ORDINANCE NO. 348.3797

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 Chuckwalla area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.1901, Change of Zone Case No. 6253," 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 17.81 to read as follows:

Section 17.81 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 306.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 306 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 Sections 11.2.a; b.(1)k.6., 7. and 8.; b.(1)m.3., 4. and 9.; b.(2)u., and w.; c.(2), and (12); d.; and e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.c. shall include correctional facilities and attendant uses.

(2) The development standards for Planning Area 1 of Specific Plan No. 306 shall be the same as those
standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standards set forth in Article XI, Section 11.4.b.; d.; e.(2), and (3); f., h., and i. shall be deleted and replaced by the following:

A. Where the front, side, or rear yard adjacent to an existing building or structure excluding fences adjoins a lot zoned for residential uses, the minimum setback shall be ten feet (10') from the property line. Where the front, side, or rear yard adjacent to an existing building or structure, excluding fences adjoins a lot zoned for uses other than residential, there is no minimum setback. Where the front, side, or rear yard adjacent to an existing building or structure excluding fences adjoins a street, the minimum setback shall be ten feet (10') from the face of the curb. With the exception of those portions of the setback area for which landscaping is required by subsection B. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot zoned for uses other than residential, may also be used for loading spaces.

Where the front, side, or rear yard adjacent to a new building or structure excluding fences adjoins a lot zoned for residential uses, the minimum setback shall be twenty-five feet (25')
from the property line. Where the front, side, or rear yard adjacent to a new building or structure excluding fences adjoins a lot zoned for uses other than residential, there is no minimum setback. Where the front, side, or rear yard adjacent to a new building or structure excluding fences adjoins a street, the minimum setback shall be twenty-five feet (25') from the face of the curb. With the exception of those portions of the setback area for which landscaping is required by subsection B. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot zoned for uses other than residential, may be also be used for loading spaces.

B. A minimum ten (10) foot wide strip measured from the face of the curb shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Existing buildings, parking and other structures may encroach into said landscaped areas.

C. The existing correctional facility and its attendant uses shall be permitted to continue and/or intensify in use within existing buildings and structures without enlarging or modifying existing parking areas or increasing the number of parking spaces provided. Parking areas for any new uses and/or buildings or structures shall be
provided as required by Section 18.12 of Ordinance No. 348.

D. Outside storage and service areas shall be appropriately screened by a combination of chainlink fence with slats, landscaping, berming or other method approved by the Planning Director.

E. Existing overhead powerlines may continue and/or be relocated to service existing buildings and structures. All new utility lines shall be installed underground except for electrical lines rated at 33 kv or greater.

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

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 306 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 Sections 11.2.a; b.(1)k.6., 7., and 8.; b.(1)m.3., 4., and 9.; b.(2)u. and w.; c.(2) and (12); d.; and e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.b. shall include laundromats and the permitted uses identified under Section 11.2.c. shall include correctional facilities and attendant uses.

(2) The development standards for Planning Area 2 of Specific Plan No. 306 shall be the same as those standards identified in Article XI, Section 11.4 of
Ordinance No. 348 except that the development standards set forth in Article XI, Section 11.4.b.; d.; e.(2), and (3); f.; g.; h.; i.; and j. shall be deleted and replaced by the following:

A. Where the front, side, or rear yard adjacent to an existing building or structure excluding fences adjoins a lot zoned residential, the minimum setback shall be ten feet (10') from the property line. Where the front, side, or rear yard adjacent to an existing building or structure excluding fences adjoins a lot zoned for uses other than residential, there is no minimum setback. Where the front, side, or rear yard adjacent to an existing building or structure excluding fences adjoins a street, the minimum setback shall be ten feet (10') from the face of the curb. With the exception of those portions of the setback area for which landscaping is required by subsection B. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot zoned for uses other than residential, may also be used for loading spaces.

