

1 ORDINANCE NO. 348.YYYY

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING

3 ORDINANCE NO. 348 RELATED TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. A new Article XIXq is added to Ordinance No. 348 to read as follows:

6 "ARTICLE XIXq AGRICULTURAL EMPLOYEE HOUSING

7 SECTION 19.1500. FINDINGS AND PURPOSE.

8 The Board of Supervisors finds the following:

- 9 A. In enacting the Employee Housing Act, the California Legislature declared that it is the  
10 policy of the State to permit and encourage the development and use of sufficient numbers  
11 and types of employee housing facilities are commensurate with local need.
- 12 B. More specifically, California Health and Safety Code Sections 17021.6 and 17021.8 require  
13 local jurisdictions to establish ministerial approval processes for qualifying employee  
14 housing for agricultural workers in agricultural areas.
- 15 C. According to the 2024 Riverside County Agricultural Production Report, Riverside County  
16 was ranked 14<sup>th</sup> in the state for total production value at \$1.7 billion. The Coachella Valley  
17 area alone contributes roughly 54% of this total production value.
- 18 D. It is essential to promote safe housing for agricultural workers who are essential workers of  
19 the agricultural industry in Riverside County and California.
- 20 E. Therefore, the purpose of this Article is to implement state law and establish clear, objective  
21 standards for zoning, development, and operation of agricultural employee housing in the  
22 unincorporated area of the County of Riverside in order to protect the public health, safety,  
23 and welfare.

24 SECTION 19.1501. AUTHORITY.

25 This ordinance is adopted pursuant to all of the following:

- 26 A. California Constitution, Article XI, Section 7, which authorizes the County of Riverside to  
27 adopt ordinances and enforce within its limits all local, police, sanitary, and other ordinances  
28 and regulations not in conflict with general laws;

- 1 B. California Health and Safety Code section 17021.6, which provides for employee housing  
2 development for agricultural employees consisting of no more than 36 beds in a group  
3 quarters, or 12 units or spaces designed for use by a single family or household within a zone  
4 allowing agricultural uses; and
- 5 C. California Health and Safety Code section 17021.8, which provides for a streamlined,  
6 ministerial approval process for agricultural employee housing developments for  
7 agricultural employees consisting of up to 36 units or spaces for use by a single family or  
8 household within a general plan designation of agriculture.

9 SECTION 19.1502. POLANCO PARKS PURSUANT TO HEALTH AND SAFETY CODE

10 SECTION 17021.6

11 A. GENERAL.

- 12 1. Scope. Polanco Parks are eligible for ministerial approval pursuant to Section  
13 17021.6 of the Health and Safety Code and this Article. If there is an inconsistency  
14 between the provisions of this Section and the Employee Housing Act, State law  
15 shall control.
- 16 2. Use. Polanco Parks shall be deemed an agricultural use of the property.

17 B. MINIMUM REQUIREMENTS.

18 Polanco Parks shall meet the following minimum requirements:

- 19 1. The development consists of no more than 36 beds in a group quarters, or 12 units or  
20 spaces designed for use by a single family or household.
- 21 2. The development is for agricultural employees who do not work on the property  
22 where the employee housing is located.
- 23 3. The development is for “employee housing” as defined by subdivisions (b) and (c)  
24 of Section 17008 of the Health and Safety Code within the Employee Housing Act  
25 and must meet all of the following minimum requirements:
- 26 a. The housing accommodations or property are not maintained in connection  
27 with any work or workplace.
- 28 b. The housing accommodations or property are provided by someone other

1 than an agricultural employer, as defined in Section 1140.4 of the California  
2 Labor Code.

- 3 c. The housing accommodations or property are used by five or more  
4 agricultural employees.

5 C. SITE REQUIREMENTS.

6 Polanco Parks may be permitted in all of the following zoning classifications: R-R, R-R-O,  
7 R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-T-R, M-SC, M-M, M-H, M-R, M-R-A, A-1, A-  
8 P, A-2, A-D, C/V, WC-W, WC-WE, WC-E, WC-R, W-2, R-D, N-A, W-2-M, W-1.

9 D. DEVELOPMENT STANDARDS.

10 Polanco Parks shall comply with the development standards for the zoning classification in  
11 which the site is located, except as otherwise required in this Section:

- 12 1. Utilities. Demonstrate and provide availability of adequate utilities, including dry  
13 utilities, water supply, and wastewater disposal, in accordance with applicable state  
14 and local requirements, subject to approval by the County Environmental Health  
15 Department, County Waste Resources, and County Planning Department.
- 16 2. Access and Public Safety. Comply with all minimum requirements for access and  
17 public safety, subject to approval by the County Transportation Department and  
18 County Fire Department.
- 19 3. Parking. Parking shall be provided in accordance with Section 18.12 of this  
20 Ordinance based on the type of applicable residential use (e.g. multiple family, single  
21 family, or group living).
- 22 4. All Applicable Standards. Comply with all applicable state and local public health  
23 and safety codes, laws, regulations, and standards, including, but not limited to,  
24 California Employee Housing Act (Health and Safety Code Section 17000 et seq.),  
25 Riverside County Ordinance No. 457, and the County's Employee Housing Mobile  
26 Home Park Construction Handbook, as well as, applicable requirements related to  
27 fire protection, emergency access, water and wastewater service, and environmental  
28 health.

