

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



FROM: County Counsel

SUBMITTAL DATE: June 25, 2001

SUBJECT: Recission of Ordinance No. 348.4035 and Adoption of Ordinance No. 348.4060

RECOMMENDED MOTION: That the Board of Supervisors rescind Ordinance No. 348.4035 and Adopt Ordinance No. 348.4060.

BACKGROUND: On December 11, 2001, the Board of Supervisors adopted Ordinance No. 348.4035 concerning SP zoning for Specific Plan No. 238. It has come to our attention that Ordinance No. 348.4035 only adopted a new map and does not include the SP zoning text for this Specific Plan. Ordinance No. 348.4060 corrects this error.

*Karin Watts-Bazan*  
KARIN WATTS-BAZAN  
Deputy County Counsel

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature *[Signature]*

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Venable and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Venable and Wilson  
Noes: None  
Absent: Mullen  
Date: June 25, 2002  
xc: Planning, Applicant, COB, BPC, Co.Co.

Nancy Romero  
Clerk to the Board  
*[Signature]*  
Deputy

Prev. Agn. ref.

Dist.

AGENDA NO.

3.79

Policy

Consent

Department Recommendation:  
Per Executive Office:

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ORDINANCE NO. 348.4060

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 4.2 of Ordinance No. 348, and official Zoning Plan 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. 2.1999, Change of Zone Case No. 6384," which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17. to read as follows:

Section 17.96 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 238.

a. Planning Area 1

(1) The uses permitted in Planning Area 1 of Specific Plan No. 238 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area 1 of Specific Plan No. 238 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 shall be deleted and replaced by the following:

A. Lot area shall be not less than twenty thousand (20,000) 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.

(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 Areas 2, 3, 4 and 5

(1) The uses permitted in Planning Areas 2, 3, 4 and 5 of Specific Plan No. 238 shall be the same as those uses permitted in Article VI, Section 6.2 of Ordinance No. 348.

6/25/02 3.7P

1 (2) The development standards for Planning Areas 2, 3, 4 and 5 of Specific Plan No.  
2 238 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
3 348.

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

6 c. Planning Area 7

7 (1) The uses permitted in Planning Area 7 of Specific Plan No. 238 shall be the same  
8 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

9 (2) The development standards for Planning Area 7 of Specific Plan No. 238 shall be  
10 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

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

13 d. Planning Area 8

14 (1) The uses permitted in Planning Area 8 of Specific Plan No. 238 shall be the same  
15 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted  
16 uses identified under Section 6.1.a. shall also include public schools.

17 (2) The development standards for Planning Area 8 of Specific Plan No. 238 shall be  
18 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

21 e. Planning Area 9

22 (1) The uses permitted in Planning Area 9 of Specific Plan No. 238 shall be the same  
23 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses  
24 permitted pursuant to Section 8.100.a.(1) and (6) shall not be permitted.

25 In addition, the permitted uses identified under Section 8.100.a. shall also include parks  
26 and playgrounds.

27 (2) The development standards for Planning Area 9 of Specific Plan No. 238 shall be  
28 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

3 f. Planning Area 10

4 (1) The uses permitted in Planning Areas 10 of Specific Plan No. 238 shall be the same  
5 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses  
6 permitted pursuant to Section 8.100.a.(1), (2), (5), (6) and (7) shall not be permitted.

7 (2) The development standards for Planning Areas 10 of Specific Plan No. 238 shall be  
8 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

11 g. Planning Area 11

12 (1) The uses permitted in Planning Areas 11 of Specific Plan No. 238 shall be the same  
13 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses  
14 permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6) and (7) shall not be permitted. In  
15 addition, the permitted uses identified under Section 8.100.a. shall also include open space.

16 (2) The development standards for Planning Areas 11 of Specific Plan No. 238 shall be  
17 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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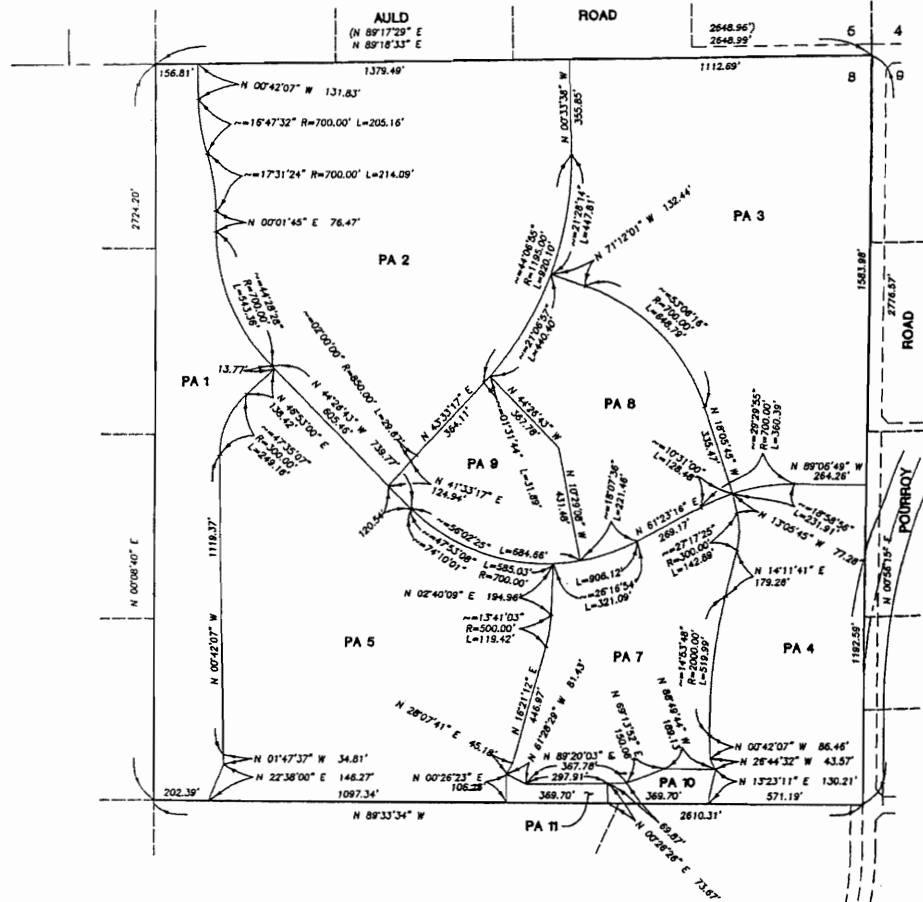
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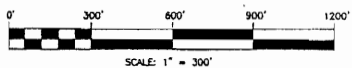


# RANCHO CALIFORNIA AREA SEC. 8, T7S, R2W, S.B.B. & M.



### LEGEND

SP ZONE      SPECIFIC PLAN (SP NO. 238)



MAP NO. 2.1999  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 6384  
ADOPTED BY ORDINANCE NO. 348.4060

JUNE 25, 2002

A.P.N. 958-280-001

RIVERSIDE COUNTY BOARD OF SUPERVISORS

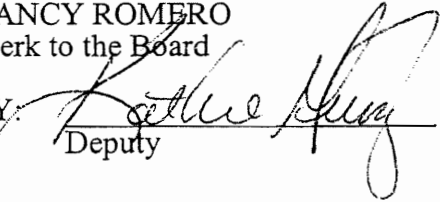
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 25, 2002, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES:        Buster, Tavaglione, Venable and Wilson  
NOES:        None  
ABSENT:     Mullen

DATE:        June 25, 2002

NANCY ROMERO  
Clerk to the Board  
BY:   
Deputy

Item 3.79