



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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Assistant TLMA Director

## Notice of Preparation of a Draft Environmental Impact Report *and* Public Scoping Meeting Notice

**DATE:** August 1, 2018

**TO:** Affected Agencies, Trustee Agencies, Interested Parties, and Individuals

**PROJECT TITLE:** New County-Wide Land Development Ordinance

**PROJECT LOCATION:** County-Wide; Unincorporated Riverside County (see **Figure 1**)

**LEAD AGENCY:**

Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

**PROJECT SPONSOR:**

Applicant: Riverside County Board of Supervisors  
Address: County Administrative Center  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501

Attn: Keith Gardner, Administrative Manager  
[kgardner@rivco.org](mailto:kgardner@rivco.org)  
(951) 955-3200

**Notice is hereby given** that, pursuant to County procedures for implementing the California Environmental Quality Act (CEQA) and State CEQA Guidelines Section 15082, the County of Riverside (County) will be the lead agency for preparation of an Environmental Impact Report (EIR) for the **New County-Wide Land Development Ordinance (Project)** (see PROJECT SUMMARY below). The County is soliciting comments from reviewing agencies, involved organizations, interested parties as well as the general public, regarding the scope and content of the EIR (see PROBABLE ENVIRONMENTAL EFFECTS below). 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. In addition, the County requests that any Responsible or Trustee agency as defined by CEQA provide comments regarding the scope and content of the environmental information which would be germane to the responsible agency's statutory responsibilities in connection with the proposed Project, pursuant to State CEQA Guidelines Section 15082(b).

**Further notice is hereby given** that the County will hold two **Public Scoping Meetings** for the Project on **August 13 and August 20, 2018**, at the locations described below, to receive comments from agencies, organizations and the general public regarding the scope and content of the EIR. Refer to PUBLIC SCOPING MEETINGS discussion below for additional details.



## **PUBLIC COMMENTS**

Please provide comments on the scope of the EIR at either one of the Public Scoping Meetings noted below, or send 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 August 30, 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 NOP is also located at the Riverside County Administration Center (4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501) and on the County of Riverside website (<http://planning.rctlma.org/Ordinance348Update.aspx>). The project description, location, and potential environmental effects are described further below.

## **PROJECT LOCATION**

The proposed Project is countywide, encompassing the unincorporated land in Riverside County (see **Figure 1**). In all, the County encompasses a total of approximately 7,295 square miles, roughly 4.6 million acres, stretching across 200 miles of Southern California from within 9 miles of the Pacific Ocean to the west, to the Colorado River and Arizona border to the east. Riverside County is bounded by Orange County (and metropolitan Los Angeles) to the west, San Bernardino County to the north, Arizona to the east, and San Diego and Imperial Counties to the south.

## **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. On December 17, 2013 the Riverside County Board of Supervisors approved initiation of a series of measures intended to improve Ordinance No. 348. Consistent with that direction, the purpose of the proposed Project is to: 1) improve the overall structure and content of Ordinance No. 348 to make it easier to understand and implement; 2) provide consistency and clarity for land use categories and allowable uses; and 3) provide consistency and clarity in the development review process.

The County of Riverside is proposing a new zoning ordinance representing a reorganization and restructuring of the existing Ordinance No. 348 (*NOTE: At this time, it is anticipated that the new zoning ordinance would apply to applications for new or revised land use entitlements and permits, and would not apply to previously approved land use entitlements or permits that remain unchanged. In those cases, the existing Ordinance No. 348 would remain in effect*). A summary of the Project's proposed chapters is provided in Attachment A. A working draft for these chapters, along with additional Project information, is available on the county website at this location: <http://planning.rctlma.org/Ordinance348Update.aspx>.

This proposed Project, if approved, would consolidate the various procedural requirements for developing properties and permitting various uses into one chapter, which will ultimately streamline the overall project review process while still maintaining adequate governmental review and an opportunity for public awareness and involvement. The proposed Project will *not* suggest any new land uses or re-zoning of any existing properties. Additionally, the proposed Project does not propose any specific development projects or actions, and any future discretionary action will require appropriate planning and environmental review by the County. Instead, all zones that are similar in nature will be consolidated into



chapters that discuss similar land uses. Each zone will have a consistent list of development standards which will be imposed across the County incorporated area. Lastly, the proposed Project will clarify and define all special provisions contained in the existing Ordinance No. 348. A partial summary of proposed language is provided in Attachment A (subject to change during the Planning Commission workshop process, NOP scoping, and Draft EIR public review process).

