



***Notice of Availability***  
**New County-Wide Land Development Ordinance No. 944**  
**Draft Program Environmental Impact Report**

**Notice is hereby given** that, pursuant to County procedures for implementing the California Environmental Quality Act (CEQA) and State CEQA Guidelines Section 15087, the County of Riverside (County) has prepared Environmental Impact Report (EIR) for the **New County-Wide Land Development Ordinance No. 944 (Project)**. This Notice of Availability (NOA) has been issued to notify interested parties and agencies that a Draft EIR is publicly available for your review and comment. The District is requesting comments on the Draft EIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines §15087). If your agency is a Responsible Agency as defined in the State CEQA Guidelines Section 15381, your agency will need to use the EIR prepared by the County when considering a permit or other approval for action.

**PROJECT LOCATION**

Countywide

**PROJECT SUMMARY**

Currently, Ordinance No. 348 is the primary ordinance which governs the review and approval of the land uses and zoning applications in the County. Originally adopted in 1949, Ordinance No. 348 has been amended over 4,000 times in the last 69 years, although it has never before been comprehensively updated. The current Ordinance No. 348 has sixty-four (64) articles and 484 sections, which can make it difficult to follow, with sometimes redundant or confusing language.

The new Ordinance No. 944 includes the existing language of Ordinance No. 348, but modifies it by reorganizing/restructuring the language, consolidating procedural requirements for developing properties and permitting uses, consolidating zones and providing consistency in development standards, and clarifying/defining all special provisions.

***NOTE:*** *The existing Ordinance No. 348 will remain in effect for the purpose of determining allowable uses and development standards for approved specific plans within the unincorporated area that remain unchanged. The proposed Project (Ordinance) will be a new and separate ordinance from Ordinance No. 348. Unless stated otherwise, the provisions of the new Ordinance would govern new development, revised permits and substantial conformance associated with existing land use entitlements and Specific Plans.*

The Project would apply to substantial conformance, revised permits and new development. No specific development or land uses are proposed with the Project. Additionally, existing non-conforming uses and structures will be regulated by the Project. Existing non-conforming uses and structures would be able to continue as non-conforming, rather than be phased out and required to convert to an allowed or conditionally allowed use as is required under Ordinance No. 348. Under existing and proposed conditions, non-conforming uses and structures are still subject to all other applicable local, state and federal regulations, including the County's various nuisance ordinances such as noise and lighting. The primary difference relative to amortization is that, with the proposed Project, existing legal non-conforming uses or structures could continue without having to convert to an allowed or conditionally

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allowed use, provided that the affected parcel does not otherwise trigger the loss of the legal non-conforming status. Continuation of an existing legal non-conforming use or structure does not represent a “new” project or “new” environmental impact, as these uses exist now and are part of the existing environmental baseline pursuant to CEQA.

#### **UPDATE TO THE PROJECT DESCRIPTION**

**At the conclusion of preparing the Draft EIR, it was determined that it was no longer necessary to have both a new land use ordinance, Ordinance No. 944, and the County’s current land use ordinance, Ordinance No. 348. As a result, the current Ordinance No. 348 will now be amended in its entirety to include the proposed language set forth in Ordinance No. 944; Ordinance No. 944 will no longer be processed as part of this Project. Although organizational changes may have occurred, no substantive changes have been made to the Project’s proposed language. The proposed language will now appear exclusively in Ordinance No. 348, and not Ordinance No. 944. This change only represents an administrative change to the Project Description; the EIR’s analysis, alternatives, and impact determinations remain exactly the same as evaluated in the Draft EIR.**

#### **SIGNIFICANT ENVIRONMENTAL IMPACTS**

The Draft EIR concluded that no significant environmental impacts would occur with implementation of the Proposed Project.

#### **CORTESE LIST SITES**

The Project, as a County-wide zoning ordinance proposal, pertains to all parcels within unincorporated Riverside County, and as such includes parcels that are included on the Cortese List (too numerous to note, although this Project does not propose any specific development). See more at: <http://www.calepa.ca.gov/SiteCleanup/CorteseList/#sthash.5wVFozRg.dpuf>

#### **PUBLIC REVIEW PERIOD**

The Draft EIR is available for public review for a period of 45 days. In accordance with CEQA, should you have any comments, please provide written comments on the Draft EIR within the 45-day period between **October 16, 2018 to November 29, 2018.**

#### **PUBLIC COMMENTS**

Please provide comments on the Draft EIR by sending your written comments to Keith Gardner at the address listed above, or by email at [kgardner@rivco.org](mailto:kgardner@rivco.org). Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but **no later than November 28, 2018**. All parties that have submitted their names and mailing addresses will be notified as part of the Project’s CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the lead agency contact noted above. A copy of the NOA, Draft EIR and related Project information are located at the Riverside County Administration Center (4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501) and on the County of Riverside’s Project website (which can be found at <http://planning.rctlma.org/LandDevelopmentOrdinance.aspx>). The project description, location, and potential environmental effects are described further below.

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**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

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**Lead Agency Contact:** All comments should be submitted in writing to: County of Riverside Planning Department, Attention Keith Gardner, Administrative Manager, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92502. [kgardner@rivco.org](mailto:kgardner@rivco.org). 951-955-3200.

