ORDINANCE NO. 348.4699

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 Nos. 56. And 57., as amended, are further amended by placing in effect in the Gavilan Hills and Cajalco Districts the zone or zones as shown on the map entitled “Change of Official Zoning Plan Amending Ordinance No.348, Map Nos. 56.011 and 57.011, Change of Zone Case No. 6730 which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is to read as follows:

SECTION 17.89. SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 308.

a. Planning Areas 2A, 2B, 3, 4, 5A, 5B, 6, 7, and 8.

(1) The uses permitted in Planning Areas 2A, 2B, 3, 4, 5A, 5B, 6, 7, and 8 of Specific Plan No. 308 shall be the same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.50.a(11), (14), (16), and (17), and b.(1), and c.(1) shall not be permitted.

(2) The development standards for Planning Areas 2A, 2B, 3, 4, 5A, 5B, 6, 7, and 8 of Specific Plan No. 308 shall be the same as those standards identified in Article VIb, Sections 6.51, 6.52, 6.53 and 6.54 of Ordinance No. 348, except that the development standards set forth in Article VIb, Section 6.52 shall be deleted and replaced by the following:

A. Lot area shall be not less than one (1) acre, with minimum width of one hundred feet (100’) and a minimum depth of one hundred fifty feet (150’).

B. The rear yard shall not be less than ten feet (10’) measured from the rear yard lot line, the side yard shall not be less than five feet (5’) measured from an interior side yard lot line and shall not be less than ten feet (10’) measured from any side yard lot line abutting a street.
b. **Planning Areas 1, 9A, and 9B.**

   (1) The uses permitted in Planning Areas 1, 9A, and 9B of Specific Plan No. 308 shall be the same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.50.a(11), (14), (16), and (17), and b.(1), and c.(1) shall not be permitted.

   (2) The development standards for Planning Areas 1, 9A, and 9B of Specific Plan No. 308 shall be the same as those standards identified in Article VIb, Sections 6.51, 6.52, 6.53 and 6.54 of Ordinance No. 348, except that the development standards set forth in Article VIb, Section 6.52 shall be deleted and replaced by the following:

   A. Lot area shall be not less than two (2) acres, with minimum width of one hundred feet (100’) and a minimum depth of one hundred fifty feet (150’).

   B. The rear yard shall not be less than ten feet (10’) measured from the rear yard lot line, the side yard shall not be less than five feet (5’) measured from an interior side yard lot line and shall not be less than ten feet (10’) measured from any side yard lot line abutting a street.

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

c. **Planning Area 10.**

   (1) The uses permitted in Planning 10 of Specific Plan No. 308 shall be the same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.50.a.(9), (11), (14), (16), and (17), b.(1), and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 6.50.a. shall include public schools.

   (2) The development standards for Planning Area 10 of Specific Plan No. 308 shall be the same as those standards identified in Article VIb, Sections 6.51, 6.52, 6.53 and 6.54 of
Ordinance No. 348, except that the development standards set forth in Article VIb, Section 6.52 shall be deleted and replaced by the following:

A. Lot area shall be not less than one (1) acre, with minimum width of one hundred feet (100’) and a minimum depth of one hundred fifty feet (150’).

B. The rear yard shall not be less than ten feet (10’) measured from the rear yard lot line, the side yard shall not be less than five feet (5’) measured from an interior side yard lot line and shall not be less than ten feet (10’) measured from any side yard lot line abutting a street.

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


(1) The uses permitted in Planning Areas 11A, 11B, 12, 13, and 14 of Specific Plan No. 308 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), (8), b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space and trails.

(2) The development standards for Planning Areas 11A, 11B, 12, 13, and 14 of Specific Plan No. 308 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

e. Planning Area 11C.

(1) The uses permitted in Planning Area 11C of Specific Plan No. 308 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), b.(1) and c.(1) 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 Area 11C Specific Plan No. 308 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 15.

(1) The uses permitted in Planning Area 15 of Specific Plan No. 308 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1), (8), b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public and private recreational facilities, package wastewater treatment plant facilities, and trails.

(2) The development standards for Planning Area 15 of Specific Plan No. 308 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 16.

(1) The uses permitted in Planning Area 16 of Specific Plan No. 308 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to section 8.100.a.(1), (8), b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include passive community recreation uses, parks and trails.

(2) The development standards for Planning Area 16 of Specific Plan No. 308 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.

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Section 3. This ordinance shall take effect 30 days after its adoption.

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

By Marion Ashley
Chairman, Board of Supervisors

ATTEST:
Kecia Harper-Them
CLERK OF THE BOARD

BY: (Seal)

APPROVED AS TO FORM:
March 2, 2010

MICHELLE CLACK
Deputy County Counsel
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on May 25, 2010, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Buster, Tavaglione, Stone, Benoit, and Ashley

NAYS: None

ABSENT: None

DATE: May 25, 2010

KECIA HARPER-IHEM
Clerk of the Board

BY: [Signature]
Deputy

SEAL

Item 3.51
PA 14

SP ZONE SPECIFIC PLAN (SP 308 A1)
MAP NO. 56.011
MAP NO. 57.011
CHANGE OF OFFICIAL ZONING PLAN
GAVILAN HILLS DISTRICT
CAJALCO DISTRICT
CHANGE OF ZONE CASE NO. 6730
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4699
MAY 25, 2010
RIVERSIDE COUNTY BOARD OF SUPERVISORS
SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO

SP ZONE  SPECIFIC PLAN (SP 308 A1)
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MAP NO. 57.011
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