Where the front, side, or rear yard adjacent to a new building or structure excluding fences adjoins a lot zoned for residential uses, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or
rear yard adjacent to a new building or structure excluding fences adjoins a lot zoned for uses other than residential, there is no minimum setback. Where the front, side, or rear yard adjacent to a new building or structure excluding fences adjoins a street, the minimum setback shall be twenty-five feet (25') from the face of the curb. With the exception of those portions of the setback area for which landscaping is required by subsection B. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot zoned for uses other than residential, may be also be used for loading spaces.

B. A minimum ten (10) foot wide strip measured from the face of the curb shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Existing buildings, parking, and other structures may encroach into said landscaped areas. A minimum ten (10) foot strip adjacent to a lot zoned for residential uses, shall be landscaped and maintained, unless a tree screen, fencing, berm treatment or combination thereof is approved by the Planning Director.

C. The existing Kaiser administrative offices and the laundromat shall be permitted to continue and/or intensify in use within existing
buildings and structures without enlarging or modifying existing parking areas or increasing the number of parking spaces provided. Parking areas for any new uses and/or buildings or structures shall be provided as required by Section 18.12 of Ordinance No. 348.

D. Trash Collection areas for new uses, buildings, and structures shall be screened by landscaping or architectural features in such a manner as not to be visible from a street or from any adjacent residential area.

E. Outside storage and service areas shall be appropriately screened by a combination of chainlink fence with slats, landscaping, berming or other method approved by the Planning Director.

F. Existing overhead powerlines may continue and/or be relocated to service existing buildings and structures. All new utility lines shall be installed underground except for electrical lines rated at 33 kv or greater.

G. Mechanical equipment used in the manufacturing process for new uses, buildings, and structures shall be required to be enclosed in a building. Roof-mounted accessory equipment may be required to be screened from view.

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

(1) The uses permitted in Planning Area 3 of Specific Plan No. 306 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 Sections 11.2a., b., c., d., and e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.b. shall include outdoor storage including but not limited to the storage of lumber, construction materials, railroad equipment, vehicles, travel trailers, recreational vehicles, and boats; and rail spurs and the permitted uses identified under Section 11.2.c. shall include correctional facilities and attendant uses.

(2) The development standards for Planning Area 3 of Specific Plan No. 306 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standards set forth in Article XI, Section 11.4.b.; c.; d.; e.; f.; g.; h.; and i. shall be deleted and replaced by the following:

A. All buildings and structures excluding fences shall be setback a minimum of twenty-five feet (25') from the lot line defining Planning Area 3.

B. The height of structures, including buildings, shall not exceed forty feet (40'), unless a greater height is approved pursuant to Sections 18.20.b. and 18.34 of Ordinance No. 348.
C. Parking areas shall be provided as required by Section 18.12 of Ordinance No. 348, except that outdoor storage uses shall not be required to provide parking spaces or areas.

D. Screening of the outdoor storage area by fencing with slats, landscaping, berming, elevation or other method approved by the Planning Director shall be required along the lot line defining Planning Area 3.

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

d. Planning Area 4.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 306 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 Sections 11.2.a; b.(1)k.6., 7., and 8.; b.(1)m.3., 4., and 9.; b.(2)u. and w.; c.(2) and (12); d.; and e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.b. shall include theaters and the permitted uses identified under Section 11.2.c. shall include correctional facilities and attendant uses.

(2) The development standards for Planning Area 4 of Specific Plan No. 306 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standards set forth in Article XI, Section 11.4.b.(1), (2), (3),
and (4); d.; e. (2), and (3); h.; and i. shall be deleted and replaced by the following:

A. Where the front, side, or rear yard adjacent to a building or structure excluding fences adjoins a lot zoned for residential uses, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard adjacent to a building or structure excluding fences adjoins a lot zoned for uses other than residential, there is no minimum setback. Where the front, side, or rear yard adjacent to a building or structure excluding fences adjoins a street, the minimum setback shall be twenty-five feet (25') from the face of the curb. With the exception of those portions of the setback area for which landscaping is required by subsection B. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot zoned for uses other than residential, may also be used for loading spaces.