1 E. OPERATIONAL REQUIREMENTS.

2 Polanco Parks shall be operated and maintained in compliance with applicable state law,  
3 including the California Health and Safety Code and California Employee Housing Act.

4 F. APPROVAL.

5 1. Administrative Review.

- 6 a. No conditional use permit, zoning variance, or other discretionary zoning  
7 clearance shall be required of this employee housing that is not required of  
8 any other agricultural activity in the same zone.  
9 b. Action taken on Polanco Park applications shall be ministerial and not a  
10 project pursuant to the California Environmental Quality Act.

11 2. Application.

- 12 a. An application for a Polanco Park shall be made to the Building and Safety  
13 Department on the forms provided and shall be accompanied by the fees set  
14 forth in Riverside County Ordinances.  
15 b. Polanco Park applications may utilize any applicable standard plans adopted  
16 by the Building and Safety Department.  
17 c. Permit Process. A Polanco Park application may receive a permit to operate if it  
18 meets all of the following:  
19 a. The minimum requirements, site requirements, development standards, and  
20 operational requirements of this Section;  
21 b. Any submittal document checklist(s); and  
22 c. All applicable state and local building, health and safety laws or  
23 requirements.

24 G. FEES.

25 1. Prohibited Fees.

- 26 a. Polanco Parks which meets the requirements of this Article shall not be  
27 subject to any business taxes, local registration fees, use permit fees, or other  
28 fees to which other agricultural activities in the same zone are not likewise

1 subject.

2 b. Neither the State Fire Marshal nor any local public entity shall charge any fee  
3 to the owner, operator, or any resident for enforcing fire inspection  
4 regulation pursuant to state law or regulations or local ordinance.

5 2. Permitted Fees. This Section does not forbid the imposition of local property taxes,  
6 fees for water services and garbage collection, fees for normal inspections, local bond  
7 assessments, and other fees, charges, and assessments to which other agricultural  
8 activities in the same zone are likewise subject.

9 3. Transportation Uniform Mitigation Fee (TUMF) Exception. An Agricultural  
10 Employee Housing development shall not be subject to the Western Riverside  
11 County TUMF Program or Coachella Valley TUMF Program, if the development  
12 qualifies for an exemption under Ordinance No. 824 or Ordinance No. 673,  
13 respectively.

14 SECTION 19.1503. AGRICULTURAL EMPLOYEE HOUSING PURSUANT TO HEALTH  
15 AND SAFETY CODE SECTION 17021.8

16 A. GENERAL.

17 1. Scope. Agricultural Employee Housing is eligible for ministerial approval pursuant  
18 to Section 17021.8 of the Health and Safety Code and this Article. If there is an  
19 inconsistency between the provisions of this Section and the Employee Housing Act,  
20 State law shall control.

21 2. Use. Agricultural Employee Housing shall be deemed an agricultural use of the  
22 property.

23 B. MINIMUM REQUIREMENTS.

24 1. Development. Agricultural Employee Housing shall satisfy all of the following:  
25 a. The development is for agricultural employees as defined in Sections 17008  
26 and 17021 of the Health and Safety Code and Section 1140.4 of the Labor  
27 Code.  
28 b. The development does not contain dormitory-style housing.

1 c. The development consists of no more than 36 units or spaces designed for  
2 use by a single family or household.

3 d. The development is not ineligible for state funding pursuant to paragraph  
4 (1) of subdivision (b) of Section 50205 of the Health and Safety Code.

5 2. Certified Operator. Agricultural Employee Housing shall be maintained and  
6 operated by one of the following certified operator models:

7 a. Housing and Community Development (HCD) – Certified Operator.

8 i. Certification Process. This type of operator must fit one of the  
9 following:

10 1) A qualified affordable housing organization that has been  
11 certified by the California Department of Housing and  
12 Community Development (HCD), pursuant to Section  
13 17030.10 of the Health and Safety Code; or

14 2) A local public housing agency or a multicounty, state, or  
15 multistate agency. In that case, the agency may either  
16 directly maintain and operate the agricultural employee  
17 housing or contract with another qualified affordable housing  
18 organization that has been certified pursuant to Section  
19 17030.10 of the Health and Safety Code.

20 ii. Certification Requirements. The applicant shall submit proof of  
21 issuance of the qualified affordable housing organization's  
22 certification by the California Department of Housing and  
23 Community Development (HCD), pursuant to Section 17030.10 of  
24 the Health and Safety Code.

25 iii. Affordability Commitment. The applicant commits to recording an  
26 affordability covenant on the property prior to certificate of  
27 occupancy to ensure the affordability of the proposed agricultural  
28 employee housing for agricultural employees for not less than 55

1 years. For purposes of this paragraph, “affordability” means the  
2 agricultural housing is made available at an affordable rent, as defined  
3 in Section 50053 of the Health and Safety Code, to lower income  
4 households, as defined in Section 50079.5 of the Health and Safety  
5 Code.

6 b. County-Certified Operator.

7 i. Certification Process. This type of operator must be certified by the  
8 County Housing Authority with more than ten (10) years of verified  
9 experience operating a Polanco Park or other similar equivalent  
10 development and no active Code Enforcement violations.

11 ii. Certification Requirements.

