

1 ORDINANCE NO. 348.3797

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4
5 The Board of Supervisors of the County of Riverside Ordains as
6 Follows:

7 Section 1. Section 4.2 of Ordinance No. 348, and Official
8 Zoning Plan Map No. 2, as amended, are further amended by placing
9 in effect in the Chuckwalla area the zone or zones as shown on the
10 map entitled "Change of Official Zoning Plan Amending Ordinance No.
11 348, Map No. 2.1901, Change of Zone Case No. 6253," which map is
12 made a part of this ordinance.

13 Section 2. Article XVIIa of Ordinance No. 348 is amended by
14 adding thereto a new Section 17.81 to read as follows:

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

17 a. Planning Area 1.

18 (1) The uses permitted in Planning Area 1 of
19 Specific Plan No. 306 shall be the same as those uses
20 permitted in Article XI, Section 11.2 of Ordinance No.
21 348 except that the uses permitted pursuant to Sections
22 11.2.a; b.(1)k.6., 7. and 8.; b.(1)m.3., 4. and 9.;
23 b.(2)u., and w.; c.(2), and (12); d.; and e. shall not be
24 permitted. In addition, the permitted uses identified
25 under Section 11.2.c. shall include correctional
26 facilities and attendant uses.

27 (2) The development standards for Planning Area 1
28 of Specific Plan No. 306 shall be the same as those

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1 standards identified in Article XI, Section 11.4 of
2 Ordinance No. 348 except that the development standards
3 set forth in Article XI, Section 11.4.b.; d.; e.(2), and
4 (3); f., h., and i. shall be deleted and replaced by the
5 following:

6 A. Where the front, side, or rear yard
7 adjacent to an existing building or structure
8 excluding fences adjoins a lot zoned for
9 residential uses, the minimum setback shall be ten
10 feet (10') from the property line. Where the
11 front, side, or rear yard adjacent to an existing
12 building or structure, excluding fences adjoins a
13 lot zoned for uses other than residential, there is
14 no minimum setback. Where the front, side, or rear
15 yard adjacent to an existing building or structure
16 excluding fences adjoins a street, the minimum
17 setback shall be ten feet (10') from the face of
18 the curb. With the exception of those portions of
19 the setback area for which landscaping is required
20 by subsection B. below, the setback area may only
21 be used for driveways, automobile parking, or
22 landscaping. A setback area which adjoins a street
23 separating it from a lot zoned for uses other than
24 residential, may also be used for loading spaces.

25 Where the front, side, or rear yard adjacent
26 to a new building or structure excluding fences
27 adjoins a lot zoned for residential uses, the
28 minimum setback shall be twenty-five feet (25')

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

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

22 C. The existing correctional facility and
23 its attendant uses shall be permitted to continue
24 and/or intensify in use within existing buildings
25 and structures without enlarging or modifying
26 existing parking areas or increasing the number of
27 parking spaces provided. Parking areas for any new
28 uses and/or buildings or structures shall be

1 provided as required by Section 18.12 of Ordinance
2 No. 348.

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

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

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

15 b. Planning Area 2.

16 (1) The uses permitted in Planning Area 2 of
17 Specific Plan No. 306 shall be the same as those uses
18 permitted in Article XI, Section 11.2 of Ordinance No.
19 348 except that the uses permitted pursuant to Sections
20 11.2.a; b.(1)k.6., 7., and 8.; b.(1)m.3., 4., and 9.;
21 b.(2)u. and w.; c.(2) and (12); d.; and e. shall not be
22 permitted. In addition, the permitted uses identified
23 under Section 11.2.b. shall include laundromats and the
24 permitted uses identified under Section 11.2.c. shall
25 include correctional facilities and attendant uses.

26 (2) The development standards for Planning Area 2
27 of Specific Plan No. 306 shall be the same as those
28 standards identified in Article XI, Section 11.4 of

1 Ordinance No. 348 except that the development standards
2 set forth in Article XI, Section 11.4.b.; d.; e.(2), and
3 (3); f.; g.; h.; i.; and j. shall be deleted and replaced
4 by the following:

5 A. Where the front, side, or rear yard
6 adjacent to an existing building or structure
7 excluding fences adjoins a lot zoned residential,
8 the minimum setback shall be ten feet (10') from
9 the property line. Where the front, side, or rear
10 yard adjacent to an existing building or structure
11 excluding fences adjoins a lot zoned for uses other
12 than residential, there is no minimum setback.
13 Where the front, side, or rear yard adjacent to an
14 existing building or structure excluding fences
15 adjoins a street, the minimum setback shall be ten
16 feet (10') from the face of the curb. With the
17 exception of those portions of the setback area for
18 which landscaping is required by subsection B.
19 below, the setback area may only be used for
20 driveways, automobile parking, or landscaping. A
21 setback area which adjoins a street separating it
22 from a lot zoned for uses other than residential,
23 may also be used for loading spaces.

