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

FROM: County Counsel
SUBMITAL 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

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
Deputy

AGENDA NO. 3.79

FORM 11A (Rev. 7/93)
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.
(2) The development standards for Planning Areas 2, 3, 4 and 5 of Specific Plan No. 238 shall be the same as those standards identified in Article VI, Section 6.2 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.

c. Planning Area 7

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

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

d. Planning Area 8

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

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

e. Planning Area 9

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

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

(2) The development standards for Planning Area 9 of Specific Plan No. 238 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 Area 10

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

(2) The development standards for Planning Areas 10 of Specific Plan No. 238 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.

g. Planning Area 11

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

(2) The development standards for Planning Areas 11 of Specific Plan No. 238 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 adoption.

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

By: Bob Buster
Chairman, Board of Supervisors

ATTEST:
NANCY ROMERO
Clerk to the Board

(SEAL)

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FORM APPROVED
COUNTY COUNSEL

JUN 20 2002

By: Watts Bae
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
RIVERSIDE COUNTY BOARD OF SUPERVISORS

A.P.N. 958-280-001
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

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: [Signature]
Deputy

Item 3.79