12 1) The operator shall make available to any tenant contact  
13 information to submit complaints to the County of Riverside.

14 2) The operator shall maintain their certification in good  
15 standing with the County of Riverside, and furnish  
16 information on rent charged, resident, or tenant complaints, or  
17 other operational data as requested by any County  
18 Department.

19 iii. Affordability Commitment. The applicant commits to recording an  
20 affordability covenant on the property prior to certificate of  
21 occupancy to ensure the affordability of the proposed agricultural  
22 employee housing for agricultural employees for not less than 55  
23 years. For purposes of this paragraph, “affordability” means the  
24 agricultural housing is made available at an affordable rent, as defined  
25 in Section 50053 of the Health and Safety Code, to lower income  
26 households, as defined in Section 50079.5 of the Health and Safety  
27 Code.

28 C. SITE REQUIREMENTS.

1 Agricultural Employee Housing shall comply with the following location requirements:

2 1. General Plan. The development shall be located on property with a General Plan  
3 land use designation of Agricultural (AG:AG).

4 2. Prohibited Locations. The development shall not be located on a site that is any of  
5 the following:

6 a. Wetlands, as defined in the United States Fish and Wildlife Service Manual,  
7 Part 660 FW 2 (June 21, 1993).

8 b. Within a very high fire hazard severity zone, as determined by the  
9 Department of Forestry and Fire Protection pursuant to Section 51178 of the  
10 Government Code, or within a high or very high fire hazard severity zone as  
11 indicated on maps adopted by the Department of Forestry and Fire  
12 Protection pursuant to Section 4202 of the Public Resources Code.

13 c. A hazardous waste site that is listed pursuant to Section 65962.5 of the  
14 Government Code or a hazardous waste site designated by the Department  
15 of Toxic Substances Control pursuant to Section 25356 of the Health and  
16 Safety Code, unless the Department of Toxic Substances Control has  
17 cleared the site for residential use or residential mixed uses.

18 d. Within a delineated earthquake fault zone as determined by the State  
19 Geologist in any official maps published by the State Geologist, unless the  
20 development complies with applicable seismic protection building code  
21 standards adopted by the California Building Standards Commission under  
22 the California Building Standards Law (Part 2.5 (commencing with Section  
23 18901)), and by any local building department under Chapter 12.2  
24 (commencing with Section 8875) of Division 1 of Title 2 of the  
25 Government Code.

26 b. Within a flood plain as determined by maps promulgated by the Federal  
27 Emergency Management Agency, unless the development has been issued a  
28 flood plain development permit pursuant to Part 59 (commencing with

1 Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B  
2 of Chapter I of Title 44 of the Code of Federal Regulations.

- 3 c. Within a floodway as determined by maps promulgated by the Federal  
4 Emergency Management Agency.
- 5 d. Lands identified for conservation in an adopted natural community  
6 conservation plan pursuant to the Natural Community Conservation Planning  
7 Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish  
8 and Game Code), habitat conservation plan pursuant to the federal  
9 Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other  
10 adopted natural resource protection plan.
- 11 e. Lands under conservation easement. For purposes of this paragraph,  
12 “conservation easement” shall not include a contract executed pursuant to the  
13 Williamson Act (Chapter 7 (commencing with Section 51200) of Division 1  
14 of Title 5 of the Government Code).
- 15 f. Lands with groundwater levels within five feet of the soil surface and for  
16 which the development would be served by an onsite wastewater disposal  
17 system serving more than six housing units.

18 D. DEVELOPMENT STANDARDS.

19 Agricultural Employee Housing Developments shall comply with the following objective  
20 development standards:

- 21 1. Utilities. Demonstrate and provide availability of adequate utilities, including dry  
22 utilities, water supply, and wastewater disposal, in accordance with applicable state  
23 and local requirements, subject to approval by the County Environmental Health  
24 Department, County Waste Resources, and County Planning Department.
- 25 2. Access and Public Safety. Comply with all minimum requirements for access and  
26 public safety, subject to approval by the County Transportation Department and  
27 County Fire Department.
- 28 3. Parking. Parking shall be on-site only and follow the standards for mobilehome parks

1 pursuant to Section 18.12 of this ordinance.

2 4. Significant Hazards. If a potential for exposure to significant hazards from  
3 surrounding properties or activities is found to exist, the effects of the potential  
4 exposure shall be mitigated to a level of insignificance in compliance with state and  
5 federal requirements.

6 5. All Applicable Standards. Comply with all applicable state and local public health  
7 and safety codes, laws, regulations, and standards, including, but not limited to,  
8 California Employee Housing Act (Health and Safety Code Section 17000 et seq.),  
9 Riverside County Ordinance No. 457, and the County’s Employee Housing Mobile  
10 Home Park Construction Handbook.

11 E. OPERATIONAL REQUIREMENTS.

12 Agricultural Employee Housing shall be maintained and operated as follows:

13 1. Agricultural Employee Housing shall be operated and maintained in compliance with  
14 applicable County and state law, including the California Health and Safety Code  
15 and California Employee Housing Act.

16 2. The Certified Operator shall provide for onsite management of the development.