24 Where the front, side, or rear yard adjacent to
25 a new building or structure excluding fences
26 adjoins a lot zoned for residential uses, the
27 minimum setback shall be twenty-five feet (25')
28 from the property line. Where the front, side, or

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

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

26 C. The existing Kaiser administrative
27 offices and the laundromat shall be permitted to
28 continue and/or intensify in use within existing

1 buildings and structures without enlarging or
2 modifying existing parking areas or increasing the
3 number of parking spaces provided. Parking areas
4 for any new uses and/or buildings or structures
5 shall be provided as required by Section 18.12 of
6 Ordinance No. 348.

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

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

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

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

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

1 c. Planning Area 3.

2 (1) The uses permitted in Planning Area 3 of
3 Specific Plan No. 306 shall be the same as those uses
4 permitted in Article XI, Section 11.2 of Ordinance No.
5 348 except that the uses permitted pursuant to Sections
6 11.2a.; b.; c.; d.; and e. shall not be permitted. In
7 addition, the permitted uses identified under Section
8 11.2.b. shall include outdoor storage including but not
9 limited to the storage of lumber, construction materials,
10 railroad equipment, vehicles, travel trailers,
11 recreational vehicles, and boats; and rail spurs and the
12 permitted uses identified under Section 11.2.c. shall
13 include correctional facilities and attendant uses.

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

21 A. All buildings and structures excluding
22 fences shall be setback a minimum of twenty-five
23 feet (25') from the lot line defining Planning Area
24 3.

25 B. The height of structures, including
26 buildings, shall not exceed forty feet (40'),
27 unless a greater height is approved pursuant to
28 Sections 18.20.b. and 18.34 of Ordinance No. 348.

1 C. Parking areas shall be provided as
2 required by Section 18.12 of Ordinance No. 348,
3 except that outdoor storage uses shall not be
4 required to provide parking spaces or areas.

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

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

13 d. Planning Area 4.

14 (1) The uses permitted in Planning Area 4 of
15 Specific Plan No. 306 shall be the same as those uses
16 permitted in Article XI, Section 11.2 of Ordinance No.
17 348 except that the uses permitted pursuant to Sections
18 11.2.a; b.(1)k.6., 7., and 8.; b.(1)m.3., 4., and 9.;
19 b.(2)u. and w.; c.(2) and (12); d.; and e. shall not be
20 permitted. In addition, the permitted uses identified
21 under Section 11.2.b. shall include theaters and the
22 permitted uses identified under Section 11.2.c. shall
23 include correctional facilities and attendant uses.

24 (2) The development standards for Planning Area 4
25 of Specific Plan No. 306 shall be the same as those
26 standards identified in Article XI, Section 11.4 of
27 Ordinance No. 348 except that the development standards
28 set forth in Article XI, Section 11.4.b.(1), (2), (3),

1 and (4); d.; e.(2), and (3); h.; and i. shall be deleted
2 and replaced by the following:

3 A. Where the front, side, or rear yard
4 adjacent to a building or structure excluding
5 fences adjoins a lot zoned for residential uses,
6 the minimum setback shall be twenty-five feet (25')
7 from the property line. Where the front, side, or
8 rear yard adjacent to a building or structure
9 excluding fences adjoins a lot zoned for uses other
10 than residential, there is no minimum setback.
11 Where the front, side, or rear yard adjacent to a
12 building or structure excluding fences adjoins a
13 street, the minimum setback shall be twenty-five
14 feet (25') from the face of the curb. With the
15 exception of those portions of the setback area for
16 which landscaping is required by subsection B.
17 below, the setback area may only be used for
18 driveways, automobile parking, or landscaping. A
19 setback area which adjoins a street separating it
20 from a lot zoned for uses other than residential,
21 may also be used for loading spaces.

