

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a number of amendments to Ordinance No. 348, as described below:

Change of Zone No. 1900012 – Intent to Adopt a Negative Declaration – CEQ180084 – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Change of Zone No. 1900012 proposes an amendment to Ordinance No. 348 (Land Use Ordinance) in accordance with State law and the Riverside County General Plan’s Housing Element. The amendment to the Land Use Ordinance (ordinance) would: (1) add a new article to address Single-Room Occupancy units (“SROs”); (2) add a new article to address Tiny Homes and Container Housing; (3) add sections that address Supportive and Transitional Housing, Density Bonus, and Employee Housing; (4) modify existing articles and sections that include the R-3 Zone (General Residential), the R-6 Zone (Residential Incentive), the R-7 Zone (Highest Density Residential), the MU Zone (Mixed Use), and Family Day Care Homes; (5) add new definitions that include “Supportive Housing,” “Transitional Housing,” and “Employee Housing;” and (6) make global changes for consistency of the ordinance. No new development is being proposed.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	DECEMBER 16, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding these ordinance amendments please contact Project Planner Peter Hersh at (951) 955-8514 or email at phersh@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above ordinance amendments will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed ordinance amendments and the proposed negative declaration, at the public hearing. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed ordinance amendments may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed ordinance amendments. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If the proposed ordinance amendments are challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed ordinance amendments.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Peter Hersh
P.O. Box 1409, Riverside, CA 92502-1409

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: 190036

Project Case Type (s) and Number(s): CZ 1900012

Lead Agency Name: Riverside County Planning Department

Address: 4080 Lemon Street, 12th Floor, Riverside CA, 92503

Contact Person: Peter Hersh (Project Planner)

Telephone Number: (951) 955-1195

Applicant's Name: Riverside County Planning Department

Applicant's Address: 4080 Lemon St. 12th Floor, Riverside CA 92507

I. PROJECT INFORMATION

Project Description:

CZ 1900012 ("Project") Project proposes to make focused housing-related updates to Riverside County Ordinance No. 348 (the Land Use Ordinance). The update to the Land Use Ordinance would consist of the addition of a new article and section to the Land Use Ordinance, as well as the refinement of existing sections and articles of the ordinance. The proposed new article includes regulations that address Single-Room Occupancy Units (SROs) and the proposed new sections of the Ordinance addresses Density Bonuses, Supportive, Transitional, and Employee Housing, Tiny Homes, Container Homes, and Family Day Care Homes. The proposed modifications to existing sections and articles include refinements to the Mixed Use (MU) Zone (Article IXf), General Residential (R-3) Zone, Residential Incentive (R-6) Zone, and the Highest Density Residential (R-7) Zone (Article VIIIg) classifications. Additionally, refinements have been made to Article XXI ("Definitions") to include "supportive housing" and "transitional housing," as defined in Government Code Section 65582, under the definitions of "Dwelling, One Family" and "Dwelling, Multiple Family." By adding supportive/transitional housing to the definition of dwelling units, they would be allowed wherever such dwelling units are allowed.

The revisions to the Land Use Ordinance are being undertaken to implement the County of Riverside Housing Element programs and changes to state law requirements.

Project Background:

In 2016, the County of Riverside adopted a 2013-2021 General Plan Housing Element (Housing Element). As a component of the Housing Element a number of policies and programs were developed to implement the Housing Element. These implementation actions were carried forward by the Mid-Cycle Update approved in Fall 2017. These implementation actions include the following:

- **Single- Room Occupancy Units**

Action 3.5b: Assist with available housing for extremely low and lower income households by:
(1) Process an amendment to Ordinance No. 348 (Land Use Ordinance) to define SROs and

allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit. Additionally, supportive housing meeting specific criteria listed in Government Code Section 65651 would be allowed by right and can also be built in the mixed use zone.

- **Supportive and Transitional Housing**

Action 3.5b: The County would allow Supportive and Transitional Housing in all zone classifications where one family or multiple family dwellings are allowed, and shall be subject to the permit process and development standards which governs the category in which the supportive or transitional housing falls.

- **Employee Housing:**

Action 1.3 e: The County would amend the Zoning Ordinance, to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing would not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. The permitted occupancy for employee housing in an agricultural zone would include agricultural employees who do not work on the property where the employee housing is located.

- **Family Day Care Homes:**

Action 4.1b: The County would amend Section 18.29a of the Land Use Ordinance to include Family Day Care Homes, pursuant to the California Child Day Care Facilities Act (Chapters 3.4, 3.5 and 3.6) of the Health and Safety Code. The use of a lawfully occupied dwelling unit in the form of a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling as a small family day care home for up to eight (8) children, or a large family day care home for up to fourteen (14) children, including children under ten (10) years of age who reside at the home, would be a permitted use in all zones where such dwelling unit types are permitted, and would not require any permit pursuant to the Land Use Ordinance.

- **Density Bonus:**

Action 1.1g: "Continue to promote use of density bonus provisions and adopt an ordinance to ensure consistency with state law."

Additionally, the Land Use Ordinance has been modified with respect to the following areas:

- **Revisions to the R-3 and R-6 Zones**

The proposed updates to these zones have been developed to allow one family dwellings within the R-3 zone and allow one family dwellings, including mobilehomes on permanent foundations, in the R-6 zone. Minor revisions have also been made to the text of the R-3 and R-6 zone descriptions.

- **Revisions to the R-7 and MU Zones**

The R-7 and MU zones were created with the adoption of the 2013-2021 Housing Element. The proposed updates to these zones have been developed to clarify the uses and development standards for these zones, as well as to make minor revisions to the text of the zone descriptions.

- **Housing Alternatives Ordinance:**

Action 1.7a: Continue to provide for greater flexibility in the design of single-family development to allow for varying lot sizes and development standards than normally required in residential districts.

II. PROJECT DESCRIPTION

In response to the summaries noted above, the County is undertaking a number of modifications to the County Land Use Ordinance. This includes a number of new ordinances, as well as modifications to existing ordinances within the County Land Use Ordinance. The proposed update to the Land Use Ordinance includes two types of modifications, the inclusion of new articles and sections into the Land Use Ordinance, as well as modifications to existing articles, sections, and zones. As outlined previously, the articles and sections developed for inclusion into the Land Use Ordinance include a SROs Article, Density Bonus Section, and Supportive and Transitional Housing Section. Section 19.11 would include new standards, specifically, for Tiny Homes, and Container Housing. Additionally, changes to Section 18.29a would amend current Family Day Care Homes standards. Lastly, refinement to the articles addressing the MU, R-3, R-6, and R-7 Zones would be incorporated.

New Articles/Sections Proposed for Inclusion into the Land Use Ordinance

Proposed Single-Room Occupancy (SROs) Units Article

In order to address state provisions (Government Code Section 65583(c)(2)), the purpose of the new SROs Article is to allow for the development of SROs, while providing regulations for SROs to ensure compatibility with surrounding uses and properties and minimize impacts associated with such uses. SROs are a housing type in which one or two people are housed in individual permanent resident rooms within a multiple tenant building. The SRO Article would permit this housing type in General Commercial (C-1/ C-P) and MU zones subject to approval of a Conditional Use Permit (CUP).

SROs developed in these zones would be required to meet the development standards of the respective zone, as well as additional standards outlined in the proposed SROs Article. The proposed SROs Article incorporates a number of development standards including:

- A minimum separation of 300-feet between SRO units to avoid over-concentration;
- Compatibility with existing development and consistency with County Design Guidelines;
- Inclusion of Bicycle Parking and Storage; as well as communal space;
- Unit minimum requirements for laundry, kitchen, and bathroom facilities;
- Management plan and full-time on-site manager requirements;
- Income restrictions for units;
- Annual review of Management Plan; and,
- Handicap Access for units consistent with State Law.

In addition to the requirements included in the SROs Article, as listed above, SROs would be subject to the site location, operation, and development standards included in the General Commercial Zone (Article IX) or Mixed Use Zone (Article IXf). Additional conditions may be required on a project level basis dependent on the conditions required under the Conditions of Approval developed by County Planning Staff and the Riverside County Planning Commission.

Proposed Density Bonus Section

In order to address state provisions (Government Code Sections 65915 through 65918), the purpose of the new Density Bonus Section is to incentivize the production of housing, particularly for very low income and low income households, and senior households. The Density Bonus Section allows for the

development of residential units within a housing development beyond what would be allowed by General Plan residential densities, given that units are made available for very low income, low income, senior, or other special needs households.

The Density Bonus Section defines a Density Bonus as a process which allows for an increase in the density within a Housing Development by a percentage established by State density bonus law. The intent of the Density Bonus is to offer economic incentives in return for guarantees that affordable housing would be preserved for qualifying households. State law allows for the following concessions or incentives: reduction in site development standards or modification of zoning code requirements including reduced lot sizes and setbacks, and others proposed by the applicant which the County finds would result in actual cost reductions.

Incentives pursuant to State density bonus law would not be granted unless a Housing Development provides a combination of affordable housing units as defined respectively in Government Code Sections 65915(b)(1)(B), 65915(b)(1)(A) and 65915(b)(1)(D), thereby constituting a Housing Development's inclusionary housing dwelling units.

In addition to identifying basic implementation procedures, development standards, and development incentives, the Density Bonus Section establishes and defines the Planning Department's application requirements and review process, as well as execution and recordation procedures for the density bonus housing agreement providing long long-term affordability for qualifying households. Any future development that utilizes the Density Bonus provisions noted above would be required to undergo a project level California Environmental Quality Act (CEQA) analysis except in instances where residential development is permitted by right.

Proposed Supportive and Transitional Housing Section

The Supportive and Transitional Housing section would allow supportive housing in all zone classifications where one family dwellings or multiple family dwellings are allowed, subject to General Plan density requirements, the development standards provided in the zone classification, and the zoning permit process for the permit category in which supportive housing falls. Supportive housing meeting the requirements set forth in Government Code Section 65651 would be allowed by-right (e.g., would not require a discretionary review) in all zone classifications where multiple family and mixed uses are allowed, subject to General Plan density requirements.

Transitional housing would be allowed in all zone classifications where one family or multiple family dwellings are allowed, subject to General Plan density requirements, the development standards provided in the zone classification, and the zoning permit process which governs the category in which the transitional housing falls.

Proposed Employee Housing Section

As currently drafted, the Land Use Ordinance allows for farm labor camps in agricultural zoning classifications subject to discretionary review. Due to new State law requirements, Employee Housing would be allowed in agricultural zones in two forms, small scale and larger scale. The County defined small-scale Employee Housing as consisting of no more than 36 beds in group quarters of 12 units or spaces designed for use by single family or household. The County defines larger scale Employee Housing as consisting of more than 36 beds in a group quarters or 12 units or spaces designed for use by single family or household. The larger scale employee housing designation would replace the existing "farm labor camp" designation currently in the Land Use Ordinance. The revised Employee Housing section allows for small scale employee housing in the agricultural zones by-right (e.g., would not require a discretionary review) except to allow for a review of staff determination as needed pursuant

to Health and Safety Code Section 17021.8, while larger scale employee housing would require a discretionary review.

Future employee housing development would be required to undergo a project level CEQA analysis with the exception of small employee housing, as defined above, which does allow development by-right without a project level CEQA analysis. While small employee housing developments would be allowed in the Agriculture zone by-right, these developments would be required to meet County building standards.

Further, to account for any potential employee housing developments located in Riverside County Airport Land Use Commission (ALUC) compatibility zones, the amended building permit application form would identify:

- Whether a project is being proposed as employee housing pursuant to Ordinance No. 348 as revised, and
- Whether the site is located in an Airport Influence Area.

If the answer to both is “yes,” the proponent would be referred to ALUC staff for a determination regarding the project’s consistency with the applicable Compatibility Plan. If not consistent, the proponent would be notified before officially submitting an application or paying any associated fees. This process would be limited to proposed employee housing developments.

Proposed Tiny Homes Section

To increase the variety and supply of housing products permitted in the unincorporated area and thereby potentially increase housing affordability, the Tiny Homes Section would incentivize housing production by allowing for a smaller housing product while at the same time considering the preservation of property values, and protecting the public health, safety and welfare.

It is the intent of the Board of Supervisors to allow for the construction and installation of tiny homes in order to increase the variety and supply of housing products permitted in the unincorporated area and thereby potentially increase housing affordability by allowing for a smaller housing product while at the same time considering the preservation of property values, and protecting the public health, safety and welfare. A tiny home is a detached structure built and designed to resemble a single family home with analogous architectural features which cannot exceed 500 square feet in size (excluding patios, porches, garages, and similar structures), with a first floor living space of at least 150 square feet for split level structures, for permanent year round occupancy by one household with functional areas that support normal daily routines including cooking, sleeping and sanitation. A tiny home would be installed on a concrete slab foundation on any lot in the unincorporated area of the County of Riverside within the affected zone.

Housing units would be prohibited in locations where a development moratorium is imposed by the County or another public agency with authority to impose such a development moratorium due to a deficient water supply or inadequate sewer/septic capacity.

Proposed Container Homes Section

In order to increase the variety and supply of housing products permitted in the unincorporated area and thereby potentially increase housing affordability, the purpose of the Container Homes Section is to incentivize housing production by allowing for a smaller housing product while at the same time considering the preservation of property values, and protecting the public health, safety and welfare.

It is the intent of the Board of Supervisors to allow for the construction and installation of container homes in order to increase the variety and supply of housing products permitted in the unincorporated

area and thereby potentially increase housing affordability by allowing for a smaller housing product while at the same time considering the preservation of property values, and protecting the public health, safety and welfare. A shipping container residential structure is a dwelling made from a steel shipping container. The shipping container residential structure is adapted from either a 20 foot by 8 foot or 40 foot by 8 foot container with a height of either 8.5 feet or 9.5 feet for permanent year round occupancy by one household with functional areas that support normal daily routines including cooking, sleeping and sanitation. A shipping container residential structure can consist of multiple shipping containers, but cannot exceed 1200 square feet in size (excluding patios, porches, garages, and similar structures) and is for permanent year round occupancy by one household with functional areas that support normal daily routines including cooking, sleeping and sanitation. A shipping container residential structure is limited to either a pier foundation, concrete slab foundation, or a piling/platform foundation on any lot in the unincorporated area of the County of Riverside within the affected zone.

Housing units would be prohibited in locations where a development moratorium is imposed by the County or another public agency with authority to impose such a development moratorium due to a deficient water supply or inadequate sewer/septic capacity.

Before a shipping container is considered for adaptation for use as a residential structure, certification must be provided to document its construction pursuant to ISO standards, documentation in the form of a manifest or other form that the container was new or single use, and documentation that its use as a residential structure is not compromised in any way including but not limited to because of physical or structural integrity, use of hazardous material for coating or fumigating, or having been used to transport hazardous material. Determinations by the Department of Environmental Health and the Fire Department regarding these criteria are absolute.

Proposed Revisions to Existing Articles and Sections in the Land Use Ordinance

Proposed Family Day Care Homes Section

Pursuant to the California Child Day Care Facilities Act (Chapters 3.4, 3.5 and 3.6) of the Health and Safety Code, the California Legislature has declared that it is the public policy of the State of California to locate family day care homes for children in normal residential surroundings so as to give children a home environment which is conducive to healthy and safe development. It is the declared public policy of the State to provide children the same environment as would be found in a dwelling unit.

The Project proposes that the use of a lawfully occupied dwelling unit in the form of a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling as a small family day care home for up to eight (8) children, or a large family day care home for up to fourteen (14) children, including children under ten (10) years of age who reside at the home, would be a permitted use in all zones where such dwelling unit types are permitted, and would not require any permit pursuant to the Land Use Ordinance.

Revisions to the R-3 and R-6 Zones

The Project proposes revisions to the R-3 and R-6 zones to allow one family dwellings within the R-3 zone and allow one family dwellings, including mobilehomes on permanent foundations, in the R-6 zone. Minor revisions have also been made to the text of the R-3 and R-6 zone descriptions.

Proposed Revisions to the Mixed Use (MU) and Highest Density Residential (R-7) Zones

The Project proposes refinements to the existing MU and R-7 Zones to clearly define the purpose and intent of the MU and R-7 Zones, further specify uses permitted within the MU and R-7 Zones and clarify

development standards in the MU and R-7 Zones . The purpose of the MU Zone is to promote a mix of land uses and facilitate development of areas that offer a combination of housing, employment, and commercial opportunities, which encourages “active transportation” such as walking, biking, use of transit, in addition to traditional vehicular modes of transportation. The intent of the MU Zone is to implement the Mixed-Use Area (MUA) land use designation of the General Plan. The purpose of the R-7 Zone is to establish a residential zone that allows the highest residential densities in the unincorporated areas of the County. Additionally, the R-7 Zone allows for a density range to match the Highest Density Residential (HHDR) land use designation of the General Plan. The MU and R-7 Zones are intended to assist the County in accommodating its required share of the Regional Housing Needs Assessment (RHNA) allocation pursuant to the Housing Element.

Other Revisions

In addition to the items noted above, the proposed Project includes definitions related to the Project components. The full text of the revised Land Use Ordinance is included as Appendix 1, Proposed Ordinance Revisions, of this document.

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: The proposed revisions to Ordinance No. 348 would affect all unincorporated portions of the County (approximately 4.1 Million acres).

Residential Acres: N/A **Lots:** N/A **Units:** N/A **Projected No. of Residents:** N/A

Commercial Acres: N/A **Lots:** N/A **Sq. Ft. of Bldg. Area:** N/A **Est. No. of Employees:** N/A

Industrial Acres: N/A **Lots:** N/A **Sq. Ft. of Bldg. Area:** N/A **Est. No. of Employees:** N/A

Other: N/A

C. Assessor’s Parcel No(s): Various.

D. Street References: Various.

E. Section, Township & Range Description or reference/attach a Legal Description: N/A

F. Brief description of the existing environmental setting of the project site and its surroundings: Riverside County encompasses 7,295 square miles that stretch across 200 miles of California, from the eastern edge of the Los Angeles metropolitan basin to the Colorado River. The County is bounded by San Bernardino County to the north, the State of Arizona to the east, San Diego and Imperial Counties to the south, and Orange County to the west. Riverside County is one of the most diverse counties in the State, and supports well-established urban, suburban, and rural communities. It also includes an extensive array of agricultural lands, lands devoted to mineral resources extraction, and recreational areas. The western portion of the County contains most of the County’s non-desert and urbanized areas. To the east is the urbanizing hub of the Coachella Valley. Beyond the Coachella Valley is the northern half of the Salton Sea. Eastern Riverside County, which lies east of the crest of the San Jacinto Mountains, contains almost all the County’s desert regions. The revisions to the Land Use Ordinance would apply to the entire unincorporated areas of the County of Riverside which are primarily rural and agricultural with a limited number of suburban communities.