17 3. The applicant shall record an affordability covenant on the property prior to  
18 certificate of occupancy to ensure the affordability of the proposed agricultural  
19 employee housing for agricultural employees for not less than 55 years. For purposes  
20 of this paragraph, “affordability” means the agricultural housing is made available at  
21 an affordable rent, as defined in Section 50053 of the Health and Safety Code, to  
22 lower income households, as defined in Section 50079.5 of the Health and Safety  
23 Code.

24 F. APPROVAL.

25 1. Administrative Review.

26 a. No conditional use permit, zoning variance, or other discretionary zoning  
27 clearance shall be required of this employee housing that is not required of  
28 any other agricultural activity in the same zone.

1 b. Action taken on Agricultural Employee Housing applications shall be  
2 ministerial and not a project pursuant to the California Environmental Quality  
3 Act.

4 2. Application.

5 An application for a Polanco Park shall be made to the Building and Safety  
6 Department on the forms provided and shall be accompanied by the fees set forth in  
7 Riverside County Ordinances.

8 3. Permit Process. An Agricultural Employee Housing site may receive a permit to  
9 operate if it meets all of the following:

10 a. Within 30 days of submission of a complete application, the County will  
11 review the application to determine if it meets the Minimum Requirements  
12 and Site Requirements of this Section and provide written documentation of  
13 which requirement or requirements the development does not satisfy and an  
14 explanation for the reason or reasons the development does not satisfy the  
15 requirement or requirements.

16 b. Within 90 days of submission of a complete application, the County will  
17 review the application to determine if it meets the Development Standards  
18 and Operational Requirements of this Section and provide written  
19 documentation of which requirement or requirements the development does  
20 not satisfy and an explanation for the reason or reasons the development does  
21 not satisfy the requirement or requirements.

22 G. FEES.

23 Agricultural Employee Housing shall be subject to fees, including development impact fees,  
24 and exactions authorized by law that are essential to provide public services and facilities to  
25 the development, unless otherwise exempt.

26 1. Transportation Uniform Mitigation Fee (TUMF) Exemption. An Agricultural  
27 Employee Housing development shall not be subject to the Western Riverside  
28 County TUMF Program or Coachella Valley TUMF Program, if the development

1                    qualifies for an exemption under Ordinance No. 824 or Ordinance No. 673,  
2                    respectively.

3                    SECTION 19.504.    ENFORCEMENT AND FEE RECOVERY

4                    A.    ENFORCEMENT.

5                    A Polanco Park or Agricultural Employee Housing development approved pursuant to this  
6                    Article that fails to comply with the requirements of this Article or other applicable local,  
7                    state, and federal requirements shall be subject to enforcement action pursuant to Article  
8                    XXII of Ordinance 348.

9                    B.    FAILURE TO MAINTAIN A PERMIT TO OPERATE.

10                   If the property owner of a Polanco Park or Agricultural Employee Housing development fail  
11                   to maintain a permit to operate pursuant to this Article throughout the first 10 consecutive  
12                   years following the issuance of the original certificate of occupancy, both of the following  
13                   shall occur:

- 14                   1.    The County shall notify the appropriate local government entity.
- 15                   2.    The County or other applicable agency that has waived any taxes, fees, assessments,  
16                   or charges for employee housing pursuant to this section may recover the amount of  
17                   those taxes, fees, assessments, or charges from the landowner, less 10 percent of that  
18                   amount for each year that a valid permit has been maintained.”

19                   Section 2.    Section 21.32 c in Article XXI Definitions is amended to read as follows:

20                   “EMPLOYEE HOUSING. As defined in California Health and Safety Code Section  
21                   17008, housing accommodations provided by an employer for employees that are  
22                   maintained or connected with any work or place where work is performed.  
23                   Employee housing also includes Employee Housing shall have the same meaning as  
24                   set forth in California Health and Safety Code Section 17008 and means housing  
25                   accommodations provided by an employer or any person for employees, which may  
26                   be maintained in connection with any work or place where work is performed or  
27                   provided independent of a specific worksite. Employee housing also includes  
28                   housing accommodations or property located in a rural area, as defined by Health

1 and Safety Code Section 50101, provided for agricultural employees whether or not  
2 such housing is maintained in connection with a work or workplace. Housing  
3 accommodations may consist of any living quarters, dwelling, boardinghouse, tent,  
4 bunkhouse, maintenance-of-way car, mobilehome, manufactured home, recreational  
5 vehicle, travel trailer, or other accommodations maintained in one or more buildings  
6 or sites.

7 The number of employees accommodated in employee housing shall be as permitted  
8 by applicable State law and this Ordinance. Employee housing consistent with  
9 California Health and Safety Code Section 17021.5 and serving six or fewer persons  
10 shall be considered a single-family residential use and permitted where one-family  
11 dwellings are allowed, subject only to the same applicable standards”.

12 Section 3. Add new Section 21.32 d in Article XXI Definitions to read as follows:

13 “EMPLOYEE HOUSING, AGRICULTURAL EMPLOYEE HOUSING HEALTH  
14 AND SAFETY CODE SECTION 17021.8. Agricultural Employee Housing are  
15 employee housing developed in compliance with Article XIXq of this Ordinance and  
16 California Health and Safety Code section 17021.8, which provides for a  
17 streamlined, ministerial approval process for agricultural employee housing  
18 developments for agricultural employees consisting of up to 36 units or spaces for  
19 use by a single family or household within a general plan designation of agriculture.”