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

28 C. Outside storage and service areas shall

1 be appropriately screened by a combination of
2 chainlink fence with slats, landscaping, berming
3 or other method approved by the Planning Director.

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

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

12 e. Planning Area 5.

13 (1) The uses permitted in Planning Area 5 of
14 Specific Plan No. 306 shall be the same as those uses
15 permitted in Article XI, Section 11.2 of Ordinance No.
16 348 except that the uses permitted pursuant to Sections
17 11.2.a; b.(1)k.6., 7., and 8.; b.(1)m.3., 4., and 9.;
18 b.(2)u., and w.; c.(2), and (12); d.; and e. shall not be
19 permitted.

20 In addition, the permitted uses identified under
21 Section 11.2.a. shall also include parks, picnic grounds,
22 playgrounds, outdoor athletic fields and/or courts, and
23 community recreation buildings and the permitted uses
24 identified under Section 11.2.b. shall include day care
25 centers, counseling centers, museums, libraries, and
26 cafeterias unless said uses are to be located within an
27 existing building then a plot plan shall be approved
28 pursuant to the provisions of Section 18.30(2) of

1 Ordinance No. 348.

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

9 A. Where the front, side, or rear yard
10 adjacent to an existing building or structure
11 excluding fences adjoins a lot zoned for
12 residential uses, the minimum setback shall be ten
13 feet (10') from the property line. Where the
14 front, side, or rear yard adjacent to an existing
15 building or structure excluding fences adjoins a
16 lot zoned for uses other than residential, there is
17 no minimum setback. Where the front, side, or rear
18 yard adjacent to an existing building or structure
19 excluding fences adjoins a street, the minimum
20 setback shall be ten feet (10') from the face of
21 the curb. With the exception of those portions of
22 the setback area for which landscaping is required
23 by subsection B. below, the setback area may only
24 be used for driveways, automobile parking, or
25 landscaping. A setback area which adjoins a street
26 separating it from a lot zoned for uses other than
27 residential, may also be used for loading spaces.

28 Where the front, side, or rear yard adjacent to

1 a new building or structure excluding fences
2 adjoins a lot zoned for residential uses, the
3 minimum setback shall be twenty-five feet (25')
4 from the property line. Where the front, side, or
5 rear yard adjacent to a new building or structure
6 excluding fences adjoins a lot zoned for uses other
7 than residential, there is no minimum setback.
8 Where the front, side, or rear yard adjacent to a
9 new building or structure excluding fences adjoins
10 a street, the minimum setback shall be twenty-five
11 feet (25') from the face of the curb. With the
12 exception of those portions of the setback area for
13 which landscaping is required by subsection B.
14 below, the setback area may only be used for
15 driveways, automobile parking, or landscaping. A
16 setback area which adjoins a street separating it
17 from a lot zoned for uses other than residential,
18 may be also be used for loading spaces.

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

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

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

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

9 f. Planning Area 6.

10 (1) The uses permitted in Planning Area 6 of
11 Specific Plan No. 306 shall be the same as those uses
12 permitted in Article VIII, Section 8.1 of Ordinance No.
13 348 except that the uses permitted pursuant to Sections
14 8.1.a.(1), (3), (4), (5), (6), (7), (8), (9), (10), (11),
15 (12), and (13); d.; e; and f. shall not be permitted.

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

26 (2) The development standards for Planning Area 6
27 of Specific Plan No. 306 shall be the same as those
28 standards identified in Article VIII, Section 8.2 of

1 Ordinance No. 348 except that the development standards
2 set forth in Article VIII, Section 8.2.b.; c.; e.; and h.
3 shall be deleted and replaced by the following:

4 A. The front yard for a single family
5 dwelling shall be not less than ten feet (10').
6 The front yard for a multiple family residence less
7 than thirty-five feet (35') in height shall be not
8 less than ten feet (10'). Any portion of a
9 multiple family residence which exceeds thirty-five
10 feet (35') in height shall be set back no less than
11 10 feet (10') plus two feet (2') for each foot by
12 which the height exceeds thirty-five feet (35').
13 The front setback for either single family
14 dwellings or multiple family dwellings shall be
15 measured from the existing or future face of the
16 curb. The rear yard of either a single family or
17 multiple family dwelling shall be not less than ten
18 feet (10') from the rear property line or twenty
19 feet (20') from another building. If the rear yard
20 adjoins a street, the rear setback requirement
21 shall be the same as required for a front yard
22 setback. No structural encroachments shall be
23 permitted in the front or rear yard except as
24 provided in Section 18.19 of Ordinance No. 348.