III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/policies:

1. **Land Use:** The proposed revisions to the Land Use Ordinance would not amend or introduce any new land uses into the Planning Area. Changes would not be made to the text of the General Plan or any of the County's 19 Area Plans.
 2. **Circulation:** The proposed revisions to the Land Use Ordinance would not involve any changes to the existing General Plan circulation network.
 3. **Multipurpose Open Space:** The proposed revisions to the Land Use Ordinance are consistent with the policies included in the General Plan Multipurpose Open Space Element. The proposed revisions to the Land Use Ordinance would not prevent compliance with the Multi-Species Habitat Conservation Plan (MSHCP).
 4. **Safety:** The proposed revisions to the Land Use Ordinance are consistent with the policies included in the General Plan Safety Element. The proposed revisions to the Land Use Ordinance do not propose any land use changes that would introduce new development or intensify a use that was not already considered as part of Certified EIR No. 521.
 5. **Noise:** The proposed revisions to the Land Use Ordinance are consistent with the policies included in the General Plan Noise Element. The proposed revisions to the Land Use Ordinance would not change development standards that regulate and mitigate potential noise impacts. Further, the proposed revisions to the Land Use Ordinance would not encourage new noise sources that were not already considered as part of Certified EIR No. 521.
 6. **Housing:** The proposed revisions to the Land Use Ordinance do not propose the addition or removal of housing units within the County. The proposed revisions to the Land Use Ordinance would not introduce a new use or increase density beyond those considered as part of Certified EIR No. 521. The proposed revisions to the Land Use Ordinance are intended to implement certain components of the action plan contained within the County's Housing Element.
 7. **Air Quality:** The proposed revisions to the Land Use Ordinance is consistent with the policies included in the General Plan Air Quality Element. The proposed revisions to the Land Use Ordinance would not introduce new uses or increase intensity of a use beyond those considered as part of Certified EIR No. 521.
 8. **Healthy Communities:** The proposed revisions to the Land Use Ordinance are consistent with the policies included in the General Plan Healthy Communities Element.
- B. General Plan Area Plan(s):** The proposed revisions to the Land Use Ordinance would apply within all 19 Area Plans of the General Plan.
- C. Foundation Component(s):** The proposed revisions to the Land Use Ordinance do not propose to change the Foundation Component of any site.
- D. Land Use Designation(s):** The proposed revisions to the Land Use Ordinance would not alter or create new Land Use designations.
- E. Overlay(s), if any:** The proposed revisions to the Land Use Ordinance would apply within all Overlays areas.
- F. Policy Area(s), if any:** The proposed revisions to the Land Use Ordinance would apply within all Policy Areas.

G. Adjacent and Surrounding:

- 1. **General Plan Area Plan(s):** N/A
- 2. **Foundation Component(s):** N/A
- 3. **Land Use Designation(s):** N/A
- 4. **Overlay(s), if any:** N/A
- 5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and policies, if any:** N/A

I. Existing Zoning: Various.

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Various.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|---------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

V. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED	
<input checked="" type="checkbox"/>	I find that the proposed project (Land Use Ordinance No. 348 amendments) COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project, described in this

document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** would be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project would not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project would not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and would be considered by the approving body or bodies.

- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which would require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project would have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined would be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

John Hildebrand
Signature

11/16/20
Date

John Hildebrand
Printed Name

For: John Hildebrand
TLMA Deputy Director – Interim
Planning Director

VI. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with CEQA (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed Project to determine any potential significant impacts upon the environment that would result from the proposed amendments to Land Use Ordinance No.348. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed Project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

Impact Analysis Methodology

In order to develop a succinct analysis and avoid repetition within the environmental document, the Land Use Ordinance amendments that would result in similar impacts were grouped together for each impact threshold. Generally, the new uses allowed and refinements to existing sections of the Land Use Ordinance (SROs Article, Density Bonus Section, Supportive, Transitional, and Employee Housing, Tiny Homes, and Container Homes Section, and the revisions to the MU, R-3, R-6, and R-7 Zones, as well as the changes to the current Family Day Care Homes standards) were grouped and analyzed together due to similar impact types. In instances where specific project components require individual analysis, subheadings have been included to assist the reader in understanding which components are being discussed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AESTHETICS Would the project:

1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 “Scenic Highways;” Ordinance No. 460, *Regulating the Division of Land*; Ordinance No. 461, *Road Improvement Standards and Specifications*; Riverside County Design Guidelines; and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Have a substantial effect upon a scenic highway corridor within which it is located?

The County of Riverside has a limited number of officially designated scenic highways, including Highway 74, Highway 243, and a portion Highway 62. The County also has a limited number of State Eligible (but not officially designated scenic highways), including Interstate 15, Highway 111, a portion of Highway 62, and small portions of State Route 91 and State Route 71.

The County has a number of existing ordinances and General Plan policies that specifically address potential impacts to scenic highways. Ordinance No. 460, regulates the division of land for unincorporated Riverside County and promotes the preservation of visual resources by requiring that subdivisions comply with “Street Tree” provisions as well as installation requirements for electrical and communication facilities, specifically when located next to scenic highways. Ordinance No. 461, requires that rights-of-way be kept clear for the travelling public. General Plan Policy LU 14.3 would ensure the design and appearance of new development within designated or eligible State and County scenic highway corridors is compatible with the surrounding scenic setting or environment. Policy LU 14.4 would ensure a 50-foot setback is maintained from the edge of right-of-way for new development adjacent to designated and eligible State and County scenic highways. Policy OS 22.1 would ensure development within scenic highway corridors balances the objectives of maintaining scenic resources via compatible land uses, while Policy OS 22.4 would impose conditions on development within scenic highway corridors requiring the dedication of scenic easements consistent with the Scenic Highways Plan when it is necessary to preserve unique or special visual features.

The proposed revisions to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the revised Land Use Ordinance would occur in areas where development is already anticipated. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. If it is determined that future development has the potential to impact scenic highway corridors, impacts would be evaluated at the project level through the CEQA and project entitlement process, at which time mitigation measures and/or conditions of approval would be identified as required.

Compliance with existing County of Riverside ordinances and General Plan policies, future development that may result from proposed revisions to the Land Use Ordinance would result in less than significant impacts to scenic highway corridors.

Determination: As determined in the analysis above, the revisions to the Land Use Ordinance would result in less than significant impacts to scenic highway corridors.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

Scenic resources include areas that are visible to the general public and considered visually attractive, such as hillsides and ridges that rise above urban or rural areas or highways, or places accessible to the general public that provide a view of the countryside. Riverside County contains many scenic resources, such as the Santa Rosa National Monument.

The County has a number of existing ordinances and General Plan policies that specifically address potential impacts to scenic resources. Policy OS 21.1 calls for the County to identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County. Ordinance No. 460 regulates the division of land for unincorporated Riverside County and promotes the preservation of visual resources around natural scenic and historic sites, recreation areas, wildlife refuges, national and state monuments or other unique natural resources. Policy LU 9.1 provides for the permanent preservation of open space lands that contain scenic value. Additionally, potential impacts to scenic resources would also be less than significant through compliance with existing General Plan policies, including Policy OS 9.3 and Policy OS 9.4, which call for the conservation of trees and native vegetation to protect visual resources within Riverside County from the effects of future development.

The proposed revisions to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to impact scenic resources and vistas, impacts would be evaluated at the project level through the CEQA and project entitlement process, at which time mitigation measures and/or conditions of approval would be identified as required.

Upon compliance with existing County of Riverside ordinances and General Plan policies, future development that may result from the administrative changes to the Land Use Ordinance would result in less than significant impacts to scenic resources.

Determination: As determined in the analysis above, the revisions to the Land Use Ordinance would result in less than significant impacts to scenic resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

A scenic vista is a view of an area that is visually and aesthetically pleasing and is generally associated with rural open spaces. The proposed revisions to the Land Use Ordinance are generally related to areas where there is existing development, or where development is already anticipated by the General Plan and Land Use Ordinance.

The County has a number of existing ordinances and General Plan policies that specifically address potential impacts to scenic resources. General Plan Policies including Policy OS 9.3 and Policy OS 9.4, which call for the conservation of trees and native vegetation to protect visual resources within Riverside County from the effects of future development.

The proposed revisions to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to impact public views, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Upon compliance with existing County of Riverside ordinances and General Plan policies, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to the scenic quality of public views.

Determination: As determined in the analysis above, the revisions to the Land Use Ordinance would result in less than significant impacts to the scenic quality of public views.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AESTHETICS Would the project:

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Source(s) Ordinance No. 655, *Regulating Light Pollution*; Riverside County Design Guidelines; and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

The Mt. Palomar Observatory is located in northern San Diego County, immediately south Riverside County. Light pollution in the vicinity of the observatory can reduce the effectiveness of the facility. To protect the operation of the observatory, Riverside County Ordinance No. 655 has been adopted to help mitigate the effects of light and glare surrounding Mt. Palomar.

The revisions to the Land Use Ordinance would not involve revisions to Ordinance No. 655, and all future development occurring within Lighting Policy Area Zone A and Zone B would be subject to the light pollution controls enforced through Ordinance No. 655. Any impacts to the nighttime use of the Mt. Palomar Observatory would be less than significant through compliance with existing regulations and processing procedures, such as the Riverside County Design Guidelines, as well as General Plan Policy LU 4.1, which provides mitigation for potential impacts associated with the Mt. Palomar Observatory.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to impact nighttime use of the Mt. Palomar Observatory, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. Following compliance with existing Ordinance No. 655, the Riverside County Design Guidelines, and General Plan policies, future implementing projects under the revised Land Use Ordinance would result in less than significant impacts related to nighttime use of the Mt. Palomar Observatory.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to nighttime use of the Mt. Palomar Observatory.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AESTHETICS Would the project:

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Ordinance No. 915, *Regulating Outdoor Lighting*; Ordinance No. 461, *Road Improvement Standards and Specifications*; Ordinance No. 655, *Regulating Light Pollution*; Riverside County Design Guidelines; and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The presence of artificial light or new sources of glare can have a significant impact on the aesthetics of an area during both daytime and nighttime hours. Future implementing projects under the revised Land Use Ordinance would be subject to compliance with Ordinance No. 915, which generally prohibits light trespass, Ordinance No. 461, which includes residential lighting standards, as well as lighting standards for highways, roadways, intersections and traffic signage, and Ordinance No. 655; refer to Response 2(a) above. Policy LU 4.1 requires that new developments be located and designed to visually enhance, not degrade the character of the surrounding area, including mitigation of potential lighting impacts to other properties, while policy LU 7.4 expresses the desire to maintain the integrity of existing developed and open space areas by protecting them from undue impacts, including lighting and glare impacts.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in light and glare impacts, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Any residual impacts to light or glare would be reduced through compliance with existing regulations and processing procedures, such as the Riverside County Design Guidelines, as well as General Plan policies (i.e., General Plan Policy LU 4.1), which provides mitigation for potential impacts associated with light and glare. Thus, future development that may result from implementation of the revised Land Use Ordinance would have less than significant impacts related to light and glare.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to related to light and glare.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Expose residential property to unacceptable light levels?

Refer to Response 3(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to unacceptable light levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2, *Agricultural Resources*; Ordinance No. 509, *Establishing Agricultural Preserves*; Ordinance No. 625, *Right to Farm*; and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

As depicted on General Plan Figure OS-2, Riverside County includes 105,390 acres of Prime Farmland, 32,360 acres of Unique Farmland, 36,660 acres of Farmland of Statewide Importance, and 162,410 acres of Farmland of Local Importance.

The County implements several existing regulations and General Plan policies to prevent or reduce impacts resulting in the conversion of State-designated farmlands to non-agricultural use. Ordinance No. 509 would protect agricultural uses from incompatible uses by limiting what types of development and uses may occur within an agricultural preserve. Ordinance No. 625, protects existing agricultural uses from nuisance complaints often generated by encroaching non-agricultural uses. A number of General Plan policies specifically address development in agricultural areas including Policy OS 7.1, which encourages the maintenance of updated agricultural resource maps to reflect current conditions, Policy OS 7.3, which encourages conservation of productive agricultural lands, and Policy OS 7.5, which encourages agricultural operations through allowing some agricultural uses by right.

The revised Land Use Ordinance would not permit development within new areas of the County; any future implementing projects under the revised Land Use Ordinance would occur in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts related to the conversion of farmland to non-agricultural uses, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing Riverside County regulations and General Plan policies; future development that may result from implementation of the revised Land Use Ordinance would result in no impacts related to the conversion of farmland to non-agricultural uses.

Determination: As determined in the analysis above, the revised Land Use Ordinance would not result in any impacts related to farmland conversion.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

According to County of Riverside Certified EIR No. 521, Riverside County lands encompass a number of Williamson Act contracts and thousands of acres lie within agricultural preserves within the County.

The County implements several existing regulations and General Plan policies to prevent the potential for land use conflicts with existing agricultural zoning or land uses. As discussed in Response 4(a) above, implementation of Ordinance No. 509 and Ordinance No. 625 would prevent potential conflicts with existing agricultural zoning, agricultural uses, and other related changes. In compliance with the County's rules and regulations governing agricultural preserves, any future diminishment or disestablishment of agricultural preserves would be reviewed by the County's Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC), who in turn would provide a recommendation to the County Board of Supervisors. General Plan policies OS 7.1, OS 7.3, and OS 7.5, among others, address potential impacts resulting from the conversion of designated farmland to non-agricultural uses. In conformance with General Plan Policy LU 20.5, the County would continue its participation in the California Land Conservation Act of 1965 (Williamson Act).

The revised Land Use Ordinance would accommodate potential future development which may involve physical impacts that could conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. The revised Employee Housing section of the Land Use Ordinance allows for small scale Employee Housing in the agricultural zone by-right, with an opportunity for further review in certain

instances, while larger scale Employee Housing would require a discretionary review and would undergo a project-level CEQA analysis. While small Employee Housing developments would be allowed in the agriculture zone by-right, these developments would be required to meet County building standards. No conflicts with existing agricultural zoning would occur in this regard.

Following compliance with existing Riverside County regulations and General Plan policies, future development that may result from implementation of the revised Land Use Ordinance would result in no impacts related to conflicts with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in no impacts related to agricultural zoning or land uses.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?

According to County of Riverside Certified EIR No. 521, urban encroachment of development into areas in agricultural production, particularly if within 300 feet, increases the likelihood of conflicts between urban and agricultural land uses. The proposed revisions to the Land Use Ordinance would not involve revisions to Ordinance No. 625, and all future development accommodated through implementation of the revised Land Use Ordinance would be subject to the agricultural protection controls enforced through Ordinance No. 625. All future development would be subject to compliance with existing County regulations and General Plan policies in place to prevent the potential for conflict with existing agricultural zoning or land uses; refer to Responses 4(a) and 4(b) above.

The revised Land Use Ordinance would accommodate future development which may involve physical impacts that could develop a non-agricultural use within 300 feet of agriculturally zoned property. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to Ordinance No. 625, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing Riverside County regulations and General Plan policies, future development that may result from implementation of the revised Land Use Ordinance would result in no impacts related to Ordinance No. 625.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in no impacts related to Ordinance No. 625.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Refer to Response 4(a) and 4(c) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in no impacts related to the conversion of Farmland to non-agricultural use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the project:

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas;” Riverside County General Plan Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas;” Ordinance No. 559, *Regulating the Removal of Trees*; and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?**

According to County of Riverside Certified EIR No. 521, Riverside County does not have any lands zoned forest land, timberland, or Timberland Production. Thus, the proposed revisions to the Land Use Ordinance would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impacts would occur in this regard.

Determination: As determined in the analysis above, the revised Land Use Ordinance would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) **Result in the loss of forest land or conversion of forest land to non-forest use?**

According to County of Riverside Certified EIR No. 521, although no lands within the County are formally zoned forest land, timberland, or Timberland Production, forest lands do occur within scattered areas of the County.

The County implements several existing regulations and General Plan policies to prevent the loss of forest land or conversion of forest land to non-forest use. Most notably, Ordinance No. 559, *Regulating the Removal of Trees*, protects forest and timber resources within the County by requiring the review and issuance of a permit for the removal of living native trees on parcels or properties greater than 0.5-acre and located above 5,000 feet elevation. General Plan policies OS 8.1 and OS 8.2, among others, address potential adverse impacts to forest lands and uses by requiring development proposals cooperate with the appropriate Federal and State agencies to achieve sustainable conservation of forest land and support conservation programs to reforest privately held forest lands.

The revised Land Use Ordinance would accommodate future development which may involve physical impacts that could result in the loss of forest land or the conversion of forest land to non-forest use. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to the loss or conversion of forest land, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

With compliance with existing Riverside County regulations and General Plan policies, any future development that may result from implementation of the revised Land Use Ordinance would result in no impacts related to loss of forest land or conversion of forest land to non-forest use.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in no impacts related to the loss of forest land or conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Refer to Responses 5(a) and 5(b) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to forest land.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AIR QUALITY Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or state ambient air quality standard?

c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Source(s): SCAQMD CEQA Air Quality Handbook; Riverside County General Plan; County of Riverside Certified EIR No. 521; Ordinance No. 706, *Mobile Source Air Pollution Reduction Programs (Funding)*; and Ordinance No. 726, *Transportation Demand Management for New Development*.

Findings of Fact:

a) Conflict with or obstruct implementation of the applicable air quality plan?

According to County of Riverside Certified EIR No. 521, Riverside County spans three different air basins: South Coast, Salton Sea, and Mojave Desert. The areas of the County located within the South Coast and Salton Sea Air Basins are regulated by the South Coast Air Quality Management District (SCAQMD), while the Mojave Desert Air Basin is regulated by the Mojave Desert Air Quality Management District (MDAQMD). Any future developments would still be required to comply with the respective air districts' applicable rules and regulations.

Implementation of the revised Land Use Ordinance would not introduce new uses or increase intensity of a use beyond those considered as part of the County's General Plan. As a result, the revised Land Use Ordinance would not increase vehicle miles traveled (VMT) or construction-related air quality impacts as compared to County of Riverside Certified EIR No. 521. Nonetheless, the County enforces several existing regulations, ordinances, and General Plan policies to prevent the potential for conflict with applicable Air Quality Management Plans (AQMPs). For example, Ordinance No. 706, and Ordinance No. 726, act to reduce motor vehicle emissions of criteria pollutants through reduction of VMT. The Land Use Element, Circulation Element, and Air Quality Element of the General Plan incorporate several policies that address impacts with respect to AQMP compliance.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where

development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Further, future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.7.A-N1 and 4.7.A-N2, which would minimize air pollution by reducing energy use and VMT to comply with applicable AQMPs. Following compliance with existing Riverside County regulations, General Plan policies, and existing County of Riverside Certified EIR No. 521 mitigation measures; the potential for future development that may result from implementation of the proposed revisions to the Land Use Ordinance to conflict with or obstruct implementation of the applicable AQMP would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to conflicting with or obstructing implementation of the applicable AQMP.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Refer to Response 6(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts involving a cumulatively considerable net increase of any criteria pollutant for which the County is in non-attainment under an applicable Federal or State ambient air quality standard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

According to the County of Riverside Certified EIR No. 521, sensitive receptors include children, the elderly, the acutely ill, and the chronically ill. According to the SCAQMD and MDAQMD, sensitive receptors include children less than 14 years of age, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. Many of these individuals reside in the County of Riverside, which has built-out urban as well as rural communities.