20 Section 4. Add new Section 21.32 e in Article XXI Definitions to read as follows:

21 “EMPLOYEE HOUSING, POLANCO PARKS HEALTH AND SAFETY CODE  
22 SECTION 17021.6. Polanco Parks are employee housing developed in compliance  
23 with Article XIXq of this Ordinance and California Health and Safety Code section  
24 17021.6, which provides for employee housing development for agricultural  
25 employees consisting of no more than 36 beds in a group quarters, or 12 units or  
26 spaces designed for use by a single family or household within a zone allowing  
27 agricultural uses.”

28 Section 5. Section 5.1.A.19 of Article V, R-R Zone (Rural Residential), of Ordinance No. 348

1 is amended to read as follows:

2 “19. Agricultural Employee Housing regulated by Article XIXq of this Ordinance.”

3 Section 6. A new subsection C.16.g is added to Section 5.1 of Article V, R-R Zone (Rural  
4 Residential), of Ordinance No. 348 to read as follows:

5 “g. These dwellings are accessory to and incidental to an established farming  
6 operation and shall not be considered Agricultural Employee Housing regulated  
7 under Article XIXq of this Ordinance, nor shall they be considered accessory  
8 dwelling units pursuant to state law.”

9 Section 7. Section 5.1.D.54 of Article V, R-R Zone (Rural Residential), of Ordinance No. 348  
10 is amended to read as follows:

11 “54. Employee Housing, other than employee housing consistent with California  
12 Health and Safety Code Section 17021.5 and Agricultural Employee Housing  
13 regulated by Article XIXq of this Ordinance.”

14 Section 8. A new subsection A.10 is added to Section 6.1 of Article VI, R-1 Zone (One-Family  
15 Dwellings), of Ordinance No. 348 to read as follows:

16 “10. Agricultural Employee Housing regulated by under Article XIXq of this  
17 Ordinance.”

18 Section 9. A new subsection A.12 is added to Section 6.25 of Article VI, R-1A Zone (One-  
19 Family Dwellings – Mountain Resort), of Ordinance No. 348 to read as follows:

20 “12. Agricultural Employee Housing regulated by under Article XIXq of this  
21 Ordinance.”

22 Section 10. A new subsection A.17.g is added to Section 6.50 of Article VI-b, R-A Zone  
23 (Residential Agricultural), of Ordinance No. 348 to read as follows:

24 “g. These mobilehomes are accessory to and incidental to an established farming  
25 operation and shall not be considered Agricultural Employee Housing regulated  
26 under Article XIXq of this Ordinance, nor shall they be considered accessory  
27 dwelling units pursuant to state law.”

28 Section 11. Section 6.50.A.21 of Article VI-b, R-A Zone (Residential Agricultural), of Ordinance

1 No. 348 is amended to read as follows:

2 “21. Agricultural Employee Housing regulated by under Article XIXq of this  
3 Ordinance.”

4 Section 12. Section 6.50.C.2 of Article VI-b, R-A Zone (Residential Agricultural), of Ordinance  
5 No. 348 is amended to read as follows:

6 “2. Employee Housing, other than employee housing consistent with California  
7 Health and Safety Code Section 17021.5 and Agricultural Employee Housing  
8 regulated by Article XIXq of this Ordinance.”

9 Section 13. A new subsection A.13 is added to Section 7.1 of Article VII, R-2 Zone (Multiple  
10 Family Dwellings), of Ordinance No. 348 to read as follows:

11 “13. Agricultural Employee Housing regulated by under Article XIXq of this  
12 Ordinance.”

13 Section 14. A new subsection A.12 is added to Section 7.25 of Article VIIa, R-2A Zone (Limited  
14 Multiple Family Dwellings), of Ordinance No. 348 to read as follows:

15 “12. Agricultural Employee Housing regulated by under Article XIXq of this  
16 Ordinance.”

17 Section 15. A new subsection A.2 is added to Section 8.1 of Article VIII, R-3 Zone (General  
18 Residential), of Ordinance No. 348 to read as follows:

19 “2. Agricultural Employee Housing regulated by under Article XIXq of this  
20 Ordinance.”

21 Section 16. A new subsection A.8 is added to Section 8.25 of Article VIIIa, R-3A Zone (Village  
22 Tourist Residential), of Ordinance No. 348 to read as follows:

23 “8. Agricultural Employee Housing regulated by under Article XIXq of this  
24 Ordinance.”

25 Section 17. Section 8.60.A of Article VIIIc, R-T-R Zone (Mobilehome Subdivision - Rural), of  
26 Ordinance No. 348, is amended to read as follows:

27 “A. 1. One-family mobilehomes with a floor area of not less than 450 square feet,  
28 and one-family factory built and conventional dwelling units with a floor area of not

1 less than 750 square feet.

2 B. The following agricultural uses: 1. The noncommercial keeping of horses, cattle,  
3 sheep, and goats, for the use of the occupants of the premises, provided they are kept,  
4 fed and maintained not less than 20 feet from any street and 20 feet from any  
5 residential use. A total of four adult animals, plus the offspring thereof until they  
6 reach the age of maturity, may be kept for each 40,000 square feet.

7 2. The keeping and raising of rabbits, birds, poultry and crowing fowl for the use of  
8 the occupants of the premises, provided they are kept not less than 20 feet from any  
9 street and not less than 50 feet from any residence.