*Note that the proposed Project **may include** proposed County-wide zoning regulations governing development standards for cannabis activities within unincorporated Riverside County. Refer to <http://planning.rctlma.org/Home/Cannabis.aspx> for more details, and the Project NOP located here - <http://planning.rctlma.org/Ordinance348Update.aspx>. Should cannabis regulations be considered as part of the Project, the Program EIR would address an appropriate range of issues including aesthetics, odor, and land use.*

### **PUBLIC SCOPING MEETINGS**

The County will conduct two Public Scoping Meetings in order to present the Project and the CEQA process and to receive public comments regarding the scope and content of the EIR. The meetings will be held at the following locations, date and time. Each meeting will have the same information. The meeting will include a brief presentation, followed by an opportunity for the public to comment, either in writing or orally at the Public Scoping Meeting. The meetings will conclude when public comments have concluded or by 8:30 PM, whichever occurs first.

**Date: August 13, 2018**

Time: 1:30 pm

Location: Riverside County Admin Center

Address: 4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, CA 92502-1409

Phone: (951) 955-3200

**Date: August 20, 2018**

Time: 1:30 pm

Location: Riverside County Desert Office

Address: 77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Phone: (760) 863-8277

*Should you require special accommodations at the Public Scoping Meeting, such as for the hearing impaired or an English translator, please contact the County of Riverside no later than seven days prior to the Public Scoping Meeting (see contact information above).*

### **PROBABLE ENVIRONMENTAL EFFECTS**

The County has determined to prepare an EIR to address potential environmental impacts resulting from the proposed Project. As a result, the County will *not* prepare an Initial Study as permitted in Section 15060(d) of the State CEQA Guidelines. The scope of the EIR will be based upon information gathered through the NOP scoping process along with input during Planning Commission workshops regarding the Project (for Planning Commission workshop information and other Project-related materials, refer to <http://planning.rctlma.org/Ordinance348Update.aspx>).

The purpose of the EIR is to inform decision-makers and the general public of the environmental effects of the proposed Project, to provide environmental information sufficient to evaluate the proposed Project and its potential to cause significant effects on the environment, to examine methods of reducing adverse environmental impacts, and to consider alternatives to the proposed Project. The EIR will be prepared following County procedures and the State CEQA Guidelines and will, at a minimum, include the following:

- Summary of the proposed Project and its potential environmental effects
- Description of the proposed Project



- Description of the existing environmental setting, potential environmental impacts of the Project, and mitigation measures
- Cumulative impacts
- Alternatives to the proposed Project
- Other required information pursuant to CEQA

The EIR will analyze the potential effects of implementing the proposed Project. The County will utilize the CEQA environmental checklist (State CEQA Guidelines Appendix G) to focus the EIR, which will be prepared as a Program EIR pursuant to State CEQA Guidelines Section 15168. At this time, the County has not identified any potentially significant environmental impacts of the Project, based on available information including the Project Summary noted above and in Attachment A. The Project does not propose any specific development, nor does it propose substantial changes in the location or intensity of allowable uses. Any specific development proposal would be subject to its own project-specific CEQA analysis at a future date. Subsequent environmental analysis consistent with County procedures will be required before physical development can occur on any of the sites identified in the Project. Therefore, at this time, though subject to change as the analysis is developed, the County anticipates the Focused Program EIR to primarily address Land Use and Planning and Aesthetics (although no significant impacts have been identified based on available information and current content). Other environmental topics noted in the CEQA checklist (State CEQA Guidelines Appendix G) will likely be addressed in a separate section, “Effects Found not to be Significant.”

