uses permitted in Planning Areas 35, 37 and 40 of Specific Plan No. 260 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.b.(1) and (3) shall not be permitted.
 - (2) The development standards for Planning Areas 35, 37 and 40 of Specific Plan No. 260 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., d., e. (1), (2) and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - C. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
 - E. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (55') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
 - G. Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- l. Planning Area 36.
- (1) The uses permitted in Planning Areas 36 of Specific Plan No. 260 shall be the same as those uses permitted in Article XVb, Section 15.200 of Ordinance No. 348, except that the uses permitted pursuant to Section 15.200.a.(1), (6), and (12) shall not be permitted.
 - (2) The development standards for Planning Area 36 of Specific Plan No. 260 shall be the same as those standards identified in Article XVb, Section 15.201 of Ordinance No. 348, except that the development standards set forth in Article XVb, Section 15.201, shall be deleted and replaced by the following:
 - A. Lot area shall be not less than ten thousand (10,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. Except as provided above, all other zoning requirements shall be the same as

- those requirements identified in Article XVb of Ordinance No. 348.
- m. Planning Area 38.
- (1) The uses permitted in Planning Areas 10, 20 and 38 of Specific Plan No. 260 shall be the same as those uses permitted in Article VIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted in Section 8.100.a. and 8.100.b. shall not be permitted.
 - (2) The development standards for Planning Areas 10, 20 and 38 of Specific Plan No. 260 shall be the same as those standards identified in Article VIIe, 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 VIIe of Ordinance No. 348.
- n. Planning Area 39.
- (1) The uses permitted in Planning Area 39 of Specific Plan No. 260 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.(1) and (3) and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include public schools.
 - (2) The development standards for Planning Area 39 of Specific Plan No. 260 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., d., e.(2) and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- In addition, the following standards shall also apply:
- A.A. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- o. Planning Areas 41, 42, 45 and 46.
- (1) The uses permitted in Planning Areas 41, 42, 45 and 46 of Specific Plan No. 260 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.b(1) and (3) shall not be permitted.
 - (2) The development standards for Planning Areas 41, 42, 45 and 46 of Specific Plan No. 260 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.(1), (3), and (4) shall be deleted and replaced by the following:
 - A. The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
 - B. Rear yards shall be not less than twenty feet (20').
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- p. Planning Area 43.
- (1) The uses permitted in Planning Area 43 of Specific Plan No. 260 shall be the same as those uses permitted in Article X, Sections 10.1 and 10.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 10.1.b.(1) b., c., and e.(2) shall not be permitted. In addition, the permitted use identified under Section 10.1.b.(1) shall also include covered trailer, recreational vehicle, and boat storage.
 - (2) The development standards for Planning Area 43 of Specific Plan No. 260 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.
- Section 3. This Ordinance shall take effect 30 days after its date of adoption.



K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 09, 2021 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: Hannah Lumanauw, Board Assistant

Press-Enterprise: 324

THE PRESS-ENTERPRISE

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 Riverside, CA 92507
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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Notice of Adoption - Ordinance No. 348.4949 /

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:

04/23/2021

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

Date: April 23, 2021
 At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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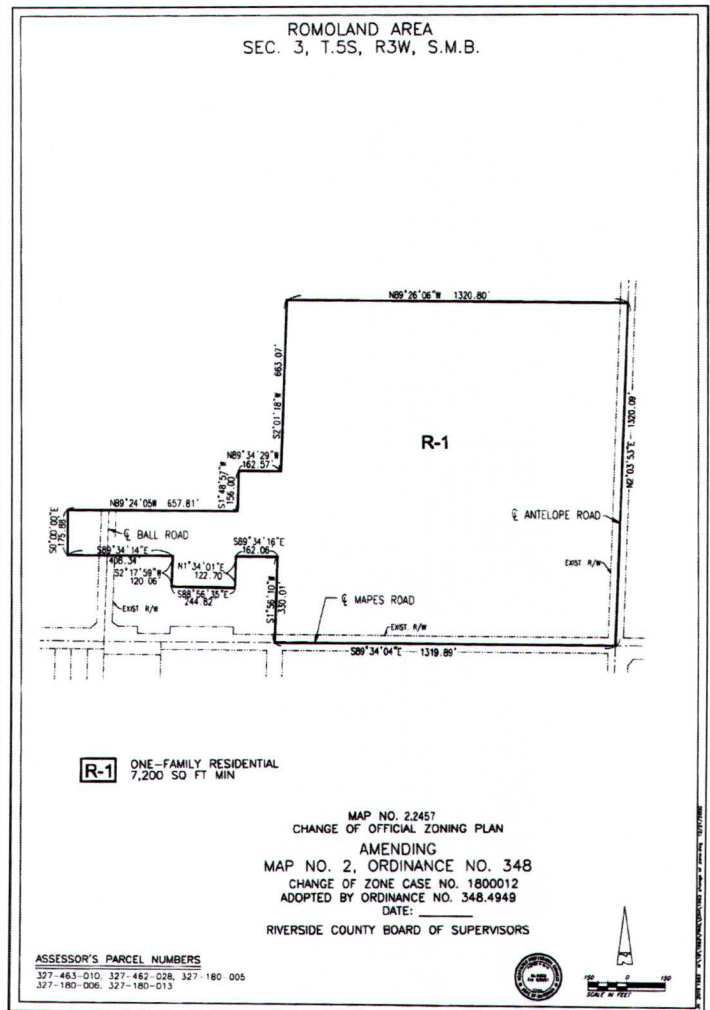
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BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA

ORDINANCE NO. 348.4949
 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Romoland Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Map No. 2 Ordinance No. 348, Map No. 2.2457, Change of Zone Case No. 1800012" which map is made a part of this ordinance, and establishes the boundaries of Planning Area 1 through Planning Area 6 within Specific Plan No. 288 as amended.
 Section 2. This ordinance shall take effect 30 days after its adoption.



K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 09, 2021 the foregoing Ordinance consisting of two (2) 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: Hannah Lumanauw, Board Assistant

Press-Enterprise: 4/23

*TLMA / Planning
 Item No. 21.4
 of 03/09 / 21*