The County enforces several existing regulations and General Plan policies to reduce emission exposures to sensitive receptors. For example, it is the County's policy to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources (General Plan Policy AQ 2.2, among others). Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.5.1A through 4.5.1C, which would

reduce impacts to air quality by minimizing fugitive dust during construction and reducing pollution resulting from construction equipment. County of Riverside Certified EIR No. 521 Mitigation Measures 4.6.D-N1, 4.6.D-N2, 4.6.B-N1, 4.6.B-N2, and 4.6.B-N3 would further reduce construction or operational emissions, which in turn would further reduce the concentration of air pollutants sensitive receptors would be exposed to within the County.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts to sensitive receptors, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing Riverside County regulations, General Plan policies, and existing County of Riverside Certified EIR No. 521 mitigation, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to emissions exposures to sensitive receptors.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the exposure of sensitive receptors to substantial point source emissions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

According to County of Riverside Certified EIR No. 521, land uses known to have odor-emitting potential include agriculture, chemical plants, composting operations, dairies, fiberglass-molding operations, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants.

The construction of future development could result in temporary airborne odors that would be limited to the duration of construction and the immediate site vicinity. Implementation of the revised Land Use Ordinance is not anticipated to result in any of the odor-emitting land uses identified by County of Riverside Certified EIR No. 521. Nonetheless, the County of Riverside enforces several existing regulations and policies to reduce emission exposures to sensitive receptors. For example, General Plan Policy AQ 2.1 and AQ 2.2 address potential odor impacts through the use of distance, site design, and barriers between odor emitting sources and receptors. Further, future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.6.E-N1, 4.6.E-N2, and 4.6.E-N3, which act to lessen potential odor impacts by affecting the location and design of odor-generating uses.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development

accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to objectionable odors, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing Riverside County regulations, General Plan policies, and existing County of Riverside Certified EIR No. 521 mitigation, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts associated with the creation of objectionable odors.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts involving the creation of objectionable odors.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Western Riverside County Multi-Species Habitat Conservation Plan; Coachella Valley Multi-Species Habitat Conservation Plan; Riverside County General Plan; County of Riverside Certified EIR No. 521; Ordinance No. 663; Ordinance No. 810, *Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee Ordinance*; Ordinance No. 875, *Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community*

Findings of Fact:

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

Future implementing projects under the revised Land Use Ordinance and occurring within the boundaries of an adopted HCP would be subject to applicable HCP requirements. All projects occurring within MSHCP criteria cells must undergo the Habitat Assessment and Negotiation Strategy (HANS) process to determine if potential future development would be consistent with the conservation requirements of the MSHCP. Future development involving a discretionary action and occurring outside criteria cells (non-MSHCP areas) may still require habitat assessments and focused surveys to verify biological resources within the area proposed for development pursuant to County of Riverside Certified EIR No. 521 Mitigation Measures 4.8.A-N1 and 4.8.A-N2. Any residual impacts to adopted HCPs would be reduced through compliance with existing regulations and processing procedures, such as Ordinance No. 663, which requires development projects within the SKR HCP to pay a development mitigation fee to establish Stephens' kangaroo rat reserves, administer the plan, and otherwise meet the requirements of the SKR HCP. Ordinance No. 810 and Ordinance No. 875 would require land use projects within the coverage areas of those plans to pay a development impact fee to establish reserves and implement the respective conservation plans. The Open Space Element and Circulation Element of the General Plan include several policies that would further reduce impacts with respect to HCPs.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to conflict with adopted conservation plans, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Implementation of the County's two MSHCPs, as well as existing County regulations, General Plan policies, and County of Riverside EIR No. 521 mitigation would ensure that future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to adopted conservation plans.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts involving approved local, regional, or state conservation plans.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

The revised Land Use Ordinance would accommodate future development which has the potential to, either directly or through habitat modifications, impact endangered or threatened species.

Species included within the WRC-MSHCP and CV-MSHCP would be adequately covered by these plans to reduce impacts to these species and their habitats. Remaining impacts to sensitive and protected species within the 1,141 acres of non-MSHCP areas in Riverside County would be reduced through compliance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.8.A-N1 and 4.8.A-N2 and existing General Plan policies; refer to Response 7(a).

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts to endangered or threatened species, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Implementation of the County's two MSHCPs, as well as existing County regulations and General Plan policies and County of Riverside Certified EIR No. 521 mitigation would reduce the impacts to endangered or threatened species from future development that may result from implementation of the proposed revisions to the Land Use Ordinance to a less than significant level.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to endangered or threatened species.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?

According to County of Riverside Certified EIR No. 521, approximately 349 species in Riverside County are identified as candidate, sensitive, or special status under the Federal Endangered Species Act (FESA), California Endangered Species Act (CESA), the California Native Plant Protection Act (CNPPA), or by the California Department of Fish and Wildlife (CDFW). Of these species, 146 are covered by the WRC-MSHCP and 27 are covered by the CV-MSHCP. Further, the Migratory Bird Treaty Act prohibits the disturbance of active nests of any native bird and requires avoidance measures for nesting birds during the breeding seasons.

Species included within the WRC-MSHCP and CV-MSHCP would be adequately covered by these plans to reduce impacts to these species and their habitats for projects located within the MSHCP. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with the FESA and CESA, Federal Clean Water Act, the California Fish and Game Code (CFGC), as well as the WRC-MSHCP and CV-MSHCP. Remaining impacts to candidate, sensitive, or special status species within the 1,141 acres of non-MSHCP areas in Riverside County would be reduced through compliance with County of Riverside Certified EIR No. 521 Mitigation

Measures 4.8.A-N1 and 4.8.A-N2 (for projects involving a discretionary action), and existing County policies as noted in Response 7(a) above.

Future implementing projects under the revised Land Use Ordinance may have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts to candidate, sensitive, or special status species in local or regional plans, policies, or regulations, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Implementation of the County's two MSHCPs, as well as existing Federal, State, and County regulations and General Plan policies and County of Riverside Certified EIR No. 521 mitigation would reduce impacts to candidate, sensitive, or special status species from future development that may result from implementation of the proposed revisions to the Land Use Ordinance to less than significant levels.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to candidate, sensitive, or special status species.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Both the WRC-MSHCP and CV-MSHCP establish a system of corridors and linkages to accommodate wildlife within the open areas of Riverside County. Intensified development within these areas would have the potential to result in direct or indirect impacts to wildlife movement.

Future implementing projects under the revised Land Use Ordinance would be subject to compliance with the FESA, Migratory Bird Treaty Act, CESA, Federal Clean Water Act, CFGC, as well as the WRC-MSHCP, CV-MSHCP, and SKR HCP. All projects occurring within MSCHP criteria cells must undergo the HANS process, which outlines a methodology for permittees to utilize in order to negotiate for, set-aside, or purchase areas needed for conservation. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.8.D-N1, which would require consultation with a Riverside County Ecological Resources Specialist (ERS) if a wildlife nursery site or native resident or migratory wildlife corridor is uncovered through a project-specific biological resources assessment, as well as existing County policies.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development

accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Implementation of the County's two MSHCPs, as well as existing Federal, State, and County regulations and General Plan policies and County of Riverside Certified EIR No. 521 mitigation would ensure that any impacts to wildlife movement from future development as a result of implementation of the revised Land Use Ordinance would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to wildlife movement.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

According to the County of Riverside Certified EIR No. 521, the WRC-MSHCP supports nine sensitive habitat types, the CV-MSHCP supports 25 sensitive habitat types, and non-MSCHP areas within the County support eight habitat types.

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS. However, future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with the Federal Clean Water Act, CFGC, as well as the WRC-MSHCP, and CV-MSHCP. All projects occurring within MSCHP criteria cells must undergo the HANS process, which would ensure that sensitive habitats and riparian habitats are conserved. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action and occurring within the 1,141 acres of non-MSHCP areas in Riverside County would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.8.A-N1 and 4.8.A-N2 and existing General Plan Land Use Element, Open Space Element, and Circulation Element policies.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, implementation of the County's two MSHCPs, as well as existing Federal, State, and County regulations and General Plan policies and County of Riverside Certified EIR No. 521 mitigation would ensure that any impacts to riparian habitats or other sensitive natural communities as a result of implementation of the revised Land Use Ordinance would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to riparian habitats or other sensitive natural communities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) Have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

According to County of Riverside Certified EIR No. 521, Riverside County supports approximately 470,800 acres of (broadly defined) wetlands.

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could have a substantial adverse effect on Federally protected wetlands. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with the Federal Clean Water Act, CFGC, as well as the WRC-MSHCP and the CVMSHCP. All projects occurring within the WRC-MSHCP or CV-MSHCP would require assessment of potentially significant effects on any riparian/riverine areas or vernal pools. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action and occurring within the 1,141 acres of non-MSHCP areas in Riverside County would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.8.C-N1, which would require preparation of a jurisdictional assessment to determine if a site supports Federally protected wetlands and, where impacts to such wetlands are unavoidable, require a 404 permit to be obtained from the US Army Corps of Engineers (USACE). Similarly, County of Riverside Certified EIR No. 521 Mitigation Measure 4.8.C-N2 would address State protected wetlands pursuant to CFGC Section 1600 et seq.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, implementation of the WRC-MSHCP, CV-MSHCP, as well as existing Federal, State, and County regulations and General Plan policies and County of Riverside Certified EIR No. 521 mitigation would ensure that impacts to Federally protected wetlands that may result from implementation of the revised Land Use Ordinance would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to Federally protected wetlands.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The County implements several existing regulations and policies to prevent potential conflicts with local biological resource regulations. Riverside County's Oak Tree Management Guidelines address the treatment of oak woodlands in order to reduce potential adverse development impacts to oak trees and their protected zones. Ordinance No. 559 regulates the removal of native trees from lots that are at a

minimum one-half acre in size and that are located above 5,000 feet in elevation in unincorporated Riverside County. General Plan policies OS 9.3 and OS 9.4 would prevent significant conflicts with policies and regulations protecting biological resources such as oak trees and timberlands.

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to conflict with local policies or ordinances protecting biological resources, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing Riverside County regulations and General Plan policies, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to potential conflicts with local biological resource regulations.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to local biological resource regulations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project:

8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Ordinance No. 578, *Historic Preservation Districts*.

Findings of Fact:

a) Alter or destroy an historic site?

According to County of Riverside Certified EIR No. 521, Riverside County has a significant number of historic structures, sites and ruins, along with other historic resources that have yet to be identified.

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could alter or destroy a historic site. However, the County implements several existing procedures, regulations, and General Plan policies to prevent the alteration or destruction of historic sites. Vacant parcels within areas of the County known to have historic resources would require preparation of a Phase I Cultural Resources Study. Similarly, any parcels with environmental, geomorphological, or vegetative features known to increase the likelihood of cultural resources being present would require preparation of a Phase I Cultural Resources Study. Future development would be subject to compliance with the National Historic Preservation Act (NHPA), Native American Graves Protection and Repatriation Act (NAGPRA), Government Code Section 65352.3 (Traditional Tribal Cultural Places Act), Public Resource Code Section 5097, and CEQA requirements. Ordinance No. 578 prevents the construction or alteration of any building or structure within an adopted Historic Preservation District, except in strict compliance with the plans approved in conjunction with the issuance of a Certificate of Historic Appropriateness by the Riverside County Planning Director. General Plan policies OS 19.2 to OS 19.5, among others, would ensure that future development projects are adequately reviewed for historic resources prior to approval; that appropriate mitigation measures are developed and incorporated into project design and project conditions of approval; and projects are appropriately reviewed for archeological resources and conditioned to comply with applicable State and Federal regulations. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.7.1B, which stipulates that avoidance is the preferred treatment for cultural resources.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and

Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following compliance with existing Riverside County procedures, regulations, policies, and County of Riverside Certified EIR No. 521 mitigation measures, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to historic sites.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to historic sites.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Refer to Response 8(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to historical resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project:

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Ordinance No. 578, *Historic Preservation Districts*.

Findings of Fact:

a) Alter or destroy an archaeological site?

According to County of Riverside Certified EIR No. 521, significant archeological resources exist within Riverside County, based on what is known from histories of local Native American and other descendant communities, and archeological and historic surveys conducted by archeologists and historians. Further, it is expected that a large number of currently undiscovered archeological resources occur within Riverside County. This is particularly true for resources that are located below the ground's surface.

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could alter or destroy an archaeological site. However, the County implements several existing procedures, regulations, and General Plan policies to prevent the alteration or destruction of archaeological sites. Development of vacant parcels within areas of the County known to have historic or prehistoric resources would require preparation a Phase I Cultural Resources Study pursuant to Riverside County Planning Department procedures. Similarly, any parcels with environmental, geomorphological, or vegetative features known to increase the likelihood of cultural resources being present would require preparation of a Phase I Cultural Resources Study. Future development would be subject to compliance with the NHPA, NAGPRA, Government Code Section 65352.3 (Traditional Tribal Cultural Places Act), Public Resource Code Section 5097, and CEQA requirements. Ordinance No. 578, along with General Plan policies OS 19.2 to OS 19.5, described above, would further lessen the potential for future development proposals accommodated through implementation of the revised Land Use Ordinance to alter or destroy an archaeological site. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.7.1B; refer to Response 8(a) above.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development

accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Following compliance with existing Riverside County procedures, regulations, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to archaeological sites.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to archaeological sites.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

Refer to Response 9(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to archaeological resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Disturb any human remains, including those interred outside of formal cemeteries?

According to County of Riverside Certified EIR No. 521, Riverside County has a long history of occupation by Native American peoples and likely includes areas of prehistoric habitation where human remains may be interred.

The County implements several existing procedures, conditions of approval, and policies to prevent disturbance to human remains. Development of vacant parcels within areas of the County known to have historic or prehistoric resources would require a Phase I Cultural Resources Study pursuant to Riverside County Planning Department procedures. Similarly, any parcels with environmental, geomorphological, or vegetative features known to increase the likelihood of cultural resources being present would require preparation of a Phase I Cultural Resources Study. Additionally, for every project subject to CEQA not otherwise categorically exempt, the County of Riverside reviews said project and implements conditions of approval. The project conditions are designed specifically to address land use projects with potential for disturbing or uncovering historical or archeological resources associated with Native American history or prehistory. Remaining impacts related to the potential to disturb human remains would be reduced through compliance with General Plan policies OS 19.2 to OS 19.5, along with County of Riverside Certified EIR No. 521 Mitigation Measure 4.7.1B, and Mitigation Measure 4.7.1A (for projects involving a discretionary action), which would ensure that development which encounters human remains follows Health and Safety Code Section 7050.5 directives.

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could disturb human remains, including those interred outside of formal cemeteries. However, the

proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Following compliance with existing Riverside County procedures, conditions of approval, and policies, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to human remains.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts to human remains.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ENERGY Would the project:

10. Energy Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could result in increased energy consumption. Implementation of the revised Land Use Ordinance would not introduce new uses or increase intensity of a use beyond those considered as part of the County’s General Plan. As a result, the proposed revisions to the Land Use Ordinance would not increase VMT or construction-related air quality impacts as compared to County of Riverside Certified EIR No. 521. Nonetheless, the County enforces several existing regulations, ordinances, and General Plan policies to prevent the potential for wasteful, inefficient, or unnecessary consumption of energy resources.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Further, future implementing projects under the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.8.1B, which requires the County of Riverside to review all development plans prior to approval to guarantee that energy conservation and efficiency standards of Title 24 are met and incorporated into the design of future development proposals. Following compliance with existing Riverside County regulations, General Plan policies, and existing County of Riverside Certified EIR No. 521 mitigation measures, impacts would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to wasteful, inefficient, or unnecessary energy consumption.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Implementation of the revised Land Use Ordinance would comply with applicable County, State, and Federal energy conservation measures. Many of the regulations regarding energy efficiency are focused on increasing building efficiency and renewable energy generation, promoting sustainability through energy conservation measures as well as reducing water consumption and vehicles miles traveled. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.5.1C, which would reduce construction vehicle and exhaust emissions, Mitigation Measure 4.7.A-N1, which would require new development projects to reduce their individual project emissions, and Mitigation Measure 4.7.A-N2, which would require future discretionary projects to incorporate Implementing measures from the County's CAP into project designs.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Following compliance with existing Federal, State, and SCAQMD and MDAQMD regulations, as well as existing County ordinances, General Plan policies, County of Riverside Certified EIR No. 521 mitigation measures, and the County's CAP, future implementing projects under the revised Land Use Ordinance would be consistent with the goals and policies of the County's General Plan and the County CAP.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of improving renewable energy or energy efficiency.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): County of Riverside Certified EIR No. 521; Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," Ordinance No. 457, *Riverside County Building and Fire Codes*; and Ordinance No. 547, *Implementation of the Alquist-Priolo Earthquake Fault Zoning Act*.

Findings of Fact:

a) **Be subject to rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?**

According to County of Riverside Certified EIR No. 521, Alquist-Priolo Earthquake Fault Zone have been designated by the California Geologic Survey for the Elsinore, San Jacinto, and San Andreas Fault Zones in Riverside County. Additionally, the County of Riverside has developed and applied special studies zone criteria for the Agua Caliente Fault Zone between the Elsinore and San Jacinto faults in southwestern Riverside County.