25 B. The side yard shall be not less than five
26 feet (5') from the side property line or ten feet
27 (10') from the nearest building less than thirty-
28 five feet (35') in height. Any portion of a

1 building which exceeds thirty-five feet (35') in
2 height shall increase the required side yard an
3 additional two feet (2') for each foot by which the
4 height exceeds thirty-five feet (35'). If the side
5 yard adjoins a street, the side setback requirement
6 shall be the same as required for a front setback.
7 No structural encroachments shall be permitted in
8 the side yard except as provided in Section 18.19
9 of Ordinance No. 348.

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

16 In addition the following standards shall also
17 apply:

18 AA. The Planned Residential Development
19 standards for Planning Area 6 of Specific Plan No.
20 306 shall be the same as those standards identified
21 in Article XVIII, Section 18.5 of Ordinance No. 348
22 except that the development standards set forth in
23 Article XVIII, Section 18.5. shall be deleted and
24 replaced by the following.

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

28 2. A subdivision map, prepared

1 substantially in accordance with the
2 conditions of approval thereof and the
3 requirements of this section, shall be
4 recorded pursuant to Ordinance No. 460.

5 3. MAINTENANCE OF COMMON AREAS. Prior
6 to the sale of any individual building or any
7 property within Planning Area 6 by Kaiser
8 Eagle Mountain, Inc., or its successor in
9 interest to a party or entity that is not
10 controlled by or under common control with
11 Kaiser Eagle Mountain, Inc., its successor in
12 interest, or parent company, a community
13 association with the unqualified right to
14 assess the owners of the property for all
15 maintenance, operational, and other costs of
16 the common areas and facilities shall be
17 established, but shall not operate as an
18 active association, and Kaiser Eagle Mountain
19 Inc. or its successor in interest shall
20 continuously maintain any common areas located
21 therein. If such a sale occurs, the
22 community association shall be activated and
23 shall have the right to lien the units of the
24 owners who default in the payment of their
25 assessments. The association's lien shall not
26 be subordinate to any encumbrance other than a
27 deed of trust or mortgage made in good faith
28 and for value which is of record prior to the

1 recordation of the lien of the association.
2 Prior to recordation of the final subdivision
3 map, the developer shall submit for approval
4 the declaration of covenants, conditions, and
5 restrictions for the project. The approved
6 declaration shall be recorded at the time of
7 the recording of the final subdivision map.

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

11 g. Planning Area 7.

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

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

26 (2) The development standards for Planning Area 7
27 of Specific Plan No. 306 shall be the same as those
28 standards identified in Article VIIIe, Section 8.101 of

1 Ordinance No. 348 except that the development standards
2 set forth in Article VIIIe, Section 8.101.a.; b.; c.; d.;
3 and e. shall be deleted and replaced by the following:

4 A. Where the front, side, or rear yard
5 adjacent to an existing building or structure
6 excluding fences adjoins a lot zoned for
7 residential uses, the minimum setback shall be ten
8 feet (10') from the property line. Where the
9 front, side, or rear yard adjacent to an existing
10 building or structure excluding fences adjoins a
11 lot zoned for uses other than residential, there is
12 no minimum setback. Where the front, side, or rear
13 yard adjacent to an existing building or structure
14 excluding fences adjoins a street, the minimum
15 setback shall be ten feet (10') from the face of
16 the curb. With the exception of those portions of
17 the setback area for which landscaping is required
18 by subsection B. below, the setback area may only
19 be used for driveways, automobile parking, or
20 landscaping. A setback area which adjoins a street
21 separating it from a lot zoned for uses other than
22 residential, may also be used for loading spaces.

23 Where the front, side, or rear yard adjacent
24 to a new building or structure excluding fences
25 adjoins a lot zoned for residential uses, the
26 minimum setback shall be twenty-five feet (25')
27 from the property line. Where the front, side, or
28 rear yard adjacent to a new building or structure

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

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

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

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

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

4 h. Planning Area 8.