B. A minimum ten (10) foot wide strip measured from the face of the curb shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Existing buildings, parking and other structures may encroach into said landscaped areas.

C. Outside storage and service areas shall
be appropriately screened by a combination of chainlink fence with slats, landscaping, berming or other method approved by the Planning Director.

D. Existing overhead powerlines may continue and/or be relocated to service existing buildings and structures. All new utility lines shall be installed underground except for electrical lines rated at 33 kv or greater.

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

e. **Planning Area 5.**

(1) The uses permitted in Planning Area 5 of Specific Plan No. 306 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 Sections 11.2.a; b.(1)k.6., 7., and 8.; b.(1)m.3., 4., and 9.; b.(2)u., and w.; c.(2), and (12); d.; and e. shall not be permitted.

In addition, the permitted uses identified under Section 11.2.a. shall also include parks, picnic grounds, playgrounds, outdoor athletic fields and/or courts, and community recreation buildings and the permitted uses identified under Section 11.2.b. shall include day care centers, counseling centers, museums, libraries, and cafeterias unless said uses are to be located within an existing building then a plot plan shall be approved pursuant to the provisions of Section 18.30(2) of
Ordinance No. 348.

(2) The development standards for Planning Area 5 of Specific Plan No. 306 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standards set forth in Article XI, Section 11.4.b.(1), (2), (3), and (4); d.; e.(2), and (3); h.; and i. shall be deleted and replaced by the following:

A. Where the front, side, or rear yard adjacent to an existing building or structure excluding fences adjoins a lot zoned for residential uses, the minimum setback shall be ten feet (10') from the property line. Where the front, side, or rear yard adjacent to an existing building or structure excluding fences adjoins a lot zoned for uses other than residential, there is no minimum setback. Where the front, side, or rear yard adjacent to an existing building or structure excluding fences adjoins a street, the minimum setback shall be ten feet (10') from the face of the curb. With the exception of those portions of the setback area for which landscaping is required by subsection B. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot zoned for uses other than residential, may also be used for loading spaces.

Where the front, side, or rear yard adjacent to
a new building or structure excluding fences adjoins a lot zoned for residential uses, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard adjacent to a new building or structure excluding fences adjoins a lot zoned for uses other than residential, there is no minimum setback. Where the front, side, or rear yard adjacent to a new building or structure excluding fences adjoins a street, the minimum setback shall be twenty-five feet (25') from the face of the curb. With the exception of those portions of the setback area for which landscaping is required by subsection B. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot zoned for uses other than residential, may be also be used for loading spaces.

B. A minimum ten (10) foot wide strip measured from the face of the curb shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Existing buildings, parking and other structures may encroach into said landscaped areas.

C. Outside storage and service areas shall be appropriately screened by a combination of chainlink fence with slats, landscaping, berming or other method approved by the Planning Director.
D. Existing overhead powerlines may continue and/or be relocated to service existing buildings and structures. All new utility lines shall be installed underground except for electrical lines rated at 33 kv or greater.

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


(1) The uses permitted in Planning Area 6 of Specific Plan No. 306 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348 except that the uses permitted pursuant to Sections 8.1.a.(1), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), and (13); d.; e.; and f. shall not be permitted.

In addition, the permitted uses identified under Section 8.1. shall also include single family dwellings, public parks and playgrounds, and home occupations, and the permitted uses identified under Section 8.1.a. shall also include planned residential developments provided a land division is approved pursuant to the provisions of Ordinance No. 460, Specific Plan No. 306 and the development standards in subsection f.(2) of this ordinance, two family dwellings, multiple family dwellings, and bungalow courts.