Future implementing projects under the revised Land Use Ordinance occurring within the Elsinore, San Jacinto, San Andreas, and Agua Caliente Fault Zones would have the potential to expose people or structures to substantial adverse effects due to fault hazards. The County implements several existing ordinances, policies, and County of Riverside Certified EIR No. 521 mitigation measures to reduce the potential to expose people or structures to substantial adverse effects due to fault hazards. Ordinance No. 457 is adapted from the California Building Standards Codes and establishes site-specific investigation requirements, construction standards, and inspection procedures to ensure that development authorized by the County of Riverside does not pose a threat to the health, safety, or welfare of the public. Ordinance No. 547 establishes the regulations for construction, including for grading, slopes, and compaction, erosion control, retaining wall design and earthquake fault zone setbacks. General Plan Policy S 2.1 would ensure that future development complies with the Alquist-Priolo Earthquake Fault Zoning Act through the provisions of a geologic study for any project within one-half mile of any Quaternary through historic faults shown on the Earthquake Fault Studies Zones map. Based on the study, development projects may be required to adhere to specific setbacks from faults, engineer structures to specific tolerances, engineer soils, etc. The General Plan Safety Element includes several other policies intended to avoid, reduce, or minimize risk related to fault hazards. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR

No. 521 Mitigation Measure 4.10.1A, which would require geotechnical studies in areas that are within fault zones and that no habitable structures are constructed on an active or potentially active fault.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following compliance with existing ordinances, General Plan policies, and County of Riverside Certified EIR No. 521 Mitigation Measure 4.10.1A, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to fault rupture hazards.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to fault rupture hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project:

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction;” County of Riverside Certified EIR No. 521; County of Riverside Certified EIR No. 521 Figure 4.12.3, *Liquefaction Zones*, and Ordinance No. 547, *Implementation of the Alquist-Priolo Earthquake Fault Zoning Act*.

Findings of Fact:

a) Be subject to seismic-related ground failure, including liquefaction?

Areas within Riverside County that are susceptible to liquefaction are illustrated on County of Riverside Certified EIR No. 521 Figure 4.12.3, *Liquefaction Zones*. According to County of Riverside Certified EIR No. 521, there are a total of roughly 150,000 acres of “very high” and 123,500 acres of “high” liquefaction susceptibility within unincorporated Riverside County.

Future implementing projects under the revised Land Use Ordinance occurring within these areas would have the potential for seismic-related ground failure, including liquefaction. The County implements several existing ordinances, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures to reduce the potential for seismic-related ground failure. Ordinance No. 547, along with policies S 2.2 through S 2.7, would reduce seismic-related ground failure, including liquefaction, by requiring specific grading standards for those development projects that involve grading. The General Plan Safety Element includes several other policies intended to avoid, reduce, or minimize risk related to seismic-related ground failure. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.10.3A and Mitigation Measure 4.10.3B, which would ensure that areas subject to liquefaction are studied by a qualified geologist and that the resultant study recommendations are implemented as part of project conditions of approval.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Following compliance with existing Riverside County ordinances, General Plan policies, and County of Riverside EIR No. 521 Mitigation Measures 4.10.3A and 4.10.3B, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts associated with seismic-related ground failure and liquefaction.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to seismic-related ground failure.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project:

13. Ground-Shaking Zone
a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map;” Riverside County General Plan Figures S-13 through S-21 (showing General Ground Shaking Risk); County of Riverside Certified EIR No. 521; and Riverside County Municipal Code Chapter 15.60, *Earthquake Fault Area Construction Regulations*.

Findings of Fact:

a) Be subject to strong seismic ground shaking?

Riverside County, like the rest of Southern California, is situated within a seismically active region as the result of being located near the active margin between the North American and Pacific tectonic plates. Thus, future development occurring throughout the County would be subject to the effects of strong seismic ground shaking.

The County implements several existing ordinances, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures to reduce potential hazards related to strong seismic ground shaking. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with California Building Standards Code (CBSC), as well as Municipal Code Chapter 15.60, *Earthquake Fault Area Construction Regulations*, which would ensure new construction adheres to necessary seismic standards to protect against ground shaking. General Plan Policy S 7.7 would ensure that development standards, designs and construction practices are implemented to reduce ground shaking risk to tolerable levels for projects involving critical facilities, large-scale residential development and major commercial and industrial development. The General Plan Safety Element includes several other policies intended to avoid, reduce, or minimize risk related to seismic ground shaking. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.10.2A, 4.10.2B, and 4.10.2C, which would ensure the design and construction of structures adheres to the CBSC and preparation of a site-specific ground shaking assessment as determined necessary by the County Geologist.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan.

Following compliance with existing Riverside County ordinances, General Plan policies, and County of Riverside Certified EIR No. 521 Mitigation Measures 4.10.2A through 4.10.2C, future development that

may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to strong seismic ground shaking.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to strong seismic ground shaking.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project:

14. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				

Source(s): County of Riverside Certified EIR No. 521 and Riverside County General Plan Figure S-5, "Regions Underlain by Steep Slope."

Findings of Fact:

a) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?**

According to County of Riverside Certified EIR No. 521, unstable geologic units and soils occur throughout Riverside County. Areas highly susceptible to landslides and rockfall occur in and adjacent to mountainous areas throughout the County. Approximately 94,700 acres of unincorporated Riverside County is recognized as having "very high" landslide potential, while 301,700 acres is recognized as having a "high" potential. Areas susceptible to lateral spreading are found throughout the County. Future development occurring within these areas of the County would be subject to the effects of landslide and rockfall hazards.

The County implements several existing regulatory standards and General Plan policies to reduce potential hazards related to lateral spreading and landslide and rockfall hazards. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with CBSC, as well as relevant General Plan Safety Element policies. Most notably, General Plan policies S 3.1 through S 3.7 would require landslide potential hazard management zones, including geotechnical and geologic investigations, site stability evaluations and design recommendations, as well as adequate mitigation, against potentially hazardous slope conditions. General Plan policies S 3.8 through S 3.10 would ensure future development neither causes unstable geology or soils, nor introduces people and property to sites at significant risk of such.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following compliance with existing regulations and General Plan policies, the proposed revisions to the Land Use Ordinance would result in less than significant impacts related to unstable geologic units or soils.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to unstable geologic units or soils.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project:

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): County of Riverside Certified EIR No. 521 and Riverside County General Plan Figure S-7, "Documented Subsidence Areas Map."

Findings of Fact:

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

According to County of Riverside Certified EIR No. 521, unstable geologic units and soils occur throughout Riverside County. Documented subsidence has occurred in the San Jacinto Valley, the Elsinore Trough, and the southern Coachella Valley.

The County implements several existing regulatory standards and General Plan policies to reduce potential hazards related to ground subsidence. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with CBSC, as well as relevant General Plan Safety Element policies. Most notably, General Plan policies S 3.8 through S 3.10 would ensure future development neither causes unstable geology or soils, nor introduces people and property to sites at significant risk of such.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to ground subsidence, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing regulations and General Plan policies, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to ground subsidence as a result of unstable geologic units or soils.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to ground subsidence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project:

16. Other Geologic Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				

Source(s): Riverside County General Plan and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

According to County of Riverside Certified EIR No. 521, several lakes and large bodies of water are capable of subjecting life and property to the effects of seiche. Mudflow could occur in any area, especially after alternating occurrences of wildfires and rain; however, there is a high potential for mudflows to occur in some areas of unincorporated Riverside County which contain areas with steep slopes. No areas of known volcanic hazards are known to affect Riverside County.

The County implements several existing regulatory standards and General Plan policies to reduce potential hazards related to seiche and mudflow. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to compliance with CBSC, as well as relevant General Plan Safety Element policies. Most notably, General Plan policies S 3.8 through S 3.10 would ensure future development neither causes unstable geology or soils, nor introduces people and property to sites at significant risk of such. In areas where steep slopes occur that are susceptible to mudflow hazards, implementing projects would be required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following compliance with existing regulations and Riverside County policies, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to geologic hazards, such as seiche, mudflow, and volcanic hazards.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to seiche, mudflow, and volcanic hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project:				
17. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Riv. Co. 800-Scale Slope Maps.

Findings of Fact:

a) Change topography or ground surface relief features?

As depicted on County of Riverside Certified EIR No. 521 Figure 2.12.4, *Steep Slopes*, a considerable portion of Riverside County supports slope angles of 30 percent or greater. Development occurring within these areas would have the potential to substantially change existing topography or ground surface relief features.

Future implementing projects under the revised Land Use Ordinance would be required to demonstrate conformance with State regulations in place to mitigate the effects of surface grading, as well as local regulations, ordinances, General Plan policies, and standard conditions or requirements. The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to a change in topography or ground surface relief features, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with such measures, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to existing topography or ground surface relief features.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to changes in topography or ground surface relief features.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

Refer to Response 17(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the creation of cut or fill slopes greater than 2:1 or higher than 10 feet.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Result in grading that affects or negates subsurface sewage disposal systems?

Refer to Response 17(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to grading that affects subsurface sewage disposal systems.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project:				
18. SOILS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Ordinance No. 484, *Blowing Sand Control*.

Findings of Fact:

a) Result in substantial soil erosion or the loss of topsoil?

Future implementing projects under the revised Land Use Ordinance could result in soil erosion or loss of topsoil. The County implements several existing laws, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures to reduce soil erosion impacts. Future development accommodated through implementation of the revised Land Use Ordinance would be subject to Ordinance No. 484, *Blowing Sand Control*, which establishes requirements for the control of blowing sand within County-designated Agricultural Dust Control Areas. General Plan policies S 3.5 and S 3.6 minimize the effects of soil erosion by identifying and encouraging mitigation of onsite and offsite slope instability, debris flow and erosion hazards on land undergoing substantial improvements. General Plan policies S 3.11, S 3.13, and S 3.14 require site-specific studies to determine the potential of hazardous impacts from wind erosion and identify the necessary best management practices to prevent the erosion.

Future implementing projects under the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.10.9A, which states that the County would require contractors to implement best management practices during implementation of the revised Land Use Ordinance, and Mitigation Measure 4.10.9B, which states that a grading plan would be submitted prior to project development that addresses erosion control measures. Following compliance with existing regulations, Riverside County policies, and County of Riverside Certified EIR No. 521 mitigation measures, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to soil erosion and loss of topsoil.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to soil erosion and loss of topsoil.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

According to County of Riverside Certified EIR No. 521, expansive soils are widely dispersed throughout Riverside County and can be found in hillside areas as well as low-lying alluvial bases.

The proposed revisions to the Land Use Ordinance would accommodate future development which could be located on expansive soil. However, the County implements several existing regulatory standards and General Plan policies to reduce potential hazards resulting from expansive soils. Pursuant to the CBSC, all projects to be located on expansive soils would require a registered geologist to prepare a site-specific geotechnical investigation. As a condition of approval, the County of Riverside would require all grading plans satisfactorily address the site-specific geotechnical investigation's recommendations. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.10.7A, which would ensure proponents of new development adhere to applicable policies and standards contained in the most recent version of the CBSC related to the construction of structures and facilities on expansive soils. Following compliance with existing regulations, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to expansive soils.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to expansive soils.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

According to County of Riverside Certified EIR No. 521, soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems are likely to include those outside of existing water and sewer service providers.

Future implementing projects under the revised Land Use Ordinance could be sited on soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems. However, the County implements several existing regulatory standards and General Plan policies to ensure the effects of unsuitable soils on septic systems and alternative wastewater disposal systems are avoided or minimized to less than significant levels. Pursuant to the CBSC, all projects proposing alternative waste water disposal systems would require a registered geologist to prepare a site-specific geotechnical investigation to ensure that a site's soil type, permeability, structural loads, design and integrity, as well as overall acceptability for a septic or alternative waste water system are sufficiently established and verified prior to project approval. General Plan Policy S 3.3 would further reduce the impact associated with wastewater disposal systems since it would require the Riverside County Building Official to verify that individual Project sites have soils capable of supporting septic or other wastewater systems prior to building permit issuance. Following compliance with existing regulations and Riverside County policies, future development that may result from implementation of the revised

Land Use Ordinance would result in less than significant impacts related to septic tanks or alternative wastewater disposal systems.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to septic tanks or alternative wastewater disposal systems.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project:

19. Wind Erosion and Blowsand From Project Either On Or Off Site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Ordinance No. 457, *Building Codes and Fees*.

Findings of Fact:

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could result in wind erosion or blowsand. Future development with the potential to be impacted by or result in an increase in wind erosion or blow sand would be required to comply with Ordinance No. 484, which provides requirements intended to reduce the potential for blowing sand within areas designated as Agricultural Dust Control Areas. Ordinance No. 484 identifies certain restrictions on land disturbance activities within these areas and identifies procedures necessary to obtain a valid permit. As needed, an erosion control plan would be prepared and submitted to the County to identify methods by which potential soil run-off during rain events and erosion hazards would be minimized to ensure that no adverse effects on water quality occur to downstream properties or water bodies. Whenever a division of land is proposed in an area that is subject to wind erosion, the soil erosion control requirements identified in Ordinance No. 460 would apply. In addition, if it is determined that future development has the potential to result in impacts relative to wind erosion and blowsand, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with Ordinance No. 484 and Ordinance No. 460, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to wind erosion or blowsand.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to wind erosion or blowsand.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GREENHOUSE GAS EMISSIONS Would the project:

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 20. Greenhouse Gas Emissions | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Riverside County Climate Action Plan (“CAP”); Ordinance No. 706, *Mobile Source Air Pollution Reduction Emissions*; Ordinance No. 726, *Transportation Management Requirements: New Development projects*; Ordinance No. 748, *Mitigate Traffic Congestion Through Signalization*; Ordinance No. 782, *Establishing the Golf Cart Transportation Plan*; Ordinance No. 824, *Western Riverside County Transportation Uniform Mitigation Fee Program*; Ordinance No. 659, *Establishing a Development Impact Fee Program*; Ordinance No. 810, *Establishing an Interim Open Space Mitigation Fee*; Ordinance No. 875, *Establish a Local Development Mitigation Fee for Funding the Preservation of Natural Ecosystems in Accordance with the Coachella Valley Multiple Species Habitat Conservation Plan*; Ordinance No. 655, *Regulating Light Pollution*; Ordinance No. 559, *Regulating the Removal of Trees*; and Ordinance No. 695, *Requiring the Abatement of Hazardous Vegetation*.

Findings of Fact:

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

According to County of Riverside Certified EIR No. 521, Riverside County currently generates greenhouse gas (GHG) emissions associated with electricity use, natural gas consumption, solid waste, area sources (i.e., landscaping and woodburning emissions), water use, agriculture, and transportation.

In addition to existing Federal, State, and SCAQMD and MDAQMD regulations, the County has a number of ordinances, General Plan policies, County of Riverside Certified EIR No. 521 mitigation measures, and the County’s CAP to reduce GHG emissions. Ordinance No. 706 establishes air pollution reduction programs for mobile source pollution, Ordinance No. 726 establishes transportation demand management requirements. Further, the General Plan Land Use Element, Circulation Element, Multipurpose Open Space Element, and Air Quality Element include several policies which would reduce development impacts related to greenhouse gas emissions. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.5.1C, which would reduce construction vehicle and exhaust emissions, Mitigation Measure 4.7.A-N1, which would require new development projects to reduce their individual project emissions,

and Mitigation Measure 4.7.A-N2, which would require future discretionary projects to incorporate Implementing Measures from the County's CAP into project designs.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following compliance with existing Federal, State, and SCAQMD and MDAQMD regulations, as well as existing County ordinances, General Plan policies, County of Riverside Certified EIR No. 521 mitigation measures, and the County's CAP, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to GHG emissions.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to GHG emissions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Refer to Response 20(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Ordinance No. 615, *Hazardous Waste: Storing, Treating, Recycling*, and Ordinance No. 651, *Disclosure of Hazardous Materials & Formulation of Emergency Response Plans*; Ordinance No. 718, *Generation, Storage, Transportation of Medical Waste*; Ordinance No. 348, *Land Use Ordinance*; Riverside County Emergency Operations Plan; Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan; Ordinance No. 617, *Underground Storage Tanks Containing Hazardous Substances*; Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan; and County of Riverside Hazardous Waste Management Plan.

Findings of Fact:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

The routine transport, use, or disposal of hazardous materials are highly regulated by Federal, State, and local regulations and policies, as well as by the Riverside County Department of Environmental Health (RCDEH) and fire departments. Ordinance No. 615 and Ordinance No. 651 establish programs and procedures for the County to monitor facilities that handle hazardous materials, pursuant to applicable State and Federal laws and regulations. The Land Use Ordinance also regulates the

allowable locations and expansions of hazardous materials facilities. General Plan Policy S 7.3 requires all entities that handle hazardous materials take the necessary actions to prepare for possible hazardous materials accidents. General Plan policies S 6.1, S 7.1, and S 9.1 would further reduce impacts associated with the routine transport, use, and disposal of hazardous materials.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Further, the proposed revisions to the Land Use Ordinance would not alter the allowable locations and expansions of hazardous materials facilities. In addition, if it is determined that future development has the potential to result in impacts relative to the routine transport, use, or disposal of hazardous materials, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing regulatory programs, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts involving the routine transport, use, or disposal of hazardous materials.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the routine transport, use, or disposal of hazardous materials.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Refer to Response 21(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the release of hazardous materials into the environment.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

According to County of Riverside Certified EIR No. 521, the County's Emergency Operations Plan (EOP) addresses planned responses to extraordinary emergency situations, such as natural disasters, technological incidents and national security emergencies in or affecting Riverside County. The Riverside County Operational Area also developed the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP), which identifies and analyzes the natural and technical hazards faced by the County of Riverside.

The County of Riverside enforces several existing laws and regulatory programs to ensure development does not interfere with implementation of or physically interfere with the County's EOP or LHMP. Ordinance No. 787 adopts the Uniform Fire Code standards and requires that future development include adequate emergency access for fire safety personnel, equipment and apparatus, and do not hinder evacuation from fire, including potential blockage of stairways or fire doors. General Plan Policy S 5.12 requires the County of Riverside to conduct and implement long-range fire safety planning, including improved mutual aid agreements with the private and public sector that assist with evacuation of residents as well as access for emergency responders. General Plan Policy S 5.14 requires a review of inter-jurisdictional fire response agreements, and improvements to fire reporting and response times as recommended in the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to the impairment or interference with adopted emergency response or evacuation plans, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing laws and regulatory programs, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to interference with an adopted emergency response plan or emergency evacuation plan.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to interference with an adopted emergency response plan or emergency evacuation plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

According to County of Riverside Certified EIR No. 521, there are 25 separate school districts for primary grades (K-12), four Community College Districts, and a number of public and private colleges and universities within Riverside County.

The County of Riverside enforces several existing laws and regulatory programs to ensure development does not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. In addition to all relevant State and Federal regulations, future development would be subject to compliance with Ordinance No. 617, which requires hazardous substances stored in underground tanks to be done in a manner that prevents contamination.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where

development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to hazardous emissions or substances within one-quarter mile of an existing or proposed school, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing laws and regulations, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to the emission or handling of hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to hazardous materials impacts related to the emission or handling of hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Future implementing projects under the revised Land Use Ordinance may be located on sites which are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 ("Cortese List"). According to County of Riverside Certified EIR No. 521, there are 19 sites within Riverside County that are on the Cortese List.