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

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

17 A. There are no yard requirements for
18 buildings which do not exceed thirty-five feet
19 (35') in height. Any portion of a building which
20 exceeds thirty-five feet (35') in height shall be
21 setback from the front, rear, and side lot lines
22 not less than two feet (2') for each foot by which
23 the height exceeds thirty-five feet (35'). The
24 front setback shall be measured from the face of
25 the curb. The rear setback shall be measured from
26 the rear lot line. If the rear lot line adjoins a
27 street, the rear setback shall be the same as
28 required for a front setback. Each side setback

1 shall be measured from the side lot line or from
2 the face of the curb on an adjacent street.

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

6 i. Planning Areas 9 and 10.

7 (1) The uses permitted in Planning Areas 9 and 10
8 of Specific Plan No. 306 shall be the same as those uses
9 permitted in Article VI, Section 6.1 of Ordinance No. 348
10 except that the uses permitted pursuant to Sections
11 6.1.a.(3), (4), (6); b.; c.; and d. shall not be
12 permitted. In addition, the permitted uses identified
13 under Section 6.1.a. shall also include utility
14 facilities, parks and playgrounds and planned residential
15 developments provided a land division is approved
16 pursuant to the provisions of Ordinance No. 460, Specific
17 Plan No. 306, and the development standards set forth in
18 subsection i.(2) of this ordinance.

19 (2) The development standards for Planning Areas 9
20 and 10 of Specific Plan No. 306 shall be the same as
21 those standards identified in Article VI, Section 6.2 of
22 Ordinance No. 348 except that the development standards
23 set forth in Article VI, Section 6.2.e.; and f. shall be
24 deleted and replaced by the following:

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

28 B. The side yard of a single family dwelling

1 shall comply with the following minimum
2 requirements:

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

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

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

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

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

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

24 1. The separation between a single
25 family dwelling including any associated
26 detached garage and another single family
27 dwelling, a detached garage, a lot line, or
28 the face of the curb, shall be not less than

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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 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 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

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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

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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

1 deleted and replaced by the following:

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

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

10 k. Planning Area 12.

11 (1) The uses permitted in Planning Area 12 of
12 Specific Plan No. 306 shall be the same as those uses
13 permitted in Article XVb, Section 15.200 of Ordinance No.
14 348 except that the uses permitted pursuant to Sections
15 15.200.a.(1) and (3); b.(4) and (5); c.(1), (3), (4),
16 (5), (6), (7), (8), (9), (11), (12), (13), and (14); d.;
17 and e. shall be deleted.

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

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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 Robert A. Brestee
Chairman, Board of Supervisors

By Sandra L. ...

CHUCKWALLA AREA
 SEC. 1, 2 AND 12, T. 4 S., R. 14 E., S.B.D. 4 M
 MAP NO. 2,1901
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