(2) The development standards for Planning Area 6 of Specific Plan No. 306 shall be the same as those standards identified in Article VIII, Section 8.2 of
Ordinance No. 348 except that the development standards set forth in Article VIII, Section 8.2.b.; c.; e.; and h. shall be deleted and replaced by the following:

A. The front yard for a single family dwelling shall be not less than ten feet (10'). The front yard for a multiple family residence less than thirty-five feet (35') in height shall be not less than ten feet (10'). Any portion of a multiple family residence which exceeds thirty-five feet (35') in height shall be set back no less than 10 feet (10') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'). The front setback for either single family dwellings or multiple family dwellings shall be measured from the existing or future face of the curb. The rear yard of either a single family or multiple family dwelling shall be not less than ten feet (10') from the rear property line or twenty feet (20') from another building. If the rear yard adjoins a street, the rear setback requirement shall be the same as required for a front yard setback. No structural encroachments shall be permitted in the front or rear yard except as provided in Section 18.19 of Ordinance No. 348.

B. The side yard shall be not less than five feet (5') from the side property line or ten feet (10') from the nearest building less than thirty-five feet (35') in height. Any portion of a
building which exceeds thirty-five feet (35') in height shall increase the required side yard an additional 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 side yard except as provided in Section 18.19 of Ordinance No. 348.

C. Parking space shall be provided as required by Section 18.12.a.(2)b. of Ordinance No. 348. Tandem parking, the parking of one vehicle directly behind another, shall be allowed to meet the parking requirements for single family dwellings.

In addition the following standards shall also apply:

AA. The Planned Residential Development standards for Planning Area 6 of Specific Plan No. 306 shall be the same as those standards identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5. shall be deleted and replaced by the following.

1. All development standards listed under section f.(2) of this ordinance shall be applicable.

2. A subdivision map, prepared
substantially in accordance with the conditions of approval thereof and the requirements of this section, shall be recorded pursuant to Ordinance No. 460.

3. MAINTENANCE OF COMMON AREAS. Prior to the sale of any individual building or any property within Planning Area 6 by Kaiser Eagle Mountain, Inc., or its successor in interest to a party or entity that is not controlled by or under common control with Kaiser Eagle Mountain, Inc., its successor in interest, or parent company, a community association with the unqualified right to assess the owners of the property for all maintenance, operational, and other costs of the common areas and facilities shall be established, but shall not operate as an active association, and Kaiser Eagle Mountain Inc. or its successor in interest shall continuously maintain any common areas located therein. If such a sale occurs, the community association shall be activated and shall have the right to lien the units of the owners who default in the payment of their assessments. The association's lien shall not be subordinate to any encumbrance other than a deed of trust or mortgage made in good faith and for value which is of record prior to the
recordation of the lien of the association. Prior to recordation of the final subdivision map, the developer shall submit for approval the declaration of covenants, conditions, and restrictions for the project. The approved declaration shall be recorded at the time of the recording of the final subdivision map.

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

g. Planning Area 7.

(1) The uses permitted in Planning Area 7 of Specific Plan No. 306 shall be the same as those uses permitted in Article VIIe, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1); and b.(1) shall not be permitted.

In addition, the permitted uses identified under Section 8.100 shall also include parks, playgrounds, and outdoor athletic fields and/or courts and the permitted uses identified under Section 8.100.a. shall include day care centers, counseling centers, chapels, churches, museums, libraries, and cafeterias unless said uses are to be located within an existing building then a plot plan shall be approved pursuant to the provisions of Section 18.30(2) of Ordinance No. 348.

(2) The development standards for Planning Area 7 of Specific Plan No. 306 shall be the same as those standards identified in Article VIIe, Section 8.101 of
Ordinance No. 348 except that the development standards set forth in Article VIIIb, Section 8.101.a.; b.; c.; d.; and e. shall be deleted and replaced by the following:

A. Where the front, side, or rear yard adjacent to an existing building or structure excluding fences adjoins a lot zoned for residential uses, the minimum setback shall be ten feet (10') from the property line. Where the front, side, or rear yard adjacent to an existing building or structure excluding fences adjoins a lot zoned for uses other than residential, there is no minimum setback. Where the front, side, or rear yard adjacent to an existing building or structure excluding fences adjoins a street, the minimum setback shall be ten feet (10') from the face of the curb. With the exception of those portions of the setback area for which landscaping is required by subsection B. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot zoned for uses other than residential, may also be used for loading spaces.