The County of Riverside enforces several existing laws and regulatory programs to reduce potential risks of public exposure to Cortese Listed hazardous materials sites. In addition to all relevant State and Federal Regulations, General Plan Policy S 7.3 would reduce the impacts of future development as it relates to hazardous material sites through reinforcement of the County of Riverside Hazardous Waste Management Plan. This plan ensures the coordination of regional hazardous waste facility responsibilities and requires those businesses that handle hazardous materials. Policy S 7.6 ensures the continued improvement of emergency information dispersal through technology that tracks locations and types of hazardous materials. Policy S 7.14 also requires that emergency evacuation plans for hazardous materials release events are reviewed on a regular basis. Through regular review of evacuation plans, necessary updates can be made in order to maintain the efficiency of the plan, thereby further reducing potential hazardous impacts. policies S 6.1 and S 7.1 would further prevent significant impacts related to hazardous materials sites as they would reinforce the County's Hazardous Waste Management Plan, require the continued strengthening of Riverside County's Response Plan and Multi-Jurisdictional Local Hazard Mitigation Plan, and ensure the continued coordination of various agencies in order to assist in a number of activities including hazardous materials response.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development

accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to Cortese Listed sites, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing laws and regulations, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to Cortese Listed sites.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to Cortese Listed sites.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project:				
22. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Riverside County General Plan Figure S-20 "Airport Locations;" *Riverside County Airport Land Use Compatibility Plan*; Ordinance No. 269, *Height Limits, March Air Field*, and Ordinance No. 448, *Airport Operations*.

Findings of Fact:

a) Result in an inconsistency with an Airport Master Plan?

In 2004, the Riverside County Airport Land Use Commission (ALUC) adopted the *Riverside County Airport Land Use Compatibility Plan* policy document that establishes land use compatibility planning and policies near airports throughout Riverside County. The ALUC would review future development projects near airports to verify consistency with the Riverside County Airport Land Use Compatibility Plan. In addition, the County has a number of ordinances addressing airport land use consistency, including Ordinance No. 448, which establishes airport operating areas and regulates height limitations therein, and Ordinance No. 269, which addresses safety of both air operations at and people and property surrounding March Air Reserve Base through the establishment of maximum height limits around the air base.

Future implementing projects under the revised Land Use Ordinance may result in an inconsistency with an Airport Master Plan. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to an inconsistency with an Airport Master Plan, impacts would be evaluated

at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. Future development accommodated by the proposed revisions to the Land Use Ordinance would be required to include or incorporate by reference specific development standards to regulate the height of new development. It should be noted that the ALUC has reviewed the proposed revisions to the Land Use Ordinance and has determined that the proposed revisions are consistent with all compatibility plans with potential further review by the ALUC for Supportive and Employee Housing. Impacts related to inconsistencies with an Airport Master Plan would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to inconsistencies with an Airport Master Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Require review by the Airport Land Use Commission?

Refer to Response 22(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to Airport Land Use Commission review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

According to County of Riverside Certified EIR No. 521, Riverside County is host to municipal airports, a military air base and an aerial gunnery range, as well as a number of private fields and airstrips; refer to County of Riverside Certified EIR No. 521 Figure 4.13.2, *Airport Locations*. Most of the twelve public-use airports in Riverside County (including incorporated cities) are small and serve the needs of local residents for civilian light aircraft flights.

Future implementing projects under the revised Land Use Ordinance within an airport land use plan or within two miles of a public airport or public use airport may result in a safety hazard for people residing or working in the County. However, the ALUC would review future development projects near airports to make sure they are consistent with the Riverside County Airport Land Use Compatibility Plan. In addition to Ordinance No. 448 and Ordinance No. 269, General Plan Policy LU 1.8 reduces airport-related safety hazards by requiring review of land use proposals around airports involving general plan or zoning amendments, etc., to ensure that potential airport safety hazard concerns are addressed.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Further, it would be noted that the proposed revisions to the Land Use Ordinance includes or

incorporates by reference specific development standards to regulate the height of new development. The ALUC has reviewed the proposed revisions to the Land Use Ordinance and has determined that the proposed revisions are consistent with all compatibility plans with potential further review by the ALUC for Supportive and Employee Housing. Impacts related to airport safety hazards would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to a public airport-related safety hazard for people residing or working in the County.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Refer to Response 22(c) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to a private airport-related safety hazard for people residing or working in the County.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Ordinance No. 457, *Building Codes and Fees*; Ordinance No. 754, *Stormwater/Urban Runoff Management and Discharge Controls*; and Ordinance No. 458, *Regulating Flood Hazard Areas and Implementing the National Flood Insurance Program*.

Findings of Fact:

- a) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

The County enforces several existing Federal and State regulations, County ordinances, and General Plan policies to reduce potential impacts to water quality. Most notably, the Federal Clean Water Act and one of its implementing programs, the National Pollution Discharge Elimination System (NPDES) protect water quality by regulating sources of runoff that could pollute waterbodies. The County has a number of ordinances and General Plan policies that specifically address water quality and waste discharge standards, including Ordinance No. 457 and Ordinance No. 754, described in Response 24(a) above, in addition to General Plan policies OS 3.1 and OS 3.3 which address wastewater treatment and protection of water quality through compliance with various pollution discharge standards. Future development accommodated through implementation of the revised Land Use Ordinance involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.17.5B, which requires point source pollution reduction programs to adhere to Federal, State, and local programs, Mitigation Measure 4.17.5D, which requires project review by the County and Regional Water Quality Control Board, and Mitigation Measure 4.17.5E, which provides example measures to protect water quality for development projects.

Future implementing projects under the revised Land Use Ordinance may violate water quality standards or waste discharge requirements. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to a violation of water quality standards, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing regulatory controls, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to violation of a water quality standard or waste discharge requirements.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to violating any water quality standards or waste discharge requirements.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management.

Future implementing projects under the revised Land Use Ordinance would introduce new impervious surfaces which could interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. Compliance with existing General Plan policies and County of Riverside Certified EIR No. 521 mitigation measures would reduce potential impacts to groundwater recharge. General Plan policies OS 1.1 and OS 1.3 address water supply issues at the County level and for individual development projects. General Plan policies OS 4.1 through OS 4.3 address programs to support aquifer recharge which is necessary to prevent excessive draw-down of groundwater basins. Future development accommodated through implementation of the revised Land

Use Ordinance involving a discretionary action and occurring in groundwater recharge areas would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.17.2A, which requires that water harvesting, and recharge facilities are built within the same groundwater basin in which the recharge area is lost.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to a decrease in groundwater supplies, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing regulatory programs, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to substantially depleting groundwater supplies or interfering with groundwater recharge.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to substantially depleting groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river through the addition of impervious surfaces?

According to County of Riverside Certified EIR No. 521, the conversion of undeveloped, natural areas to urbanized uses throughout the County's watersheds have increased flooding potential by increasing the rate and amount of runoff in watersheds and altering drainage patterns.

Future implementing projects under the revised Land Use Ordinance may substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. However, the County enforces several existing regulations and General Plan policies to reduce potential impacts related to erosion or siltation. These include, but are not limited to, the Federal Clean Water Act, the NPDES program and various Riverside County ordinances and General Plan policies. In particular, Ordinance No. 457 includes requirements for preparation of a Storm Water Pollution Prevention Plan (SWPPP) for construction sites, implementation of year-round best management practices (BMPs) on such sites and the monitoring and maintaining of the BMPs to ensure they continue to provide adequate stormwater flow/runoff protections, erosion protection and sediment controls, both during and after construction activities on a site. Ordinance No. 754 requires that all discharges to storm drain systems be confined to stormwater runoff discharged pursuant to a NPDES permit or as otherwise authorized by the Santa Ana, San Diego, or Colorado River Basin RWQCB or the SWRCB in compliance with the Federal Clean Water Act. General Plan Policy S 4.5 prohibits substantial modification to watercourses unless modification does not increase erosion or adjacent sedimentation.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to alteration of existing drainage patterns, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following conformance with existing regulatory controls, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to substantially altering an existing drainage pattern of the site or area.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to substantially altering the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Result in substantial erosion or siltation on- or off-site?

According to County of Riverside Certified EIR No. 521, the conversion of undeveloped, natural areas to urbanized uses throughout the County's watersheds have increased flooding potential by increasing the rate and amount of runoff in watersheds and altering drainage patterns.

Future implementing projects under the revised Land Use Ordinance may substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. However, the County enforces several existing regulations and General Plan policies to reduce potential impacts related to erosion or siltation. These include, but are not limited to, the Federal Clean Water Act, the NPDES program and various Riverside County ordinances and General Plan policies. In particular, Ordinance No. 457 includes requirements for preparation of a Storm Water Pollution Prevention Plan (SWPPP) for construction sites, implementation of year-round BMPs on such sites and the monitoring and maintaining of the BMPs to ensure they continue to provide adequate stormwater flow/runoff protections, erosion protection and sediment controls, both during and after construction activities on a site. Ordinance No. 754 requires that all discharges to storm drain systems be confined to stormwater runoff discharged pursuant to a NPDES permit or as otherwise authorized by the Santa Ana, San Diego, or Colorado River Basin RWQCB or the SWRCB in compliance with the Federal Clean Water Act. General Plan Policy S 4.5 prohibits substantial modification to watercourses unless modification does not increase erosion or adjacent sedimentation.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General

Plan. In addition, if it is determined that future development has the potential to result in impacts relative to erosion or siltation, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following conformance with existing regulatory controls, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to substantially altering erosion or siltation on- or off-site.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to substantially altering the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

Refer to Response 23(c) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to altering surface runoff in a manner which would result in flooding on-site or off-site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Refer to Response 23(c) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to creating or contributing runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

g) Impede or redirect flood flows?

Future implementing projects under the revised Land Use Ordinance may place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. However, compliance with existing laws and regulatory programs, including Ordinance No. 458 and General Plan policies, would be sufficient to ensure that this impact is less than significant. Ordinance No. 458 implements the National Flood Insurance Program and places strict conditions on acceptable levels of development in floodplains. In compliance with General Plan Policy S 4.1, the County of Riverside would review new development accommodated

through implementation of the revised Land Use Ordinance to ensure that new development would have a minimum level of acceptable risk to flood hazards. Further, the proposed revisions to the Land Use Ordinance would not involve amendments to the “Watercourse, Watershed & Conservation Areas” (W-1) zone of Ordinance No. 348, which mitigates potential flood impacts by preventing permanent occupancy or residency in areas potentially at risk for flooding.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Impacts would be less than significant in this regard.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to placing within a 100-year flood hazard area structures which would impede or redirect flood flows.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

Riverside County a seismically active area and contains a number of topographical features and bodies of water which could result in potential seiche impacts if development is unregulated. With regard to tsunami risk, the Pacific Ocean is located more than 25 miles from Riverside County and as such, does not represent an inundation risk for the County.

Furthermore, future implementing projects under the revised Land Use Ordinance located within potential flooding areas or on unstable slopes would be subject to existing regulations as well as development review from the County, as noted in the “Geology and Soils” discussion, above. Compliance with these existing regulations would ensure the proposed revisions to the Land Use Ordinance related to mudflow inundation are less than significant.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to flood hazards, tsunami, seiche, or mudflow, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following conformance with existing regulatory controls, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to flood hazards, tsunamis, seiche, or mudflow.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to flood hazards, tsunamis, or seiche.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Refer to Responses 23(a) and 23(c) above.

Determination: The proposed revisions to the Land Use Ordinance would not conflict with or obstruct implementation of water quality control plan or sustainable groundwater management plan. Compliance with policies, regulations, and programs in place to protect water quality are assured through conditions of approval issued by the County of Riverside for implementing projects. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
24. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The revised Land Use Ordinance does not modify any General Plan Land Use designations. Further, no development is proposed with the modifications included in the proposed revisions to the Land Use Ordinance. The revised Land Use Ordinance does not allow development to occur in new areas within the County.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to land use conflicts, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. Therefore, less than significant impacts would occur related to alteration of the present or planned land use of an area.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the substantial alteration of the present or planned land use of an area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Refer to Response 24(a) above. The revised Land Use Ordinance does not propose any modifications to the General Plan or General Plan Land Use Designations. The revised Land Use Ordinance would not disrupt or divide the physical arrangement of an established community. If it is determined that future development has the potential to result in impacts relative to disruption or division of an established community, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. Therefore, impacts concerning the disruption or division of the physical arrangement of an established community would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the disruption or division of the physical arrangement of an established community.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MINERAL RESOURCES Would the project:

25. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Riverside County General Plan Figure OS-6 “Mineral Resources Area.”

Findings of Fact:

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

Future implementing projects under the revised Land Use Ordinance may involve physical impacts that could result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State. In order to address potential impacts to mineral resources, future development accommodated through implementation of the revised Land Use Ordinance would be subject to the number of existing General Plan policies that address protection of mineral resource areas, including policies LU 27.2 and 27.3, which protect the land and access to land for mineral resource uses, as well as Policy OS 14.2, which restricts the development of incompatible uses near existing or potential surface mining areas.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. If it is determined that future development has the potential to result in impacts relative to the loss of availability of a known mineral resource, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. Due to the limited modifications proposed for the Land Use Ordinance, and the limit of the modifications to areas already zoned for future development, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to the loss of availability of a known mineral resource.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to results in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

As depicted on General Plan Figure 4.14.1, *Mineral Resource Zones*, Riverside County does not contain any locally delineated important mineral recovery sites. Therefore, the proposed revisions to the Land Use Ordinance would not impact a locally-important mineral recovery site.

Determination: As determined in the analysis above, no impact would occur related to the loss of availability of a locally important mineral recovery site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Potentially expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Refer to Responses 11(a) and 11(b) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to exposure of people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project:

26. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Riverside County General Plan Figure S-20 "Airport Locations"

Findings of Fact:

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

Refer to Response 22(a) above. Future implementing projects under the revised Land Use Ordinance could generate excessive noise levels for people residing or working within two miles of a public or public use airport; however, no specific development is proposed as part of the proposed revisions to the Land Use Ordinance. The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Further, any future development accommodated by the proposed revisions to the Land Use Ordinance would be subject to review by the Riverside County ALUC, which would address the compatibility of the proposed development with the adjacent airport. The ALUC has reviewed the proposed revisions to the Land Use Ordinance and has determined that the proposed revisions are consistent with all compatibility plans with potential further review by the ALUC for Supportive and Employee Housing. Less than significant impacts would occur in relation to excessive noise levels for people residing or working within two miles of a public or public use airport.

Determination: As determined in the analysis above, less than significant impacts would occur in relation to excessive noise levels for people residing or working within two miles of a public or public use airport.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Refer to Responses 22(a) through 22(c) above.

Determination: As determined in the analysis above, less than significant impacts related to excessive noise levels for people within the vicinity of a private airstrip would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Noise Effects by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Riverside County General Plan, Ordinance No. 847, and Table N-1 (“Land Use Compatibility for Community Noise Exposure”).

Findings of Fact:

a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?**

Ordinance No. 847 regulates noise levels throughout the County and addresses both short-term construction impacts as well as long-term operational impacts related to excessive noise levels. The General Plan has a number of policies that have been developed specifically to restrict noise levels, including Policy N 1.1, Policy N 1.3, and Policy N 2.3, described in Response 30.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Future development would be subject to project level review and entitlement, which includes a site-specific review of each future implementing project. All future development would be required to be compliant with Ordinance No. 847. At that time, project level measures can be imposed as needed. Therefore, the proposed revisions to the Land Use Ordinance would have less than significant impacts related to the impacts due to increases in ambient noise levels.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to increases in ambient noise levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Refer to Response 27(a) above.

Determination: Impacts related to ground-borne noise levels would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PALEONTOLOGICAL RESOURCES Would the project:

28. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?				

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”

Findings of Fact:

a) **Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?**

The General Plan has a number of policies that have been developed specifically to protect paleontological resources, including, but not limited to, Policy OS 19.3, which states that all development would be reviewed for potential cultural resource sensitivity, Policy OS 19.6, which states that for any site that existing data shows may contain paleontological resources, a Paleontological Resource Impact Mitigation Program (PRIMP) would be filed with the County Geologist prior to grading, and Policy OS 19.8, which states that any site with unknown paleontological sensitivity would be studied to determine the sensitivity of the site in coordination with the County Geologist.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Therefore, the proposed revisions to the Land Use Ordinance would have less than significant impacts to paleontological resources and unique geologic features.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to paleontological resources and unique geologic features.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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POPULATION AND HOUSING Would the project:

29. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Riverside County General Plan Housing Element.

Findings of Fact:

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Future implementing projects under the revised Land Use Ordinance may involve physical impacts due to future development accommodated under the revised Land Use Ordinance articles and modified MU and Highest Density Residential Zones. The proposed modifications to the Land Use Ordinance would allow for future development; however, no development is proposed as part of the proposed revisions to the Land Use Ordinance.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to the displacement of substantial numbers of existing housing, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

As such, the proposed revisions to the Land Use Ordinance would not displace housing, requiring replacement housing to be constructed, and revised Land Use Ordinance would have less than significant impacts related to the displacement of residential units.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the displacement of residential units.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

Refer to Response 29(a) above. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Additionally, the proposed modifications to the Land Use Ordinance are intended to aid the development of future residential development and would not result in additional demand for housing. The revisions have been developed to assist in the implementation of the General Plan Housing Element and are intended to provide increasingly affordable housing options within the County.

Determination: Impacts would be less than significant in regard to demand for additional housing.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Refer to Response 29(a) above.

Determination: Less than significant impacts related to inducing population growth would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Safety Element and Riverside County General Plan EIR No. 521.

Findings of Fact:

Future implementing projects under the revised Land Use Ordinance may involve physical impacts due to future development accommodated under the revised Land Use Ordinance articles and modified MU and R-7 Zones. Future development would be required to have or be served by fire services. Riverside County is served through a contract with the California Department of Forestry and Fire Protection (CalFire). Since the proposed development would include residential units, increased demand for CalFire services may occur with future development. However, the Riverside County General Plan has a number of General Plan policies that specifically address fire services capacity, including Policy LU 5.2, which states that development would be monitored to ensure that fire service capacity can serve proposed development, as well as a number of policies that require individual development projects to incorporate fire prevention measures. To further offset impacts to fire services, future development would be subject to project level review and entitlement, which includes the payment of development impact fees to support development and operation of fire services and facilities.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and payment of development impact fees, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to fire services.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to fire services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

31. Sheriff Services

Source(s): Riverside County General Plan, Riverside County General Plan EIR No. 521

Findings of Fact:

Riverside County is served by the Riverside County Sheriff’s Department (RCSD). Since the proposed development would include residential units, increased demand for RCSD services may occur with future development. The General Plan has a number of policies developed in order to address sheriff services, including Policy LU 10.1, which states that new development would pay a fair share fee for sheriff services, as well as Policy LU 5.1, which states that development capacity would be monitored to ensure development does not exceed sheriff capacity. To further offset future demand increases, future development would be subject to project level review and entitlement, which includes the payment of development impact fees to support sheriff services. Any proposed development that may occur under the proposed ordinance modifications would be served by the RCSD and would be required to pay development impact fees to the RCSD.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and payment of development impact fees, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to sheriff services.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to sheriff services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

32. Schools

Source(s): Riverside County General Plan, Riverside County General Plan EIR No. 521

Findings of Fact:

Numerous school districts are present throughout the County. Since future development accommodated by the proposed revisions to the Land Use Ordinance could include future residential units, increased demand for school services may occur with future development. Thus, future implementing projects under the revised Land Use Ordinance may involve physical impacts due to future development accommodated under the revised Land Use Ordinance articles and modified MU and R-7 Zones. However, the General Plan has policies in place that specifically address school capacity. For example, Policy LU 5.2 states that the County would monitor development and projected development capacity to ensure that public services have adequate capacity to serve future demands. To further offset future demand increases, any potential future development would be subject to project level review and entitlement, which includes the payment of development impact fees to support school services. Development impact fees would be paid to the applicable school district.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and payment of development impact fees, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to school capacity.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to school capacity.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

33. Libraries

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Ordinance No. 659.