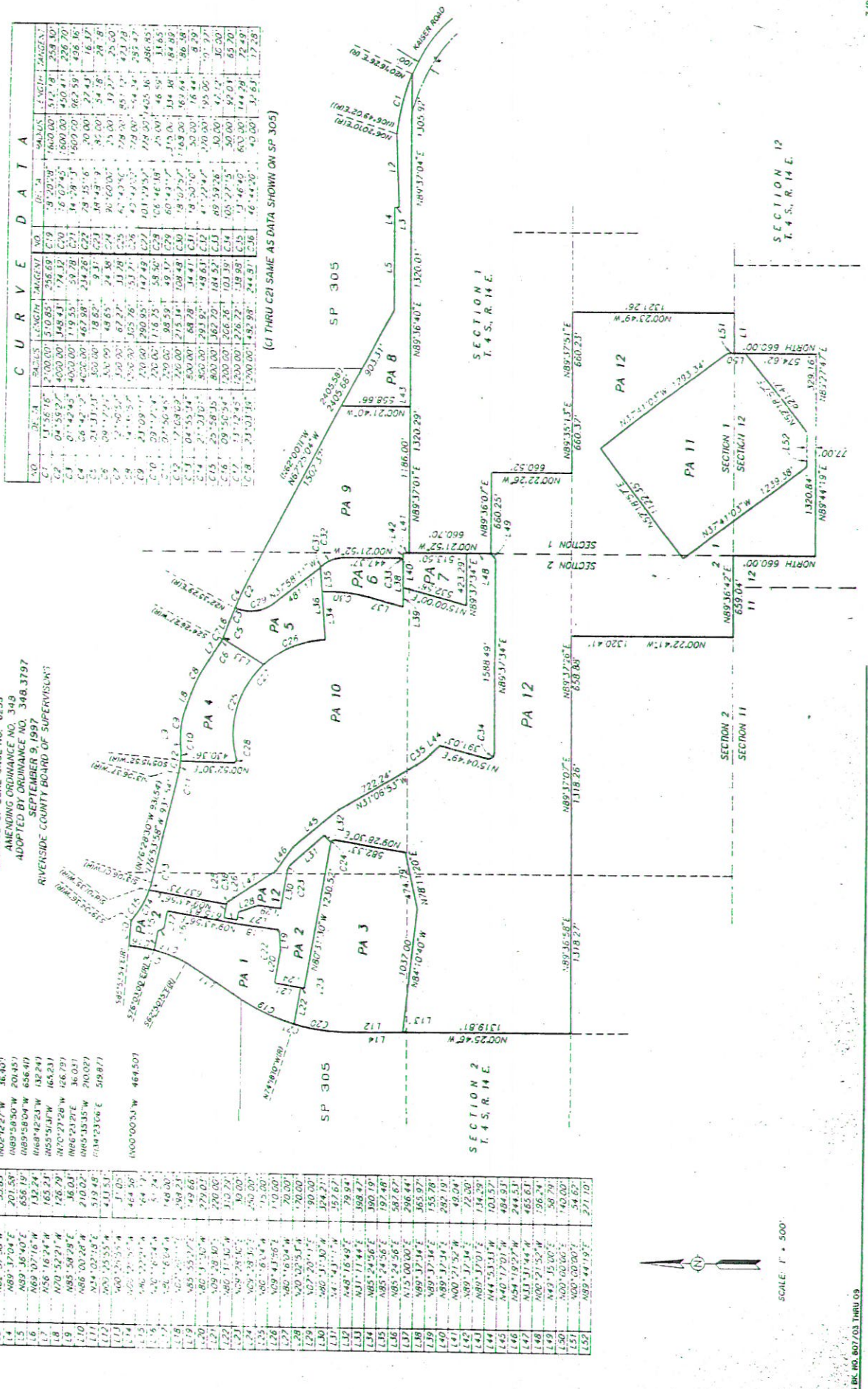
CHANGE OF ZONE CASE NO. 6253
 AMENDING ORDINANCE NO. 348
 ADOPTED SEPTEMBER 9, 1997
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

(COURSE DATA
 PER SP 305)

NO.	BEARING	DISTANCE
L1	N89°37'47"E	317.16'
L2	N89°36'03"E	66.20'
L3	N89°37'04"E	362.13'
L4	N89°37'04"E	36.40'
L5	N89°36'40"E	201.59'
L6	N89°36'40"E	656.40'
L7	N89°37'16"W	132.24'
L8	N89°36'24"W	132.24'
L9	N89°36'24"W	165.23'
L10	N89°36'24"W	126.79'
L11	N89°36'24"W	126.79'
L12	N89°36'24"W	210.02'
L13	N89°36'24"W	210.02'
L14	N89°36'24"W	519.48'
L15	N89°36'24"W	411.53'
L16	N89°36'24"W	31.05'
L17	N89°36'24"W	464.56'
L18	N89°36'24"W	181.91'
L19	N89°36'24"W	5.74'
L20	N89°36'24"W	446.00'
L21	N89°36'24"W	398.23'
L22	N89°36'24"W	449.66'
L23	N89°36'24"W	279.01'
L24	N89°36'24"W	200.00'
L25	N89°36'24"W	310.72'
L26	N89°36'24"W	30.00'
L27	N89°36'24"W	400.00'
L28	N89°36'24"W	15.00'
L29	N89°36'24"W	110.00'
L30	N89°36'24"W	324.21'
L31	N89°36'24"W	557.67'
L32	N89°36'24"W	79.94'
L33	N89°36'24"W	300.19'
L34	N89°36'24"W	197.48'
L35	N89°36'24"W	587.67'
L36	N89°36'24"W	296.44'
L37	N89°36'24"W	155.78'
L38	N89°36'24"W	155.78'
L39	N89°36'24"W	292.19'
L40	N89°36'24"W	169.04'
L41	N89°36'24"W	114.30'
L42	N89°36'24"W	103.87'
L43	N89°36'24"W	484.37'
L44	N89°36'24"W	244.51'
L45	N89°36'24"W	165.91'
L46	N89°36'24"W	36.79'
L47	N89°36'24"W	59.85'
L48	N89°36'24"W	70.00'
L49	N89°36'24"W	271.70'