10 3. Future Farmers of America (FFA) or 4-H projects conducted by the occupants of  
11 the premises. Provided, however, if the project involves crowing fowl, an unexpired  
12 crowing fowl affidavit form describing the project must be on file with the Planning  
13 Director. Affidavit forms are available at the Planning Department and may be filed  
14 free of charge.

15 4. Orchards, the raising of field and tree crops, berry and bush crops and vegetable,  
16 flower and herb gardening on a commercial scale.

17 5. The keeping or raising of not more than 12 mature female crowing fowl on lots or  
18 parcels between 20,000 square feet and 39,999 square feet or not more than 50  
19 mature female crowing fowl and 10 mature male crowing fowl on lots of 40,000  
20 square feet or more for the use of the occupants of the premises. The crowing fowl  
21 shall be kept in an enclosed area located not less than 20 feet from any property line  
22 and not less than 50 feet from any residence and shall be maintained on the rear  
23 portion of the lot in conjunction with a residential use.

24 C. Temporary real estate tract office located within the subdivision to be used only  
25 for and during the original sale of the subdivision, but not to exceed a period of two  
26 years for a subdivision.

27 D. Home Occupations.

28 E. Agricultural Employee Housing regulated by under Article XIXq of this

1 Ordinance.”

2 Section 18. A new subsection A.2 is added to Section 11.2 of Article XI, M-SC Zone  
3 (Manufacturing – Service Commercial), of Ordinance No. 348 to read as follows:

4 “2. Agricultural Employee Housing regulated by under Article XIXq of this  
5 Ordinance.”

6 Section 19. A new subsection A.2 is added to Section 11.26 of Article XIa, M-M Zone  
7 (Manufacturing – Medium), of Ordinance No. 348 to read as follows:

8 “2. Agricultural Employee Housing regulated by under Article XIXq of this  
9 Ordinance.”

10 Section 20. A new subsection A.2 is added to Section 12.2 of Article XII, M-H Zone  
11 (Manufacturing – Heavy), of Ordinance No. 348 to read as follows:

12 “2. Agricultural Employee Housing regulated by under Article XIXq of this  
13 Ordinance.”

14 Section 21. A new subsection A.5 is added to Section 12.50 of Article XIIa, M-R Zone (Mineral  
15 Resources), of Ordinance No. 348 to read as follows:

16 “5. Agricultural Employee Housing regulated by under Article XIXq of this  
17 Ordinance.”

18 Section 22. A new subsection A.5 is added to Section 12.60 of Article XIIb, M-R-A Zone (Mineral  
19 Resources and Related Manufacturing), of Ordinance No. 348 to read as follows:

20 “5. Agricultural Employee Housing regulated by under Article XIXq of this  
21 Ordinance.”

22 Section 23. Section 13.1.A.18 of Article XIII, A-1 Zone (Light Agriculture), of Ordinance No.  
23 348 is amended to read as follows:

24 “18. Agricultural Employee Housing regulated by Article XIXq of this Ordinance.”

25 Section 24. A new Subsection B.7.f is added to Section 13.1 of Article XIII, A-1 Zone (Light  
26 Agriculture), of Ordinance No. 348 to read as follows:

27 “f. These dwellings are accessory to and incidental to an established farming  
28 operation and shall not be considered Agricultural Employee Housing regulated

1 under Article XIXq of this Ordinance, nor shall they be considered accessory  
2 dwelling units pursuant to state law.”

3 Section 25. Section 13.1.C.3 of Article XIII, A-1 Zone (Light Agriculture), of Ordinance No.  
4 348 is amended to read as follows:

5 “3. Employee Housing, other than employee housing consistent with California  
6 Health and Safety Code Section 17021.5 and Agricultural Employee Housing  
7 regulated by Article XIXq of this Ordinance.”

8 Section 26. A new Subsection B.8 is added to Section 13.51 of Article XIIIa, A-P Zone (Light  
9 Agriculture with Poultry), of Ordinance No. 348 is to read as follows:

10 “8. Agricultural Employee Housing regulated by Article XIXq of this Ordinance.”

11 Section 27. A new Subsection G.2.f is added to Section 13.51 of Article XIIIa, A-P Zone (Light  
12 Agriculture with Poultry), of Ordinance No. 348 to read as follows:

13 “f. These dwellings are accessory to and incidental to an established farming  
14 operation and shall not be considered Agricultural Employee Housing regulated  
15 under Article XIXq of this Ordinance, nor shall they be considered accessory  
16 dwelling units pursuant to state law.”

17 Section 28. Section 13.51.L of Article XIIIa, A-P Zone (Light Agriculture with Poultry), of  
18 Ordinance No. 348 is amended to read as follows:

19 “L. (Deleted)”

20 Section 29. Section 13.51.M of Article XIIIa, A-P Zone (Light Agriculture with Poultry), of  
21 Ordinance No. 348 is amended to read as follows:

22 “M. Employee Housing, other than employee housing consistent with California  
23 Health and Safety Code Section 17021.5 and Agricultural Employee Housing  
24 regulated by Article XIXq of this Ordinance, are permitted provided a Conditional  
25 Use Permit has been granted pursuant to Section 18.28 of this Ordinance.”