Findings of Fact:

Future implementing projects under the revised Land Use Ordinance may involve physical impacts due to future development accommodated under the revised Land Use Ordinance articles and modified MU and R-7 Zones. Future development would be required to have or be served by public services including libraries. However, the County has a number of policies and ordinances that specifically address library services. Riverside County Ordinance No. 659 requires development impact fees to be paid for development to fund library facilities operations and expansions. Relevant General Plan policies include, but are not limited to, Policy LU 5.2 which states that the County would monitor development and projected development capacity to ensure that public services have adequate capacity to serve future demands. To further offset future demand increases, future development would be subject to project level review and entitlement, which includes the payment of development impact fees to support development and operation of library facilities.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing County ordinances, General Plan policies, and payment of development impact fees, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related library facilities.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to library facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

34. Health Services

Source(s): Riverside County General Plan

Findings of Fact:

The revised Land Use Ordinance does not propose any modifications to existing or proposed health care facilities or services centers and would not result in the modification of existing or proposed health care services within the County. No impact would occur in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RECREATION Would the project:

35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), and Ordinance No. 659 (Establishing Development Impact Fees).

Findings of Fact:

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Throughout Riverside County, recreational facilities are provided by a number of agencies including Federal and State park lands, Riverside County parks, as well as parks provided by local parks districts. Although no specific development is proposed under the revised Land Use Ordinance, future development accommodated by the proposed revisions to the Land Use Ordinance would include residential units, and increased demand for parks and recreational facilities may occur with future development.

A number of County ordinances and General Plan policies specifically address parks and recreational facilities. Riverside County Ordinance No. 460 addresses park and recreation fees and dedications related to Quimby Act and requires development to provide 3 acres of parkland per 1,000 residents or pay fees in-lieu of such dedication. The revenues generated through the Quimby Act, however, cannot be used for the operation and maintenance of park facilities. Relevant General Plan policies include, but are not limited to, Policy OS 20.3, which discourages the removal of parks for non-recreational uses, Policy OS 20.5, which requires new development to include recreational areas within proposed development areas, and Policy OS 20.6, which requires the development to provide funding for active and passive recreational areas. To further offset future demand increases, future development would be subject to project level review and entitlement, which includes meeting County Open Space requirements for new development as well as the payment of development impact fees to fund future park development (Section 4.60.070 “Development Impact Fee” of the County’s Municipal Code).

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing County ordinances, General Plan policies, and payment of development impact fees, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to parks and recreational facilities.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to parks and recreational facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Refer to Response 35(a), above. Future development would be subject to project level review and entitlement, which includes meeting County Open Space requirements for new development as well as the payment of development impact fees to fund future park development. Construction of park facilities within proposed developments when required by the County, or the payment of development impact fees for park facilities, would offset any potential physical impacts to existing parks. Less than significant impacts would occur related to the deterioration of parks and recreational facilities.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the deterioration of existing parks and recreational facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Refer to Response 35(a) above. Future development would be subject to project level review and entitlement, which includes meeting County Open Space requirements for new development as well as the payment of development impact fees to fund future park development. Therefore, the dedication of parkland or payment of in-lieu of dedication fees required during the entitlement process would reduce impacts associated with this issue area. As such, less than significant impacts would occur related to development within a Community Service Area.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the location of development within a Community Service Area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RECREATION Would the project:

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riv. Co. 800-Scale Equestrian Trail Maps; Open Space and Conservation Map for Western County trail alignments; Riverside County General Plan; and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Include the construction or expansion of a trail system?

The revised Land Use Ordinance does not directly involve the construction or expansion of a trail system; however, future implementing projects under the revised Land Use Ordinance includes the potential for development. Future residential development facilitated by the revised Land Use Ordinance would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails. Existing ordinances and development fees, along with the County’s development review process, would ensure that future development facilitated through implementation of the revised Land Use Ordinance would provide adequate trail facilities. The construction of proposed trail facilities would be subject to CEQA, and developers would be required to conduct further environmental analysis to determine whether the construction of these trails would result in an environmental impact. Future trail construction/development would be subject to a separate environmental review process, as well as the above-mentioned Riverside County policies and ordinances, and would be required to mitigate any potential environmental impacts identified at that time. For these reasons, impacts would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would have no impacts related to the construction or expansion of the trail system.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, County of Riverside Certified EIR No. 521, Ordinance No. 461, Ordinance No. 659, Ordinance No. 824.

Findings of Fact:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Future implementing projects under the revised Land Use Ordinance may have the potential to conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. However, the General Plan includes a number of policies that specifically address traffic and circulation, including Policy C 1.1, which states that transportation systems would be designed to respond to concentrations of population and employment activities, Policy C 1.5, which states that the County would encourage development of projects that facilitate alternative transportation methods and encourage mixed use projects, Policy C 2.1, which establishes Level of Service requirements for County Roadways, and Policy C 2.2, which requires new development to prepare a traffic impact analysis as warranted by the County Traffic Impact Analysis Preparation Guidelines. Further, future development would be subject to project level review and entitlement, which would verify compliance with relevant General Plan policies, County ordinances, and the payment of applicable County fees, including development impact fees and Transportation Uniform Mitigation Fee (TUMF) fees. Ordinance No. 659, which established mitigation fees for residential development, Ordinance No.

461, which includes road improvement standards and specifications, and Ordinance No. 824, which established the Western Riverside County TUMF program. On September 27, 2013, Governor Jerry Brown signed Senate Bill (SB) 743 into law, which initiated a process to change transportation impact analyses completed in support of CEQA documentation. SB 743 eliminates Level of Service as a basis for determining significant transportation impacts under CEQA and provides a new performance metric, vehicle miles travelled (VMT). The County of Riverside is currently establishing a policy related to VMT to achieve the State's goals of reducing GHG emissions, encouraging infill development, and improving public health through active transportation.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Therefore, impacts related to conflicts with existing plans or policies that establish measures of effectiveness for transportation facilities would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to conflicts with existing plans or policies that establish measures of effectiveness for transportation facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Refer to Response 37(a) above. Future implementing projects under the revised Land Use Ordinance could conflict with an applicable congestion management program. As noted in County of Riverside Certified EIR No. 521, the Riverside County Congestion Management Program is administered by the Riverside County Transportation Commission. Under the program, Riverside County Transportation Commission monitors congestion throughout the County through a traffic monitoring system. If an area of the County experiences congestion beyond acceptable levels, a deficiency plan is required. In order to maintain the County roadways, it is the responsibility of local agencies, when reviewing and approving development proposals, to consider the traffic impacts on the CMP. Any future development accommodated under the proposed revisions to the Land Use Ordinance would be subject to a project level review by the County including an analysis of traffic impacts. Therefore, impacts related to conflicting with a Congestion Management Plan would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to conflicting with an applicable congestion management plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

The revised Land Use Ordinance does not include any roadway redesign, nor does it include changing the use of roadways for a new use. Any future development would be required to undergo the design review process, which would include a review of proposed circulation infrastructure. Impacts related to an increase in hazards due to roadway design or incompatible uses would be less than significant in this regard.

Determination: As determined in the analysis above, less than significant impacts would occur related to an increase in hazards due to roadway design or incompatible uses.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Cause an effect upon, or a need for new or altered maintenance of roads?

Refer to Responses 37(a) and 37(b) above. The revised Land Use Ordinance does not propose the development of new roadways or additional roadway maintenance requirements. Any implementing development accommodated by the proposed revisions to the Land Use Ordinance would be required to pay development impact fees to support the development and maintenance of new roadways. Impacts would be less than significant related to the need for new or altered maintenance of roads.

Determination: As determined in the analysis above, less than significant impacts would occur related to the need for new or altered maintenance of roads.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Cause an effect upon circulation during the project's construction?

Refer to Responses 37(a) and 37(b) above. The revised Land Use Ordinance does not propose development at this time. Any future development would be subject to a project level review, which would include reviewing potential circulation issues during project review. Less than significant impacts would occur in relation to circulation issues caused by construction.

Determination: As determined in the analysis above, less than significant impacts would occur in relation to circulation issues caused by construction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) Result in inadequate emergency access or access to nearby uses?

Refer to Responses 37(a) and 37(b) above. Future implementing projects under the revised Land Use Ordinance would be required to undergo a project level review. This would include an evaluation of any potential impacts related to emergency access to each implementing project site by the County Transportation and Planning Departments. Further, as noted in Responses 37(a) and 37(b) above, the proposed revisions to the Land Use Ordinance would not result in impacts related to emergency access or access to nearby uses. Impacts would be less than significant.

Determination: As determined in the analysis above, less than significant impacts would occur related to emergency access or access to nearby uses.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRANSPORTATION Would the project:

38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source(s): Riverside County General Plan and County of Riverside Certified EIR No. 521.

Findings of Fact:

The revised Land Use Ordinance does not propose any modifications to bike trails and would not result in the modification of existing or proposed bike trails within the County. No impact would occur in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 39. Tribal Cultural Resources | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency would consider the significance of the resource to a California Native American tribe.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan and County of Riverside Certified EIR No. 521.

Findings of Fact:

- a) **Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?**

The County General Plan has a number of policies that address tribal cultural resources. Policy OS 19.2 ensures that cultural resources are reviewed, and Native Americans Tribes are consulted following SB 18 and Section 15064.5(d) of the State CEQA Guidelines. Policy OS19-5 requires compliance with all applicable laws related to human remains. In addition, existing General Plan EIR No. 521 contains Mitigation Measure 4.9.B-N1, which requires consultation with local tribes if discoveries are made. Future development would be subject to project level review and entitlement, which would include formal AB 52 tribal consultation, and a review of potential tribal cultural resources, including those listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1.

In compliance with AB 52, the Riverside County Planning Department distributed letters notifying each tribe that requested to be on the County’s list for the purposes of AB 52 of the opportunity to consult with the County regarding the proposed project. No tribes responded to the County requesting

notification or consultation, and as such consultation has concluded. Nonetheless, future implementing projects under the revised Land Use Ordinance could cause a substantial adverse change in the significance of a Tribal Cultural Resource. However, for any implementing projects developed under the Land Use Ordinance, site-level review would include analyzing the subject site for tribal cultural resources. The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and Certified EIR No. 521 mitigation, as well as project level review and entitlement, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to tribal cultural resources.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to Tribal Cultural Resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?

Refer to Response 39(a) above.

Determination: Less than significant impacts would occur related to Tribal Cultural Resources that are significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITIES & SERVICE SYSTEMS Would the project:

40. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

As noted in Table 4.19-A of the County of Riverside Certified EIR No. 521, the County of Riverside is served by a number of water and wastewater providers, depending on the location within the County. To ensure that adequate water capacity is available, the County General Plan has a number of policies that specifically address wastewater treatment capacity. General Plan Policy OS 1.1, which states that the county would balance consideration of water supply requirements among various land needs (urban, agricultural, and environmental), Policy LU 5.3, which states that all projects would be reviewed for consistency with individual urban water management plans, and Policy LU 28.3, which requires that adequate water infrastructure is available for future residential land uses.

Future implementing projects under the revised Land Use Ordinance would be required to be served by a water supplier and would be subject to project level review and entitlement, which includes obtaining a will-serve letter from the applicable local water provider. It should be noted that the revised Land Use Ordinance would prohibit the construction of Tiny Homes and Container Homes in areas that are constrained by water availability and water quality concerns. The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and project level review; future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to water treatment facilities.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to water treatment facilities.

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Refer to Response 40(a) above.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to water supplies.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITIES & SERVICE SYSTEMS Would the project:

41. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan and County of Riverside Certified EIR No. 521.

Findings of Fact:

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

As noted in Table 4.19-A of the County of Riverside Certified EIR No. 521, the County of Riverside is served by a number of wastewater providers, depending on the location within the County. To ensure that adequate wastewater capacity is available, the County General Plan has a number of policies that specifically address wastewater treatment capacity. These include, but are not limited to Policy LU 28.3, which requires that adequate water and sewer infrastructure is available for future residential land uses.

Future implementing projects under the revised Land Use Ordinance would be required to be served by a wastewater treatment provider, and would be subject to project level review and entitlement, which includes obtaining a will-serve letter from the applicable local wastewater provider. The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. It should be noted that the revised Land Use Ordinance would prohibit the construction of Tiny Homes and Container Homes in areas that are constrained by sewage disposal and other health and safety concerns. Following conformance with existing General Plan policies and project level review, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to wastewater treatment facilities.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to wastewater treatment facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Refer to Response 41(a) above. The proposed revisions to the Land Use Ordinance would not result in a substantial increase in the need for wastewater treatment capacity. Less than significant impacts would occur in this regard.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to wastewater treatment capacity.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

b) Comply with Federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source(s): Riverside County General Plan; County of Riverside Certified EIR No. 521; and Riverside County Waste Management District Integrated Waste Management Plan.

Findings of Fact:

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

According to Table 4.17K of County of Riverside Certified EIR No. 521, Riverside County has a number of landfills, transfer stations, and hazardous waste facilities that serve the County. According to Table 4.17-L of the County of Riverside Certified EIR No. 521, the County of Riverside includes an existing landfill capacity of approximately 49 million tons, with landfills having capacity extending beyond 2040. The County General Plan has a number of policies addressing the capacity of local landfills. These include, but are not limited to, Policy LU 5.2, which specifically states that the County would monitor landfill capacity in conjunction with local landfill providers.

Any future development would be required to coordinate with the local solid waste provider for landfill service to ensure that solid waste service is available. If it is determined that future development has the potential to result in impacts relative to landfill capacity, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and coordination with local solid waste providers, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts to landfill capacity.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to permitted landfill capacity to accommodate future development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Does the project comply with Federal, State, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

The proposed modifications to the Land Use Ordinance, and any future development that it may accommodate, do not propose any modifications to regulations related to solid waste disposal.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. If it is determined that future development has the potential to result in impacts relative to Federal, State, and local statutes and regulations related to solid waste, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Future development would be required to comply with all Federal, State, and local solid waste regulations. Therefore, any future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to compliance with applicable solid waste regulations.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to compliance with applicable solid waste regulations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITIES & SERVICE SYSTEMS Would the project:

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Utility Companies, County of Riverside Certified EIR No. 521

Findings of Fact:

Future implementing projects under the revised Land Use Ordinance could impact electricity, natural gas, telecommunications, storm water, street lights, public facilities, and other applicable governmental services. Any future development would be required to be served by utility providers including electricity, natural gas, telecommunications, storm water, street lights, public facilities, and other applicable governmental services. The General Plan provides a number of policies developed to reduce potential impacts related to utility requirements including Policy LU 5.1, which states that development would not exceed the ability to adequately provide supporting infrastructure and services for development, Policy LU 5.2, which states that the County must monitor capacity of infrastructure and services in coordination with local utility and service providers to ensure growth does not exceed capacity, and Policy LU 10.1, which states that new development must contribute a fair share payment to fund future development of infrastructure. Further, future developments would be required to undergo a project-specific design review and analysis, such as the availability and expansion of utility infrastructure.

The proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following conformance with existing General Plan policies and project level CEQA review, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to construction of new or expanded utilities infrastructure.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to construction of new or expanded utilities infrastructure.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials, County of Riverside No. 521, Ordinance No. 695, and Ordinance No. 787.

Findings of Fact:

a) Substantially impair an adopted emergency response plan or an emergency evacuation plan?

The *Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan* includes a plan for facility, service, and equipment needs, as well as evacuation routes and access routes for emergency routes.

Ordinance No. 787 adopts the Uniform Fire Code standards and requires that future development include adequate emergency access for fire safety personnel, equipment and apparatus, and do not hinder evacuation from fire, including potential blockage of stairways or fire doors. General Plan Policy S 5.12 requires the County of Riverside to conduct and implement long-range fire safety planning, including improved mutual aid agreements with the private and public sector that assist with evacuation of residents as well as access for emergency responders. General Plan Policy S 5.14 requires a review of inter-jurisdictional fire response agreements, and improvements to fire reporting and response times

as recommended in the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan.

Future implementing projects under the revised Land Use Ordinance may impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. In addition, if it is determined that future development has the potential to impact emergency response plans, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing laws and regulatory programs, future development that may result from implementation of the revised Land Use Ordinance would result in less than significant impacts related to interference with an adopted emergency response plan or emergency evacuation plan.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to interference with an adopted emergency response plan or emergency evacuation plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose product occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?

According to the *Riverside County Map My County* GIS database, portions of the County directly border undeveloped hillsides, and contains areas of Very High fire hazard risk. While the proposed revisions to the Land Use Ordinance would allow development adjacent to and within Very High fire hazards zones, the County of Riverside Building and Safety Department has developed a number of protocols and regulations in order to protect development and reduce fire hazard impacts within these areas.