*Should cannabis regulations be considered as part of the Project, the Program EIR would address an appropriate range of issues including aesthetics, odor, and land use.*

### **CORTESE LIST SITES**

The provisions in Government Code Section 65962.5 are commonly referred to as the Cortese List (after the legislator who authored the legislation that enacted it). The Cortese List, or a site’s presence on the list, has bearing on the local permitting process as well as on compliance with CEQA. The State of California maintains several data resources that provide information regarding the facilities or sites identified as meeting the Cortese List requirements, including:

- List of Hazardous Waste and Substances sites from the Department of Toxic Substances Control (DTSC) EnviroStor database
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from the State Water Resources Control Board (SWRCB) GeoTracker database
- List of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit
- List of “active” Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from SWRCB
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by the DTSC

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>



### **CEQA REVIEW PROCESS**

Following completion of the NOP and Public Scoping process, the County will release a Draft EIR for public review, for a 45-day public review period. The Draft EIR will consider all comments received on this NOP, and such comments will be included as an appendix to the Draft EIR. During the Draft EIR 45-day public review period, the County will hold two public meetings to summarize the Draft EIR conclusion and to provide an opportunity for public comment on the Draft EIR (specific dates for these Draft EIR public meetings will be included in the Draft EIR Notice of Availability). Following completion of the Draft EIR 45-day public review period, the County will prepare written responses to all comments received on the Draft EIR during the 45-day public review period.

### **Attachments**

Attachment A – Project Summary

Figure 1 – County of Riverside Jurisdictional Boundaries



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## ATTACHMENT A

The following is a preliminary outline of the New County-Wide Land Development Ordinance (Project). A draft ordinance, as part of the Project, will be provided for public review with the Draft EIR. Working drafts of various proposed ordinance chapters are available for public review on the County's website (below). Draft ordinance chapters are summarized below (note that these draft ordinance chapters, and Planning Commission workshop materials, are ***preliminary, subject to modification*** during Planning Commission workshops presently underway, as well as input from stakeholders and the public through the NOP Scoping and EIR process). <http://planning.rctlma.org/Ordinance348Update.aspx>.

*Note that the proposed Project **may include** proposed County-wide zoning regulations governing development standards for cannabis activities within unincorporated Riverside County. Refer to <http://planning.rctlma.org/Home/Cannabis.aspx> for more details, and the Project NOP located here - <http://planning.rctlma.org/Ordinance348Update.aspx>. Should cannabis regulations be considered as part of the Project, the Program EIR would address an appropriate range of issues including aesthetics, odor, and land use.*

### NEW COUNTY-WIDE LAND DEVELOPMENT ORDINANCE (PROJECT) OUTLINE:

#### **Chapter 1: Administrative Terms**

This chapter of the proposed Project will consist of the regulations and permit processes within zoning classifications, providing improved clarity and structure from the current Ordinance No. 348. Presently, numerous allowable uses, as they pertain to specific zoning classifications, appear in multiple sections within existing Ordinance No. 348. The proposed Project will provide an alphabetical list for the administrative language to alleviate this issue.

#### **Chapter 2: Zoning Classifications**

This chapter of the proposed Project will consist of the allowable uses and development standards within the various general zones: Commercial, Industrial, Manufacturing, Residential, Agricultural, and Open Space. Each type of land use will be defined in the same way as it appears in the current Ordinance No. 348; however, it will be categorized into these six classifications. Each classification will then state applicable development standards such as minimum setbacks, height, etc. A summary table of all allowable uses for each zoning classification will be provided as an attachment to the proposed Project.

#### **Chapter 3: Special Provisions**

This chapter pertains to the unique development standards or operational standards of certain land uses. It is the County's intent to not create any new "special provisions," but rather to provide greater clarity and consistency in the development review process related to these special conditions, such as temporary use permits and wireless communication facilities. The proposed Project may also include other Special Provisions, pending completion of Planning Commission workshops over the next several weeks. These other Special Provisions are anticipated to include the elimination of the current "amortization" provision of Section 18.18 of Ordinance No. 348 (which requires certain existing non-conforming land uses to be in compliance with underlying zoning, providing an "amortization period" of up to 50 years for the parcel's land uses to be in compliance). Section 18.18 of Ordinance No. 348 would continue to apply to existing land uses. The proposed Project would eliminate this provision for any new or modified land use or zoning approvals, which will be taken into consideration as part of each respective new or modified land use or zoning approval.