26 Section 30. Section 14.1.A.23 of Article XIV, A-2 Zone (Heavy Agriculture), of Ordinance No.  
27 348 is amended to read as follows:

28 “23. Agricultural Employee Housing regulated by under Article XIXq of this

1 Ordinance.”

2 Section 31. A new Subsection B.6.g is added to Section 14.1 of Article XIV, A-2 Zone (Heavy  
3 Agriculture), of Ordinance No. 348 to read as follows:

4 “g. These dwellings are accessory to and incidental to an established farming  
5 operation and shall not be considered Agricultural Employee Housing regulated  
6 under Article XIXq of this Ordinance, nor shall they be considered accessory  
7 dwelling units pursuant to state law.”

8 Section 32. Section 14.1.C.3 of Article XIV, A-2 Zone (Heavy Agriculture), of Ordinance No.  
9 348 is amended to read as follows:

10 “3. Employee Housing, other than employee housing consistent with California  
11 Health and Safety Code Section 17021.5 and Agricultural Employee Housing  
12 regulated by Article XIXq of this Ordinance.”

13 Section 33. Section 14.52.A.12 of Article XIVa, A-D Zone (Agriculture-Dairy), of Ordinance  
14 No. 348 is amended to read as follows:

15 “12. Agricultural Employee Housing regulated by under Article XIXq of this  
16 Ordinance.”

17 Section 34. A new Subsection B.2.f is added to Section 14.52 of Article XIVa, A-D Zone  
18 (Agriculture-Dairy), of Ordinance No. 348 to read as follows:

19 “f. These dwellings are accessory to and incidental to an established farming  
20 operation and shall not be considered Agricultural Employee Housing regulated  
21 under Article XIXq of this Ordinance, nor shall they be considered accessory  
22 dwelling units pursuant to state law.”

23 Section 35. Section 14.52.C.3 of Article XIVa, A-D Zone (Agriculture-Dairy), of Ordinance No.  
24 348 is amended to read as follows:

25 “3. Employee Housing, other than employee housing consistent with California  
26 Health and Safety Code Section 17021.5 and Agricultural Employee Housing  
27 regulated by Article XIXq of this Ordinance.”

28 Section 36. Section 14. 73.A.6 of Article XIVb, C/V Zone (Citrus/Vineyard), of Ordinance No.

1 348 is amended to read as follows:

2 “6. Agricultural Employee Housing regulated by under Article XIXq of this  
3 Ordinance.”

4 Section 37. A new subsection B.1.e is added to Section 14.73 of Article XIVb, C/V Zone  
5 (Citrus/Vineyard), of Ordinance No. 348 to read as follows:

6 “e. These dwellings are accessory to and incidental to an established farming  
7 operation and shall not be considered Agricultural Employee Housing regulated  
8 under Article XIXq of this Ordinance, nor shall they be considered accessory  
9 dwelling units pursuant to state law.”

10 Section 38. Section 14.73.C.3 of Article XIVb, C/V Zone (Citrus/Vineyard), of Ordinance No.  
11 348 is amended to read as follows:

12 “3. Employee Housing, other than employee housing consistent with California  
13 Health and Safety Code Section 17021.5 and Agricultural Employee Housing  
14 regulated by Article XIXq of this Ordinance.”

15 Section 39. Section 14.92.A.8 of Article XIVd, Wine Country Zones (WC), of Ordinance No.  
16 348 is amended to read as follows:

17 “8. Agricultural Employee Housing regulated by under Article XIXq of this  
18 Ordinance.”

19 Section 40. A new subsection to B.1.f is added to Section 14.92 of Article XIVd, Wine Country  
20 Zones (WC), of Ordinance No. 348 to read as follows:

21 “f. These dwellings are accessory to and incidental to an established farming  
22 operation and shall not be considered Agricultural Employee Housing regulated  
23 under Article XIXq of this Ordinance, nor shall they be considered accessory  
24 dwelling units pursuant to state law.”

25 Section 41. Section 14.92.C.1 of Article XIVd, Wine Country Zones (WC), of Ordinance No.  
26 348 is amended to read as follows:

27 “1. Employee Housing, other than employee housing consistent with California  
28 Health and Safety Code Section 17021.5 and Agricultural Employee Housing

1 regulated by Article XIXq of this Ordinance.”

2 Section 42. Section 14.94.A.8 of Article XIVd, Wine Country Zones (WC), of Ordinance No.  
3 348 is amended to read as follows:

4 “8. Agricultural Employee Housing regulated by under Article XIXq of this  
5 Ordinance.”

6 Section 43. A new subsection to B.1.f is added to Section 14.94 of Article XIVd, Wine Country  
7 Zones (WC), of Ordinance No. 348 to read as follows:

8 “f. These dwellings are accessory to and incidental to an established farming  
9 operation and shall not be considered Agricultural Employee Housing regulated  
10 under Article XIXq of this Ordinance, nor shall they be considered accessory  
11 dwelling units pursuant to state law.”

12 Section 44. Section 14.94.C.1 of Article XIVd, Wine Country Zones (WC), of Ordinance No.  
13 348 is amended to read as follows:

14 “1. Employee Housing, other than employee housing consistent with California  
15 Health and Safety Code Section 17021.5 and Agricultural Employee Housing  
16 regulated by Article XIXq of this Ordinance.”