COURSE DATA

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
C1	N89°36'24"W	317.16'	C19	N89°36'24"W	317.16'
C2	N89°36'03"E	66.20'	C20	N89°36'03"E	66.20'
C3	N89°37'04"E	362.13'	C21	N89°37'04"E	362.13'
C4	N89°37'04"E	36.40'	C22	N89°37'04"E	36.40'
C5	N89°36'40"E	201.59'	C23	N89°36'40"E	201.59'
C6	N89°36'40"E	656.40'	C24	N89°36'40"E	656.40'
C7	N89°37'16"W	132.24'	C25	N89°37'16"W	132.24'
C8	N89°36'24"W	132.24'	C26	N89°36'24"W	132.24'
C9	N89°36'24"W	165.23'	C27	N89°36'24"W	165.23'
C10	N89°36'24"W	126.79'	C28	N89°36'24"W	126.79'
C11	N89°36'24"W	126.79'	C29	N89°36'24"W	126.79'
C12	N89°36'24"W	210.02'	C30	N89°36'24"W	210.02'
C13	N89°36'24"W	210.02'	C31	N89°36'24"W	210.02'
C14	N89°36'24"W	519.48'	C32	N89°36'24"W	519.48'
C15	N89°36'24"W	411.53'	C33	N89°36'24"W	411.53'
C16	N89°36'24"W	31.05'	C34	N89°36'24"W	31.05'
C17	N89°36'24"W	464.56'	C35	N89°36'24"W	464.56'
C18	N89°36'24"W	181.91'	C36	N89°36'24"W	181.91'
C19	N89°36'24"W	5.74'	C37	N89°36'24"W	5.74'
C20	N89°36'24"W	446.00'	C38	N89°36'24"W	446.00'
C21	N89°36'24"W	398.23'	C39	N89°36'24"W	398.23'
C22	N89°36'24"W	449.66'	C40	N89°36'24"W	449.66'
C23	N89°36'24"W	279.01'	C41	N89°36'24"W	279.01'
C24	N89°36'24"W	200.00'	C42	N89°36'24"W	200.00'
C25	N89°36'24"W	310.72'	C43	N89°36'24"W	310.72'
C26	N89°36'24"W	30.00'	C44	N89°36'24"W	30.00'
C27	N89°36'24"W	400.00'	C45	N89°36'24"W	400.00'
C28	N89°36'24"W	15.00'	C46	N89°36'24"W	15.00'
C29	N89°36'24"W	110.00'	C47	N89°36'24"W	110.00'
C30	N89°36'24"W	324.21'	C48	N89°36'24"W	324.21'
C31	N89°36'24"W	557.67'	C49	N89°36'24"W	557.67'
C32	N89°36'24"W	79.94'	C50	N89°36'24"W	79.94'
C33	N89°36'24"W	300.19'	C51	N89°36'24"W	300.19'
C34	N89°36'24"W	197.48'	C52	N89°36'24"W	197.48'
C35	N89°36'24"W	587.67'	C53	N89°36'24"W	587.67'
C36	N89°36'24"W	296.44'	C54	N89°36'24"W	296.44'
C37	N89°36'24"W	155.78'	C55	N89°36'24"W	155.78'
C38	N89°36'24"W	155.78'	C56	N89°36'24"W	155.78'
C39	N89°36'24"W	292.19'	C57	N89°36'24"W	292.19'
C40	N89°36'24"W	169.04'	C58	N89°36'24"W	169.04'
C41	N89°36'24"W	114.30'	C59	N89°36'24"W	114.30'
C42	N89°36'24"W	103.87'	C60	N89°36'24"W	103.87'
C43	N89°36'24"W	484.37'	C61	N89°36'24"W	484.37'
C44	N89°36'24"W	244.51'	C62	N89°36'24"W	244.51'
C45	N89°36'24"W	165.91'	C63	N89°36'24"W	165.91'
C46	N89°36'24"W	36.79'	C64	N89°36'24"W	36.79'
C47	N89°36'24"W	59.85'	C65	N89°36'24"W	59.85'
C48	N89°36'24"W	70.00'	C66	N89°36'24"W	70.00'
C49	N89°36'24"W	271.70'	C67	N89°36'24"W	271.70'



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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 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: *Samuel L. ...*
Deputy