These regulations include Riverside County Ordinance No. 787, which adopts the Uniform Fire Code that requires future development to adhere to standards developed to reduce loss of life and property due to fire risk, and Riverside County Ordinance No. 695, which requires the abatement of hazardous vegetation. As noted in Response 44(a) above, the *Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Plan* also provides facility, service, and equipment planning in order to reduce potential loss due to fire risk. All development applications are sent to the County Fire Department for review and comment on each individual development's site-specific project design and to make recommendations on fire safety and emergency access. Each site-specific project design would be modified prior to approval to ensure compliance with fire department requirements which ensure that future development under the proposed revisions to the Land Use Ordinance would not exacerbate wildfire risks due to slope, prevailing winds, or other factors, and thereby, would not expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

Future implementing projects under the revised Land Use Ordinance may expose occupants to pollutant concentrations from wildfires. However, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Following compliance with existing laws and regulatory programs, impacts related to exposing occupants to pollutant concentrations from a wildfire would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to the exposure of occupants to pollutant concentrations from a wildfire.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Refer to Response 30(b) above. All applications for future development would be sent to the County Fire Department for review and comment on each individual development's site-specific project design and to make recommendations on fire safety and emergency access. Each site-specific project design would be modified prior to approval to ensure compliance with Fire Department requirements which ensure that future development under the revised Land Use Ordinance would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, impacts would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to fire services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Refer to Response 30(b) above. All applications for future development would be sent to the County Fire Department for review and comment on each individual development's site-specific project design and to make recommendations on fire safety and emergency access. Each site-specific project design would be modified prior to approval to ensure compliance with Fire Department requirements which ensure that future development under the proposed revisions to the Land Use Ordinance would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment.

Following compliance with existing laws and regulatory programs; future development that may result from implementation of the revised Land Use Ordinance would have a less than significant risk of exposing people or structures to hazards. Specifically, implementation of existing County of Riverside

Certified EIR No. 521 Mitigation Measures 4.9.1A, 4.9.1B, 4.9.1C, 4.9.1D, 4.9.2A, 4.9.2B, 4.9.2C, and 4.9.D would ensure that future development projects in the County would not expose people or structures to significant flood risks including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be reduced to a less than significant level.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to fire services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Refer to Response 30(b) above. All applications for future development would be sent to the County Fire Department for review and comment on each individual development's site-specific project design and to make recommendations on fire safety and emergency access. Each site-specific project design would be modified prior to approval to ensure compliance with Fire Department requirements which ensure that future development under the proposed revisions to the Land Use Ordinance would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, impacts would be less than significant.

Determination: As determined in the analysis above, the revised Land Use Ordinance would result in less than significant impacts related to fire services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

Potential impacts to biological resources were addressed in Section 7 above. Less than significant impacts related to the reduction of the habitat for fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff Review, Project Materials

Findings of Fact:

As noted above, the proposed changes to the Land Use Ordinance would not permit development within new areas of the County; any development accommodated under the Land Use Ordinance would be in areas where development is already anticipated to occur. While the unit makeup of future development accommodated under the Land Use Ordinance may be slightly modified (with the implementation of Single Room Occupancy Units, Supportive, Transitional and Employee Housing, Tiny Homes, and Container Homes), the total buildout would remain the same as the buildout anticipated in the General Plan. Since the anticipated buildout due to the proposed revisions to the Land Use Ordinance would be within the anticipated General Plan buildout, impacts would be less than significant and would not be considered cumulatively considerable.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

47. Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Refer to the responses provided above. The revised Land Use Ordinance would have a less than significant impact relative to substantial adverse effects that affect human beings as noted in the analysis above. The revised Land Use Ordinance would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VII. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion would identify the following:

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VIII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 11/16/2020 11:59 AM

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Appendix 1
Proposed Ordinance Revisions

1 Safety Code section 17021.8.(c).”

2 Section 4. A new subsection C.2. is added to Section 6.50 of Ordinance No. 348 to
3 read as follows:

4 “2. Employee housing not meeting the requirements set forth in Health and Safety
5 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group
6 quarters or 12 units or spaces designed for use by a single family or household.”

7 Section 5. Subsection A. of Section 8.1 of Ordinance No. 348 is amended to read as
8 follows:

9 “A. The following use shall be permitted in the R-3 Zone: One-family dwellings.”

10 Section 6. The existing Subsection 1. of Section 8.1.A. of Ordinance No. 348 is
11 deleted in its entirety.

12 Section 7. The existing Subsections A., B., and C. of Section 8.1 of Ordinance No. 348
13 are relettered B., C., and D. respectively.

14 Section 8. The existing Subsections 2. through 28 of Section 8.1.A of Ordinance No.
15 348 are renumbered 1. through 27 respectively.

16 Section 9. Section 8.202 of Article VIII of Ordinance No. 348 is amended in its
17 entirety to read as follows:

18 “SECTION 8.202 USES PERMITTED.

19 A. The following use shall be permitted in the R-6 zone: One family dwellings,
20 including mobilehomes on permanent foundations.

21 B. The following uses are permitted provided a plot plan has been approved in
22 accordance with the provisions of this article:

- 23 1. Two-family dwellings and multiple family dwellings.
- 24 2. Planned residential development.
- 25 3. Apartment houses.
- 26 4. Accessory buildings, provided there is a main building on the lot.
- 27 5. Home occupations.
- 28 6. Temporary real estate offices located within a subdivision, to be used only

1 for and during the original sale of the subdivision.

2 7. Community recreation facilities as a part of a development.

3 8. Child day care center.

4 C. The following uses are permitted provided a public use permit has been approved
5 pursuant to Section 18.29 of this ordinance: churches, temples and other places of
6 religious worship.

7 D. The following use is permitted provided a conditional use permit has been
8 approved pursuant to Section 18.28 of this ordinance: mobilehome parks developed
9 pursuant to Section 19.92 of this ordinance.”

10 Section 10. Article VIIIg of Ordinance No. 348 is amended in its entirety to read as

11 follows:

12 “ARTICLE VIIIg R-7 ZONE (HIGHEST DENSITY RESIDENTIAL)

13 SECTION 8.301. PURPOSE AND INTENT.

14 The purpose of this article is to establish the Highest Density Residential (R-7) Zone. The
15 intent of the R-7 Zone is to implement the Highest Density Residential land use
16 designation of the General Plan in an effort to accommodate the County’s Regional
17 Housing Needs Assessment (RHNA) allocation.

18 SECTION 8.302. PERMITTED USES.

19 A. The following uses shall be permitted in the R-7 Zone:

20 1. One family dwelling on an existing legal lot

21 2. Home occupations

22 3. Multiple family dwellings

23 4. Community gardens

24 B. The following uses shall be permitted provided a plot plan has been approved
25 pursuant to the provisions of Section 18.30 of this ordinance:

26 1. Boarding, rooming and lodging houses

27 2. Child day care centers

28 3. Churches, temples and other places of religious worship

1 4. Libraries, museums and art galleries

2 5. Public and private parks and playgrounds

3 C. The following uses shall be permitted provided a conditional use permit has been
4 approved pursuant to the provisions of Section 18.28 of this ordinance:

5 1. Mobile home parks

6 D. Any use not specifically listed in subsections B. or C. may be considered a
7 permitted or conditionally permitted use provided that the Planning Director finds
8 that the proposed use is substantially the same in character and intensity as those
9 listed in the designated subsections. Such a use is subject to the permit process
10 which governs the category in which it falls.

11 SECTION 8.303. DEVELOPMENT STANDARDS IN THE R-7 ZONE.

12 A. LOT SIZE. There is no minimum lot size.

13 B. LOT WIDTH. There is no minimum lot width.

14 C. LOT DEPTH. There is no minimum lot depth.

15 D. FRONTAGE. There is no minimum frontage.

16 E. HEIGHT. The maximum height of any buildings or structures shall be no greater
17 than seventy-five (75) feet.

18 F. SCREENING. All roof-mounted equipment, excluding solar panels, shall be
19 screened from the ground elevation view to a minimum sight distance of six
20 hundred sixty (660) feet for residential buildings and one thousand three hundred
21 twenty (1,320) feet for non-residential buildings.

22 G. LOT COVERAGE. There is no maximum lot coverage.

23 H. FRONT SETBACK. There is no front setback requirement, except for one family
24 dwellings or associated structure(s), which shall have a minimum front setback of
25 no less than twenty-five (25) feet.

26 I. SIDE SETBACK. There is no side setback requirement, except for the following:

27 1. One family dwellings or associated structure(s) shall have a minimum side
28 setback of no less than five (5) feet.

1 2. For lots zoned R-7 that abut lots zoned R-R, R-A, R-1 and R-1-A, the
2 minimum side setback shall be no less than five (5) feet.

3 J. REAR SETBACK. There is no rear setback requirement, except for the following:

4 1. One family dwellings or associated structure(s) shall have a minimum rear
5 setback of no less than fifteen (15) feet.

6 2. For lots zoned R-7 that abut lots zoned R-R, R-A, R-1 and R-1-A, the
7 minimum rear setback shall be no less than fifteen (15) feet.

8 K. OPEN SPACE.

9 1. Any development with more than ten (10) multiple family dwelling units
10 shall provide at least one hundred (100) square feet of common use area
11 (CUA) for each unit above ten (10) units. A CUA is a recreational open
12 space area, such as a park, sport field, pool, gym, or passive recreational
13 area, associated with and located on the same lot or lots as the primary use.

14 A reduction in this requirement may be applied pursuant to the following:

15 a. A five percent (5%) reduction for developments that provide more
16 than two hundred (200) dwelling units.

17 b. A five percent (5%) reduction for developments that provide
18 housing for very low, low or moderate income households, as
19 defined in the Riverside County's General Plan Housing Element,
20 with applicable affordability restrictions.

21 2. Any development with multiple family dwelling units shall provide at least
22 fifty (50) square feet of private open space (POA) per unit. A POA is a
23 private usable open space area, such as a patio or balcony, which is not
24 encumbered with structures and is attached to the primary dwelling unit.

25 L. SITE REQUIREMENTS.

26 1. REFUSE AND RECYCLABLE MATERIAL STORAGE AREA. A refuse
27 and recyclable material storage area shall be provided for any new
28 development, or existing development that will add thirty percent (30%) or

1 more units or floor area. This area must be fully enclosed and have
2 adequate separation from any habitable areas. This area shall be screened
3 using landscape or architectural features.

4 2. ENCROACHMENTS. No setback or yard encroachments are permitted,
5 except as provided in Section 18.19 of this ordinance.

6 3. LIGHTING. All onsite lighting shall be focused, directed, or arranged to
7 prevent glare or direct illumination on adjacent residential uses.

8 4. PARKING. Off-street parking shall be provided pursuant to Section 18.12
9 of this ordinance.

10 5. LANDSCAPE. There is no minimum landscape area requirement.

11 SECTION 8.304. DEVELOPMENT DESIGN AND PHASING.

12 A. PHASING PLAN. For phased developments, a site development phasing plan
13 shall be submitted with the land use application or design review application and
14 include maps, exhibits and a description of the following: phasing for development
15 and infrastructure, and the development of multi-modal transportation connectivity
16 with the neighborhood and adjoining community areas.

17 B. DESIGN REVIEW. For multiple family dwellings, a site design plan shall be
18 submitted to the Planning Director for review and shall include the following:

19 1. Site plan with building footprint

20 2. Floor plans

21 3. Landscape plan, as necessary

22 4. Wall and fencing plan

23 5. Elevation plan

24 6. Architectural design

25 7. Photometric plan, as necessary

26 8. Traffic analysis

27 C. PUBLIC REVIEW PERIOD. A thirty (30) day public review period shall be
28 provided prior to the Planning Director considering the site design plan submitted

1 for multiple family dwellings. Notice of the public review period shall be given in
2 the same manner as provided in Section 18.26.c. subsections (2),(4), (5),(6) and (7)
3 of this ordinance. The notice shall include the mailing address to send comments
4 to, the dates for the public review period, location where the site design plan may
5 be reviewed, and explain that the public may comment on the site design plan for
6 the multiple family dwellings.

7 D. DESIGN APPROVAL. The above referenced site design plan shall be approved
8 by the Planning Director if the site design plan is consistent with all of the
9 following:

- 10 1. The Riverside County General Plan;
- 11 2. This ordinance;
- 12 3. The Countywide Design Guidelines;
- 13 4. There is no specific, adverse impact upon the public health or safety. A
14 specific adverse impact means a significant, quantifiable, direct, and
15 unavoidable impact, based on objective, identified written public health or
16 safety standards, policies or conditions as they existed on the date the
17 application was deemed complete; or
- 18 5. If there is a specific adverse impact upon the public health or safety, the
19 development has been conditioned to develop at a lower density which
20 removes the specific adverse impact.

21 E. APPROVAL PERIOD. An applicant of a site design plan shall obtain building
22 permits within two (2) years of the site design approval for any multiple family
23 dwellings, pursuant to this section. The Planning Director may grant a request for a
24 one-year extension of time of this requirement, if the request is submitted by the
25 applicant at least six (6) months prior to the expiration of the original time limit
26 with the appropriate fee. If an extension is granted, the total time allowed for a site
27 design plan approval shall not exceed three (3) years.”

- 1 4. Artisan or novelty stores
- 2 5. Bakery shops, including baking only when incidental to retail sales on the
- 3 premises
- 4 6. Banks and financial institutions
- 5 7. Barber and beauty shops
- 6 8. Book stores
- 7 9. Business and Professional Schools
- 8 10. Cellular telephone sales and service
- 9 11. Check Cashing Business
- 10 12. Churches, temples, and other places of religious worship
- 11 13. Clothing Dry Cleaners
- 12 14. Clothing stores
- 13 15. Community and Civic Centers
- 14 16. Computer sales and service
- 15 17. Day care centers
- 16 18. Delicatessens
- 17 19. Drug stores
- 18 20. Florist shops
- 19 21. Gift shops
- 20 22. Grocery stores
- 21 23. Hardware stores
- 22 24. Health and fitness facility, indoor
- 23 25. Household furniture and appliance stores
- 24 26. Internet cafes and internet gaming facilities
- 25 27. Jewelry store with incidental repairs
- 26 28. Laundries and laundromats
- 27 29. Medical offices
- 28

- 1 30. Multiple family dwellings combined with non-residential uses listed in this
- 2 subsection B
- 3 31. Museums and libraries
- 4 32. Nurseries and garden supply stores
- 5 33. Paint and wall paper stores
- 6 34. Pet shops ad pet supply shops
- 7 35. Photography shops and studios and photo engraving
- 8 36. Plumbing shops, not including plumbing contractors
- 9 37. Post services
- 10 38. Restaurant and other eating establishments
- 11 39. Shoe stores and repair shops
- 12 40. Sporting goods stores
- 13 41. Tailor shops
- 14 42. Tobacco or Hookah shops; but not lounges
- 15 43. Tourist information centers
- 16 44. Toy stores
- 17 C. The following uses shall be permitted provided a conditional use permit has been
- 18 approved pursuant to the provisions of Section 18.28 of this ordinance:
- 19 1. Animal hospitals and veterinary office, with outdoor facilities
- 20 2. Bars and cocktail lounges
- 21 3. Billiard and pool halls
- 22 4. Catering services
- 23 5. Convenience stores
- 24 6. Film, dental medical, research, and testing laboratories
- 25 7. Hotels, resort hotels and motels
- 26 8. Indoor entertainment and recreation facility
- 27 9. Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic
- 28 Beverage Sales) of this Ordinance.

- 1 10. Mobilehome parks pursuant to Section 19.91 of this ordinance.
- 2 11. Multiple family dwellings combined with non-residential uses listed in this
- 3 subsection C.
- 4 12. Private Academic Facility
- 5 13. Theaters and Auditoriums
- 6 D. SAME CHARACTER AND INTENSITY. Any use that is not specifically listed in
- 7 subsections B. or C. may be considered a permitted or conditionally permitted use
- 8 provided that the Planning Director finds that the proposed use is substantially the
- 9 same in character and intensity as those listed in the designated subsections. Such a
- 10 use is subject to the permit process which governs the category in which it falls.

11 SECTION 9.87. DEVELOPMENT STANDARDS IN THE MU ZONE.

- 12 A. LOT SIZE. There is no minimum lot size.
- 13 B. LOT WIDTH. There is no minimum lot width.
- 14 C. LOT DEPTH. There is no minimum lot depth.
- 15 D. FRONTAGE. There is no minimum lot frontage.
- 16 E. HEIGHT. The maximum height of any buildings or structures shall be no greater
- 17 than seventy-five (75) feet. Ground floor commercial retail shall have a minimum
- 18 ceiling height of eleven (11) feet, measured from foundation to finished ceiling.
- 19 F. SCREENING. All roof-mounted equipment, excluding solar panels, shall be
- 20 screened from the ground elevation view to a minimum sight distance of six
- 21 hundred sixty (660) feet for residential buildings and one thousand three hundred
- 22 twenty (1,320) feet for non-residential buildings, including mixed-use buildings.
- 23 G. LOT COVERAGE. There is no minimum lot coverage.
- 24 H. FRONT SETBACKS. There is no front setback requirement, except for one family
- 25 dwellings or associated structure(s), which shall have a minimum front setback of
- 26 no less than twenty-five (25) feet.
- 27 I. SIDE SETBACKS. There is no side setback requirement, except for the following:
- 28 1. One family dwellings or associated structure(s) shall have a minimum side

1 setback of no less than five (5) feet.

- 2 2. For lots zoned MU that abut lots zoned R-R, R-A, R-1, R-1-A, the
3 minimum side setback shall be no less than five (5) feet.

4 J. REAR SETBACKS. There is no rear setback requirement, except for the
5 following:

- 6 1. One family dwellings or associated structure(s) shall have a minimum side
7 setback of no less than fifteen (15) feet.

- 8 2. For lots zoned MU that abut lots zoned R-R, R-A, R-1, R-1-A, the
9 minimum rear setback shall be no less than fifteen (15) feet.

10 K. OPEN SPACE.

- 11 1. Any development with one or more non-residential building(s) with thirty
12 thousand (30,000) square feet or greater of floor area each shall provide at
13 least one (1) public use area (PUA) that is adjacent to public streets or
14 ground floor retail or ground floor commercial uses. A PUA is an urban and
15 public open space area, such as a plaza, square or court, located on the same
16 lot(s) as the primary use and used as a gathering place or a pedestrian
17 linkage between buildings.

- 18 2. Any development with more than ten (10) multiple family dwelling units
19 shall provide at least one hundred (100) square feet of common use area
20 (CUA) for each unit above ten (10) units. A CUA is a recreational open
21 space area, such as a park, sport field, pool, gym, or passive recreational
22 area, associated with and located on the same lot or lots as the primary use.
23 A PUA may be used to fulfill the CUA.

24 requirement. A reduction in this requirement may be applied pursuant to
25 the following:

- 26 a. A ten percent (10%) reduction for developments that provide more
27 than two hundred (200) dwelling units.
28 b. A twenty-five percent (25%) reduction for developments that

1 provide housing for very low, low or moderate income households
2 as defined in the Riverside County Housing Element with applicable
3 affordability restrictions.

- 4 3. PRIVATE OPEN AREA. A private open area (POA) is a private usable
5 open area, such as a patio or balcony, which is not encumbered with
6 structures and is attached to the primary dwelling unit. A development with
7 multiple family units shall provide at least fifty (50) square feet of POA per
8 unit.

9 L. SITE REQUIREMENTS.

- 10 1. Any mixed-use buildings shall provide ground floor retail or commercial
11 uses for at least fifty percent (50%) of ground floor units that front a public
12 street, sidewalk, or public use area at the time of development.