Where the front, side, or rear yard adjacent to a new building or structure excluding fences adjoins a lot zoned for residential uses, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard adjacent to a new building or structure
excluding fences adjoins a lot zoned for uses other than residential, there is no minimum setback. Where the front, side, or rear yard adjacent to a new building or structure excluding fences adjoins a street, the minimum setback shall be twenty-five feet (25') from the face of the curb. With the exception of those portions of the setback area for which landscaping is required by subsection B. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot zoned for uses other than residential may also be used for loading spaces.

B. A minimum ten (10) foot wide strip measured from the face of the curb shall be appropriately landscaped and maintained, except for the designated pedestrian and vehicular access ways. Existing buildings, parking and other structures may encroach into said landscaped areas.

C. Outside storage and service areas shall be appropriately screened by a combination of chainlink fence with slats, landscaping, berming or other method approved by the Planning Director.

D. Existing overhead powerlines may continue and/or be relocated to service existing buildings and structures. All new utility lines shall be installed underground except for electrical lines rated at 33 kv or greater.
(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

h. Planning Area 8.

(1) The uses permitted in Planning Area 8 of Specific Plan No. 306 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348 except that the uses permitted pursuant to Sections 9.1.a (29); b.(11)a.; b.(18); and d.(9) shall not be permitted.

(2) The development standards for Planning Area 8 of Specific Plan No. 306 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except that the development standards set forth in Article IX, Section 9.4.b. shall be deleted and replaced by the following:

A. There are no yard requirements for buildings which do not exceed thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five feet (35') in height shall be setback from the front, rear, and side lot lines not less than two feet (2') for each foot by which the height exceeds thirty-five feet (35'). The front setback shall be measured from the face of the curb. The rear setback shall be measured from the rear lot line. If the rear lot line adjoins a street, the rear setback shall be the same as required for a front setback. Each side setback
shall be measured from the side lot line or from the face of the curb on an adjacent street.

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

i. **Planning Areas 9 and 10.**

(1) The uses permitted in Planning Areas 9 and 10 of Specific Plan No. 306 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 Sections 6.1.a.(3), (4), (6); b.; c.; and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include utility facilities, parks and playgrounds and planned residential developments provided a land division is approved pursuant to the provisions of Ordinance No. 460, Specific Plan No. 306, and the development standards set forth in subsection i.(2) of this ordinance.

(2) The development standards for Planning Areas 9 and 10 of Specific Plan No. 306 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.e.; and f. shall be deleted and replaced by the following:

A. The front yard of a single family dwelling shall be not less than 15 feet (15'), measured from the face of the curb.

B. The side yard of a single family dwelling
shall comply with the following minimum requirements:

1. The separation between two (2) detached garages shall be not less than two feet (2').

2. The separation between a detached garage assigned to a single family dwelling and a separate single family dwelling shall be not less than four feet (4').

3. The side yard of a detached garage adjacent to a street shall be not less than six feet (6') from the face of the curb.

4. The separation between the occupied portions, excluding attached garages, of two (2) single family dwellings shall be not less than nine feet (9').

5. The side yard of a single family dwelling adjacent to a street shall be not less than ten feet (10') from the face of the curb.

C. The rear yard of a single family dwelling shall comply with the following minimum requirements:

1. The separation between a single family dwelling including any associated detached garage and another single family dwelling, a detached garage, a lot line, or the face of the curb, shall be not less than
ten feet (10').

D. No structural encroachments shall be permitted in front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

E. Parking space shall be provided as required by Section 18.12.c.(33)b. of Ordinance No. 348. Tandem parking, the parking of one vehicle directly behind another, shall be allowed to meet the parking requirements for single family dwellings.