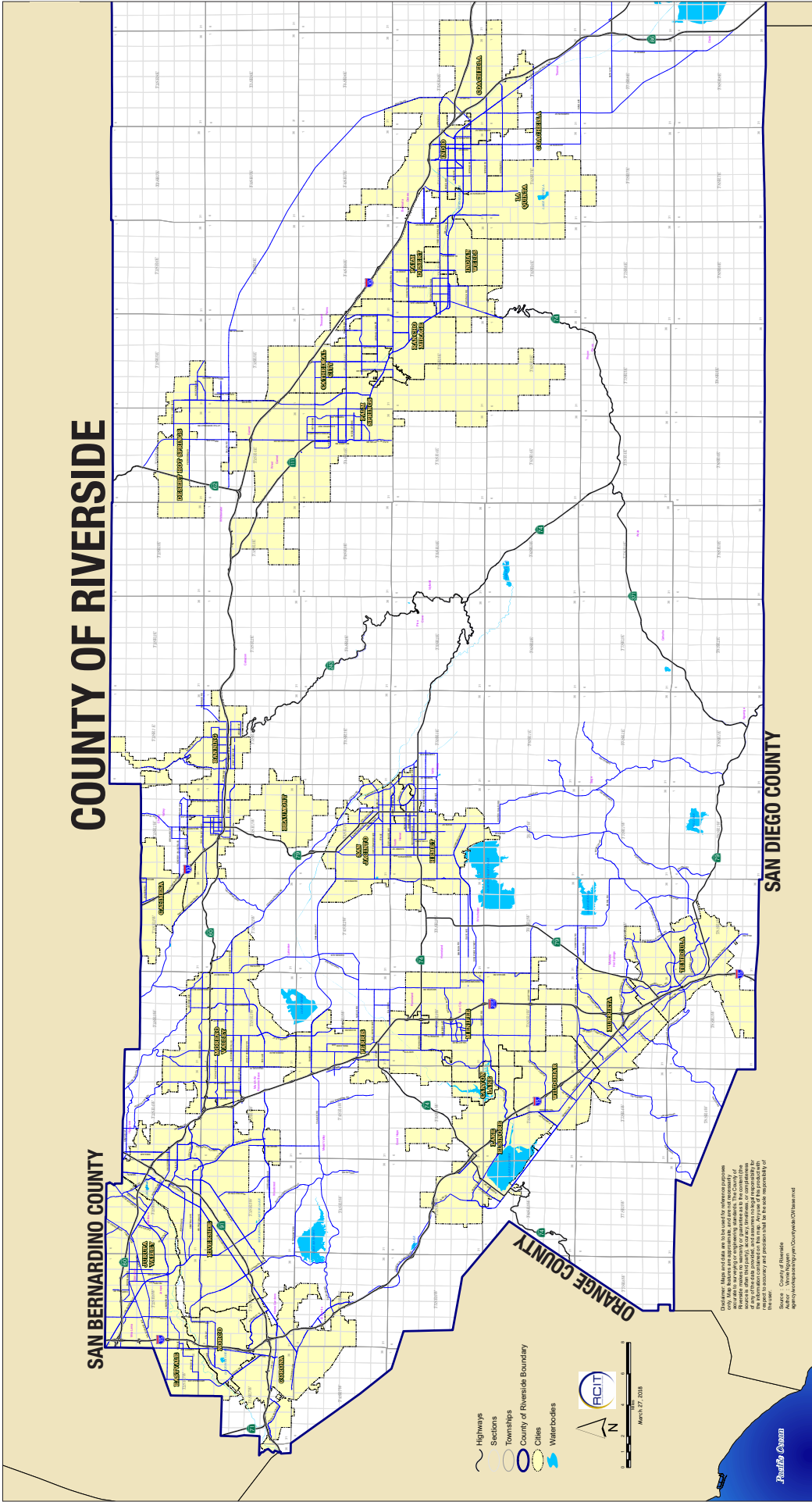


#### **Chapter 4: Glossary and Definitions**

This chapter provides insight on where to locate information for allowable uses within a specific zoning classification. Attached, but not included within, the new ordinance will be the following:

- A) Allowable uses within each zone
- B) Development standards for each zone
- C) Administrative interpretations that will help clarify and define any provision of the proposed Project.