17 Section 45. Section 14.96.A.14 of Article XIVd, Wine Country Zones (WC), of Ordinance No.  
18 348 is amended to read as follows:

19 “14. Agricultural Employee Housing regulated by under Article XIXq of this  
20 Ordinance.”

21 Section 46. A new subsection to B.1.f is added to Section 14.96 of Article XIVd, Wine Country  
22 Zones (WC), of Ordinance No. 348 to read as follows:

23 “f. These dwellings are accessory to and incidental to an established farming  
24 operation and shall not be considered Agricultural Employee Housing regulated  
25 under Article XIXq of this Ordinance, nor shall they be considered accessory  
26 dwelling units pursuant to state law.”

27 Section 47. Section 14.94.C.1 of Article XIVd, Wine Country Zones (WC), of Ordinance No.  
28 348 is amended to read as follows:

1 “1. Employee Housing, other than employee housing consistent with California  
2 Health and Safety Code Section 17021.5 and Agricultural Employee Housing  
3 regulated by Article XIXq of this Ordinance.”

4 Section 48. Section 14.98.A.9 of Article XIVd, Wine Country Zones (WC), of Ordinance No.  
5 348 is amended to read as follows:

6 “9. Agricultural Employee Housing regulated by under Article XIXq of this  
7 Ordinance.”

8 Section 49. A new subsection to B.1.f is added to Section 14.98 of Article XIVd, Wine Country  
9 Zones (WC), of Ordinance No. 348 to read as follows:

10 “f. These dwellings are accessory to and incidental to an established farming  
11 operation and shall not be considered Agricultural Employee Housing regulated  
12 under Article XIXq of this Ordinance, nor shall they be considered accessory  
13 dwelling units pursuant to state law.”

14 Section 50. A new subsection D is added to Article 14.98 of Article XIVd, Wine Country Zones  
15 (WC), of Ordinance No. 348 to read as follows:

16 “D. Employee Housing, other than employee housing consistent with California  
17 Health and Safety Code Section 17021.5 and Agricultural Employee Housing  
18 regulated by Article XIXq of this Ordinance.”

19 Section 51. A new subsection A.9 is added to Section 15.1 of Article XV, W-2 Zone (Controlled  
20 Development Areas), of Ordinance No. 348 to read as follows:

21 “9. Agricultural Employee Housing regulated by under Article XIXq of this  
22 Ordinance.”

23 Section 52. A new subsection B.15 is added to Section 15.1 of Article XV, W-2 Zone (Controlled  
24 Development Areas), of Ordinance No. 348 to read as follows:

25 “15. Agricultural Employee Housing regulated by under Article XIXq of this  
26 Ordinance.”

27 Section 53. A new Subsection to C.5.g is added to Section 15.1 of Article XV W-2 Zone  
28 (Controlled Development Areas), Ordinance No. 348 to read as follows:

1 “g. These dwellings are accessory to and incidental to an established farming  
2 operation and shall not be considered Agricultural Employee Housing regulated  
3 under Article XIXq of this Ordinance, nor shall they be considered accessory  
4 dwelling units pursuant to state law.”

5 Section 54. A new subsection A.15.g is added to Section 15.101 of Article XVa, R-D Zone  
6 (Regulated Development Areas), of Ordinance No. 348 to read as follows:

7 “g. These dwellings are accessory to and incidental to an established farming  
8 operation and shall not be considered Agricultural Employee Housing regulated  
9 under Article XIXq of this Ordinance, nor shall they be considered accessory  
10 dwelling units pursuant to state law.”

11 Section 55. A new subsection A.18 is added to Section 15.101 of Article XVa, R-D Zone  
12 (Regulated Development Areas), of Ordinance No. 348 to read as follows:

13 “18. Agricultural Employee Housing regulated by under Article XIXq of this  
14 Ordinance.”

15 Section 56. A new subsection A.10 is added to Section 15.200 of Article XVb, N-A Zone  
16 (Natural Assets), of Ordinance No. 348 to read as follows:

17 “10. Agricultural Employee Housing regulated by under Article XIXq of this  
18 Ordinance.”

19 Section 57. A new subsection to B.5.g is added to Section 15.200 of of Article XVb, N-A Zone  
20 of Ordinance No. 348 to read as follows:

21 “g. These dwellings are accessory to and incidental to an established farming  
22 operation and shall not be considered Agricultural Employee Housing regulated  
23 under Article XIXq of this Ordinance, nor shall they be considered accessory  
24 dwelling units pursuant to state law.”

25 Section 58. A new subsection A.8 is added to Section 16.1 of Article XVI, W-1 Zone  
26 (Watercourse Area), of Ordinance No. 348 to read as follows:

27 “8. Agricultural Employee Housing regulated by under Article XIXq of this  
28 Ordinance.”

1 Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

2 BOARD OF SUPERVISORS OF THE COUNTY  
3 OF RIVERSIDE, STATE OF CALIFORNIA  
4

5  
6 By: \_\_\_\_\_

7 Chair, Board of Supervisors  
8

9  
10 ATTEST:

11 CLERK OF THE BOARD:  
12

13  
14  
15 By: \_\_\_\_\_

16 Deputy  
17

18 (SEAL)  
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23 APPROVED AS TO FORM

24 September \_\_\_\_, 2026  
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27 By: \_\_\_\_\_  
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Deputy County Counsel

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