In addition, the following standards shall also apply:

AA. The Planned Residential Development standards for Planning Areas 9 and 10 of Specific Plan No. 306 shall be the same as those standards identified in Article XVII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5. shall be deleted and replaced by the following:

1. All development standards listed under section i.(2) of this ordinance shall be applicable.

2. A subdivision map, prepared substantially in accordance with the conditions of approval thereof and the requirements of this section, shall be recorded pursuant to Ordinance No. 460.

3. MAINTENANCE OF COMMON AREAS. Prior
to the sale of any individual building or any property within Planning Areas 9 or 10 by Kaiser Eagle Mountain, Inc., or its successor in interest to a party or entity that is not controlled by or under common control with Kaiser Eagle Mountain, Inc., its successor in interest, or parent company, a community association with the unqualified right to assess the owners of the property for all maintenance, operational, and other costs of the common areas and facilities shall be established, but shall not operate as an active association, and Kaiser Eagle Mountain, Inc. or its successor or interest shall continuously maintain any common areas located therein. If such a sale occurs, the community association shall be activated and shall have the right to lien the units of the owners who default in the payment of their assessments. The association's lien shall not be subordinate to any encumbrance other than a deed of trust or mortgage made in good faith and for value which is of record prior to the recordation of the lien of the association. Prior to recordation of the final subdivision map, the developer shall submit for approval the declaration of covenants, conditions, and restrictions for the project. The approved
declaration shall be recorded at the time of
the recording of the final subdivision map.

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

j. Planning Area 11.

(1) The uses permitted in Planning Area 11 of
Specific Plan No. 306 shall be the same as those uses
permitted in Article XV, Section 15.1 of Ordinance No.
348 except that the uses permitted pursuant to Section
15.1.a.; b.; c.(2), (4), and (5); d.; e.; and f. shall
not be permitted.

In addition, the permitted uses identified
under Section 15.1.c shall also include wastewater
treatment facilities and attendant uses. Any use that
is not specifically listed in subsection j(1) may be
considered a permitted use provided that the Planning
Director finds that the proposed use is substantially the
same in character and intensity as those listed in the
designated subsections, and are consistent with the
statement of intent of this zone. Such use shall be
subject to the permit process which governs the category
in which it falls.

(2) The development standards for Planning Area 11
of Specific Plan No. 306 shall be the same as those
standards identified in Article XV, Section 15.2 of
Ordinance No. 348 except that the development standards
set forth in Article XV, Section 15.2.a. and d. shall be
deleted and replaced by the following:

A. The existing wastewater treatment facility and its attendant uses shall be permitted to continue without enlarging or modifying existing parking areas or increasing the number of parking spaces provided.

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

k. Planning Area 12.

(1) The uses permitted in Planning Area 12 of Specific Plan No. 306 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 Sections 15.200.a.(1) and (3); b.(4) and (5); c.(1), (3), (4), (5), (6), (7), (8), (9), (11), (12), (13), and (14); d.; and e. shall be deleted.

In addition, the permitted uses identified under Section 15.200.a. shall include rail lines, drainage facilities, parks, playgrounds, athletic fields and/or courts, and recreational trails. Any use that is not specifically listed in subsection k.(1) may be considered a permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections and are consistent with the statement of intent of this zone. Such use shall be subject to the permit process which governs the category in which it
falls.

(2) The development standards for Planning Area 12 of Specific Plan No. 306 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.d. shall be deleted and replaced by the following:

A. Parking spaces shall be provided at a ratio of one (1) parking space for every eight thousand (8,000) square feet of athletic field. No parking is required for passive recreational uses. Parking spaces for all other uses shall be provided as required by Section 18.12 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVb 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

ATTEST: SEP 9 1997

GERALD A. MALONEY
Clerk of the Board

By

Chairman, Board of Supervisors

[Signature]

9/4/97
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 September 9, 1997, the foregoing ordinance consisting of 3 sections was adopted by the following vote:

AYES:   Venable, Wilson, Mullen
NOES:   Buster
ABSENT: Tavaglione

DATE:   September 9, 1997
(Seal)

GERALD A. MALONEY
Clerk of the Board

BY:    [Signature]
Deputy

Item 3.58c