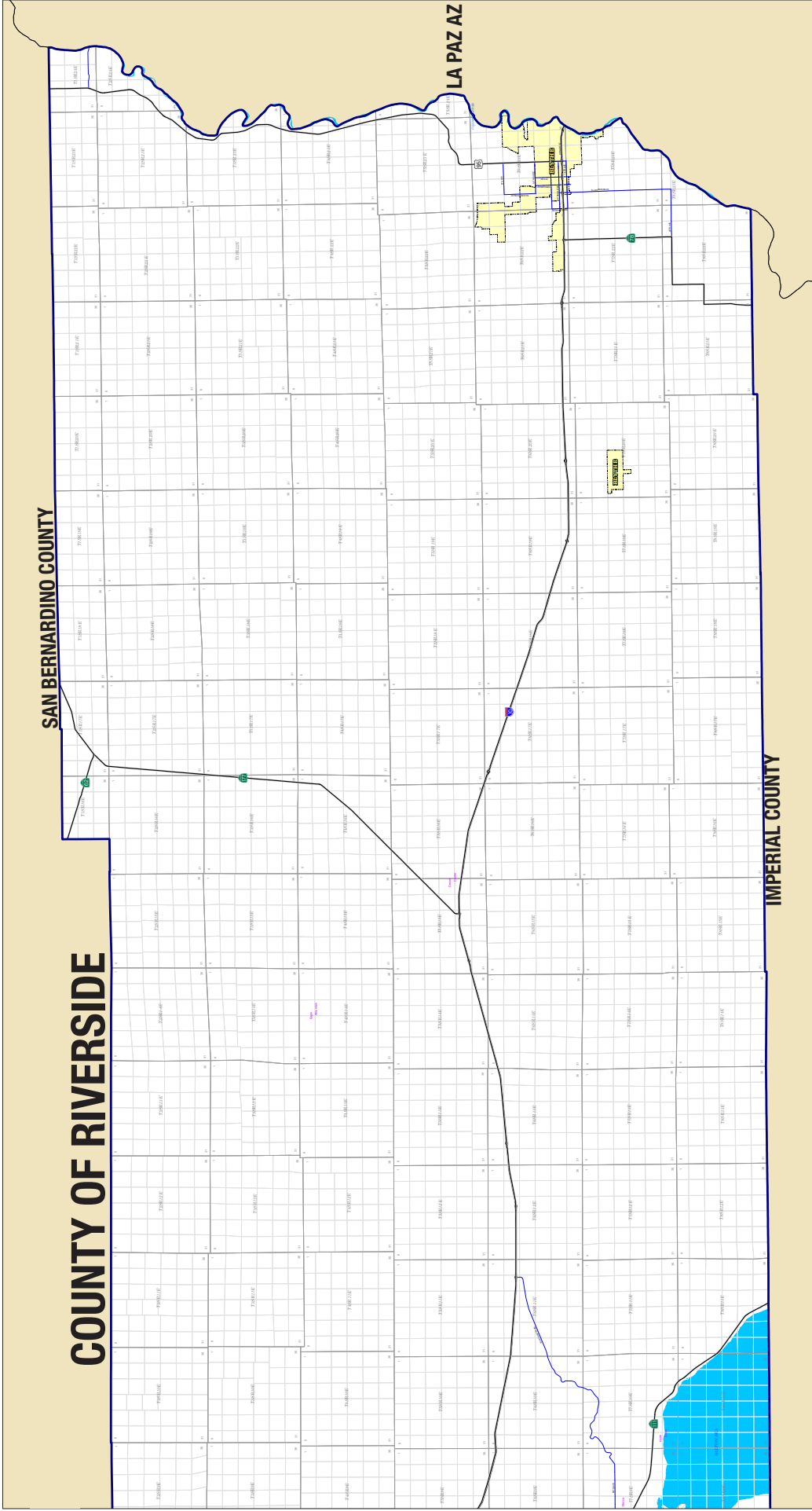
Source: County of Riverside GIS

**FIGURE 1a: County-wide Jurisdictional Boundaries**  
 NOP for New County-wide Land Development Ordinance  
 07/26/2018

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RIVERSIDE COUNTY  
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Source: County of Riverside GIS

**FIGURE 1b: County-wide Jurisdictional Boundaries**  
 NOP for New County-wide Land Development Ordinance  
 07/26/2018