- 13 2. Any ground floor retail or commercial units shall have transparent walls on
14 at least fifty percent (50%) of the wall area that fronts a public street,
15 sidewalk, or public use area.

- 16 3. REFUSE AND RECYCLABLE STORAGE AREA. A refuse and
17 recyclable material storage area shall be provided for any new multiple
18 family, mixed-use, or commercial development, or existing multiple family
19 mixed-use, or commercial development that will add thirty percent (30%) or
20 more units or floor area. This area must be fully enclosed and have
21 adequate separation from any habitable areas. This area shall be screened
22 using landscape or architectural features.

- 23 4. ENCROACHMENTS. No setbacks or yard encroachments are permitted,
24 except as provided in Section 18.19 of this ordinance.

- 25 5. LIGHTING. All onsite lighting shall be focused, directed or arranged to
26 prevent glare or direct illumination on adjacent residential uses.

- 27 6. PARKING. Off-street parking shall be provided pursuant to Section 18.12
28 of this Ordinance.

1 7. LANDSCAPE. There is no required minimum landscape area.

2 SECTION 9.88. DEVELOPMENT DESIGN AND PHASING.

3 A. PHASING PLAN. For phased developments, a site development phasing plan
4 shall be submitted with the land use application or design review application and
5 include maps, exhibits and a description of the following: phasing for development
6 and infrastructure, and the development of multi-modal or active transportation
7 connectivity with the neighborhood and adjoining community areas.

8 B. DESIGN REVIEW. For multiple family dwelling developments that only include
9 a residential use, a site design plan shall be submitted to the Planning Director for
10 review and shall include the following:

- 11 1. Site plan with building footprint
- 12 2. Floor plans
- 13 3. Landscape plan, as necessary
- 14 4. Wall and fencing plan
- 15 5. Elevation plan
- 16 6. Architectural design
- 17 7. Photometric plan, as necessary
- 18 8. Traffic analysis

19 C. PUBLIC REVIEW PERIOD. A thirty (30) day public review period shall be
20 provided prior to the Planning Director considering the site design plan submitted
21 for multiple family dwelling developments that only include residential use. Notice
22 of the public review period shall be given in the same manner as provided in
23 Section 18.26.c. subsections (2),(4), (5),(6) and (7) of this ordinance. The notice
24 shall include the mailing address to send comments to, the dates for the public
25 review period, location where the site design plan may be reviewed, and explain
26 that the public may comment on the site design plan for the multiple family
27 dwelling development.

28 D. DESIGN APPROVAL. The site design plan referenced above shall be approved if

1 the Planning Director finds the site design plan conforms to or is consistent with all
2 of the following:

- 3 1. The Riverside County General Plan;
- 4 2. This ordinance;
- 5 3. The Countywide Design Guidelines;
- 6 4. There is no specific, adverse impact upon the public health or safety. A
7 specific adverse impact means a significant, quantifiable, direct, and
8 unavoidable impact, based on objective, identified written public health or
9 safety standards, policies or conditions as they existed on the date the
10 application was deemed complete; or
- 11 5. If there is a specific adverse impact upon the public health or safety, the
12 development has been conditioned to develop at a lower density which
13 removes the specific adverse impact.

14 E. APPROVAL PERIOD. An applicant of a site design plan approval shall obtain
15 building permits within two (2) years of the approval of any multiple family
16 dwellings, pursuant to this section. The Planning Director may grant a request for a
17 one-year extension of time of this requirement, if the request is submitted by the
18 applicant at least six (6) months prior to the expiration of the original time limit
19 with the appropriate fee. If the extension is granted, the total time allowed for a site
20 design plan approval shall not exceed three (3) years.”

21 Section 12. A new Subsection A.18. is added to Section 13.1 of Ordinance No. 348 to
22 read as follows:

23 “18. Employee housing meeting the requirements, as determined by the Planning
24 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
25 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
26 use by single family or household. Review of determinations that employee housing meets
27 the requirements set forth in Health and Safety Code section 17021.8 shall be processed
28 and considered by the Planning Commission in accordance with Health and Safety Code

1 section 17021.8.(c).”

2 Section 13. Subsection C.3. of Section 13.1 of Ordinance No. 348 is amended to read as
3 follows:

4 “3. Employee housing not meeting the requirements set forth in Health and Safety
5 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group
6 quarters or 12 units or spaces for use by a single family or household.”

7 Section 14. A new subsection K. is added to Section 13.51 of Ordinance No. 348 to
8 read as follows:

9 “K. Employee housing meeting the requirements, as determined by the Planning
10 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
11 consisting of no more than 36 beds in a group quarters or 12 units or spaces for use by a
12 single family or household. Review of determinations that employee housing meets the
13 requirements set forth in Health and Safety Code section 17021.8 shall be processed and
14 considered by the Planning Commission in accordance with Health and Safety Code
15 section 17021.8.(c).”

16 Section 15. A new subsection L. is added to Section 13.51 of Ordinance No. 348 to read
17 as follows:

18 “L. Employee housing not meeting the requirements set forth in Health and Safety
19 Code section 17021.8, as may be amended, or consisting of more than 36 beds in group
20 quarters or 12 units or spaces designed for use by a single family or household.”

21 Section 16. A new subsection A.23. is added to Section 14.1 of Ordinance No. 348 to
22 read as follows:

23 “23. Employee housing meeting the requirements, as determined by the Planning
24 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
25 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
26 use by a single family or household. Review of determinations that employee housing
27 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
28 processed and considered by the Planning Commission in accordance with Health and

1 Safety Code section 17021.8.(c).”

2 Section 17. Subsection C.3. of Section 14.1 of Ordinance No. 348 is amended to read as
3 follows:

4 “3. Employee housing not meeting the requirements set forth in Health and Safety
5 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a groups
6 quarters or 12 units or spaces designed for use by a single family or household.”

7 Section 18. A new subsection A.12. is added to Section 14.52 of Ordinance No. 348 to
8 read as follows:

9 “12. Employee housing meeting the requirements, as determined by the Planning
10 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
11 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
12 use by a single family or household. Review of determinations that employee housing
13 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
14 processed and considered by the Planning Commission in accordance with Health and
15 Safety Code section 17021.8.(c).”

16 Section 19. A new subsection C.3. is added to Section 14.52 of Ordinance No. 348 to
17 read as follows:

18 “3. Employee housing not meeting the requirements set forth in Health and Safety
19 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group
20 quarters or 12 units or spaces designed for use by a single family or household.”

21 Section 20. A new subsection A.6. is added to Section 14.73 of Ordinance No. 348 to
22 read as follows:

23 “6. Employee housing meeting the requirements, as determined by the Planning
24 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
25 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
26 use by a single family or household. Review of determinations that employee housing
27 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
28 processed and considered by the Planning Commission in accordance with Health and

1 Safety Code section 17021.8.(c)”

2 Section 21. Subsection C.3. of Section 14.73 of Ordinance No. 348 is amended to read
3 as follows:

4 “3. Employee housing not meeting the requirements set forth in Health and Safety
5 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group
6 quarters or 12 units or spaces designed for use by a single family or household.”

7 Section 22. A new subsection A.8. is added to Section 14.92 of Ordinance No. 348 to
8 read as follows:

9 “8. Employee housing meeting the requirements, as determined by the Planning
10 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
11 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
12 use by a single family or household. Review of determinations that employee housing
13 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
14 processed and considered by the Planning Commission in accordance with Health and
15 Safety Code section 17021.8.(c).”

16 Section 23. Subsection C.1. of Section 14.92 of Ordinance No. 348 is amended to read
17 as follows:

18 “1. Employee housing not meeting the requirements set forth in Health and Safety
19 Code section 17021.8, as may be amended, or consisting of more than 36 beds in group
20 quarters or 12 units or spaces designed for use by a single family or household.”

21 Section 24. A new subsection A.8. is added to Section 14.94 of Ordinance No. 348 to
22 read as follows:

23 “8. Employee housing meeting the requirements, as determined by the Planning
24 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
25 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
26 use by a single family or household. Review of determinations that employee housing
27 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
28 processed and considered by the Planning Commission in accordance with Health and

1 Safety Code section 17021.8.(c).”

2 Section 25. Subsection C.1. of Section 14.94 of Ordinance No. 348 is amended to read
3 as follows:

4 “1. Employee housing meeting the requirements, as determined by the Planning
5 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
6 consisting of more than 36 beds in a group quarters or 12 units or spaces designed for use
7 by a single family or household. Review of determinations that employee housing meets
8 the requirements set forth in Health and Safety Code section 17021.8 shall be processed
9 and considered by the Planning Commission in accordance with Health and Safety Code
10 section 17021.8.(c).”

11 Section 26. A new subsection A.14. is added to Section 14.96 of Ordinance No. 348 to
12 read as follows:

13 “14. Employee housing meeting the requirements, as determined by the Planning
14 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
15 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
16 use by a single family or household. Review of determinations that employee housing
17 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
18 processed and considered by the Planning Commission in accordance with Health and
19 Safety Code section 17021.8.(c).”

20 Section 27. Subsection C.1. of Section 14.96 of Ordinance No. 348 is amended to read
21 as follows:

22 “1. Employee housing meeting the requirements, as determined by the Planning
23 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
24 consisting of more than 36 beds in a group quarters or 12 units or spaces designed for use
25 by a single family or household. Review of determinations that employee housing meets
26 the requirements set forth in Health and Safety Code section 17021.8 shall be processed
27 and considered by the Planning Commission in accordance with Health and Safety Code
28 section 17021.8.(c).”

1 Section 28. A new subsection A.9. is added to Section 14.98 of Ordinance No. 348 to
2 read as follows:

3 “9. Employee housing meeting the requirements, as determined by the Planning
4 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
5 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
6 use by a single family or household. Review of determinations that employee housing
7 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
8 processed and considered by the Planning Commission in accordance with Health and
9 Safety Code section 17021.8.(c).”

10 Section 29. Subsection B. of Section 18.18 of Ordinance No. 348 is amended in its
11 entirety to read as follows:

12 “B. DETACHED ACCESSORY BUILDINGS AND STRUCTURES.

13 1. ALLOWED USE. Subject to the provisions provided in this Section,
14 detached accessory buildings and structures are allowed on lots where the principal
15 use of the lot is a one family dwelling.

16 2. PLOT PLAN REQUIREMENT.

17 a. Notwithstanding the above Section 18.18.B.1., the Planning Director
18 may, based on a determination of potential environmental concerns,
19 require the submittal of a plot plan including the preparation of an
20 environmental assessment pursuant to Section 18.30 of this
21 ordinance if either:

22 i. A detached accessory building or structure on a lot equals or
23 exceeds five thousand (5,000) square feet in size; or,

24 ii. The total square footage of all detached accessory buildings
25 or structures of a lot equal or exceed five thousand (5,000)
26 square feet. Said determination of potential environmental
27 concerns shall be made by the Planning Director and is
28 within his or her sole discretion.

1 b. If a plot plan is required for a detached accessory building or
2 structure, a public hearing shall be held in accordance with Section
3 18.30 of this ordinance and the plot plan shall only be approved if it
4 complies with the requirements of this Section and the requirements
5 of Section 18.30 of this ordinance.

6 3. DEVELOPMENT STANDARDS. In addition to the development
7 standards of the applicable zone, a detached accessory building or structure
8 shall comply with the following:

9 a. Where a rear yard is required by this ordinance, a detached
10 accessory building or structure may occupy not more than fifty
11 percent (50%) of the required rear yard.

12 b. In areas of altitudes above four thousand (4,000) feet, a detached
13 accessory building or structure may be constructed in accordance
14 with the same building setback line as is required for a one family
15 dwelling on the same lot.

16 c. Detached accessory buildings or structures shall be located in the
17 rear portion of a lot and shall not be nearer to the street line than the
18 principal dwelling on the lot.

19 d. No detached accessory building shall be nearer to the one family
20 dwelling, or other building or structure than that permitted by
21 Ordinance No. 457 and Ordinance No 787.

22 e. Notwithstanding the height limitations of any zone, the height limit
23 shall be thirty (30) feet or the height of the principal dwelling,
24 whichever is less.

25 f. Bare metal buildings and structures without paint or exterior
26 architectural coatings or treatments shall not be located on a lot one
27 (1) acre or smaller.

28 g. No final inspection shall be performed for the detached accessory

1 building or structure until a final inspection has been performed for
2 the one family dwelling on the same lot.

3 h. No detached accessory building or structure shall be rented or
4 leased, or offered for rent or lease, unless the one family dwelling on
5 the lot is also being rented or leased, or offered for rent or lease, to
6 the same renter or lessee.

7 i. No detached accessory building or structure shall be used for
8 overnight accommodations.

9 j. No detached accessory building or structure shall contain a kitchen.

10 k. Any detached accessory building or structure must have the same lot
11 access as the one family dwelling on the lot. No additional curb
12 cuts, rear access or any other type of access is allowed to the
13 detached accessory building or structure except as may be
14 authorized by the Transportation Department through the issuance
15 of an encroachment permit.

16 l. A detached accessory building or structure shall be compatible with
17 the architecture of the one family dwelling and consistent with the
18 character of the surrounding neighborhood.

19 m. Notwithstanding the above, in areas of altitudes below four (4,000)
20 thousand feet and where the slope of the front twenty (20) feet of the
21 lot is greater than one (1) foot rise or fall in a seven (7) foot run
22 from the established street elevation, or where the frontage of the lot
23 is more than four (4) feet above or below such established street
24 elevation, a private garage may be built to the front or side lot lines
25 if the placement of the building or structure or the design of the
26 building or structure prevents vehicles directly exiting or entering
27 onto the adjacent roadway; however, in areas of altitudes above four
28 thousand (4,000) feet and where the slope of the front twenty (20)

1 feet of a lot is greater than one (1) foot rise or fall in a seven (7) foot
2 run from the established street elevation, or where the frontage of
3 the lot is more than four (4) feet above or below such established
4 street elevation, a private garage or carport may be built to the front
5 or side lot lines.”

6 Section 30. Subsection C of Section 18.18 of Ordinance No. 348 is amended in its
7 entirety to read as follows:

8 “C. EXCEPTIONS.

9 1. This section shall not apply to agricultural structures in the A-1, A-P, A-2 or
10 A-D zones.”

11 Section 31. Subsection D. of Section 18.18 of Ordinance No. 348 is deleted in its
12 entirety.

13 Section 32. Section 18.29a. of Ordinance No. 348 is amended in its entirety to read as
14 follows:

15 “SECTION 18.29a. FAMIL DAY CARE HOMES.

16 A. STATE PREEMPTION. Pursuant to the California Child Day Care Facilities Act,
17 Health and Safety Code sections 1597.30 through 1597.622, the California
18 Legislature has declared that it is the public policy of the State of California to
19 locate family day care homes for children in normal residential surroundings so as
20 to give children a home environment which is conducive to healthy and safe
21 development. It is the declared public policy of the State to provide children the
22 same environment as would be found in a dwelling unit. Pursuant to Health and
23 Safety Code Section 1597.40.(b), the Legislature has further declared that this
24 policy is a matter of statewide concern with the purpose of occupying and shall
25 preempt local laws, regulations and rules governing the use and occupancy of
26 family daycare homes. Additionally, in accordance with Health and Safety Code
27 section 1597.45.(a), the use of a home as a small or large family daycare home shall
28 be considered a residential use of property and a use by right.

1 B. SMALL FAMILY DAY CARE HOMES. In accordance with the above-referenced
2 State policies, the use of a lawfully occupied detached one-family dwelling, a
3 townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered
4 multiple family dwelling as a small family day care home for up to seven (7)
5 children, including children under ten (10) years of age who reside at the home,
6 shall be a permitted use in all zones where such dwelling unit types are permitted,
7 and shall not require any permit pursuant to this ordinance.

8 C. LARGE FAMILY DAY CARE HOMES. In accordance with the above-referenced
9 State policies, the use of a lawfully occupied detached one-family dwelling, a
10 townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered
11 multiple family dwelling as a large family day care home for eight (8) to fourteen
12 (14) children, including children under ten (10) years of age who reside at the home
13 shall be a permitted use in all zones where such dwelling unit types are permitted,
14 and shall not require any permit pursuant to this ordinance.

15 D. SECOND UNITS/GUEST QUARTER. No second unit or guest quarter may be
16 used as a family day care home.

17 E. FAMILY DAY CARE HOME OPERATIONAL REQUIREMENTS. A family
18 day care home operator shall obtain all necessary building permits in accordance
19 with Ordinance No. 457 and comply with the following operational standards:

- 20 1. A family day care home shall obtain a valid state license in accordance with
21 Section 1597.54 of the Health and Safety Code, as may be amended, and
22 upon receipt provide a certified copy of the state license to the Planning
23 Director.
- 24 2. A family day care home shall provide off-street parking as provided in
25 Section 18.12 of this ordinance as required for similar residential uses.
26 These parking spaces may include spaces provided to meet residential
27 requirements.
- 28 3. The unloading and loading of vehicle occupants shall be done in a manner

1 that does not impede the flow of traffic on the adjacent roadways and does
2 not allow for the stacking of vehicles on adjacent roadways.

3 4. To ensure the health and safety of children, family day care homes shall
4 comply with applicable Fire and Building Code regulations pursuant to
5 Section 1597.46 of the Health and Safety Code, as may be amended.

6 5. Family day care homes shall comply with the development standards for
7 one family or multiple family dwellings, as applicable, located within the
8 same zone.

9 6. Family day care homes shall comply with all applicable State Fire Marshall
10 regulations.

11 7. An on-site identification sign may be installed in accordance with this
12 ordinance.

13 F. SUSPENSION OF OPERATION. If the family day care operator fails to comply
14 with any requirement of this section, the family day care home shall suspend
15 operations until corrective action(s) are taken pursuant to Section 1597.58 of the
16 Health and Safety Code, as may be amended.”

17 Section 33. A new Section 18.54 is added to Article XVIII of Ordinance No. 348 to
18 read as follows:

19 “SECTION 18.54. DENSITY BONUSES.

20 A. PURPOSE AND INTENT. The Board of Supervisors finds that certain incentives
21 are appropriate and necessary to help increase opportunities for affordable housing
22 in the County and to achieve the goals and policies of the General Plan Housing
23 Element. The purpose of this Section is to facilitate the development of affordable
24 rental and for-sale housing, including inclusionary housing, in accordance with
25 California Government Code sections 65915 through 65918, as may be amended
26 from time to time.

27 B. DEFINITIONS. As used in this Section, the following terms shall have the
28 following meanings:

1 1. Density Bonus. An increase over the otherwise maximum allowable
2 residential density set forth in the Riverside County General Plan land use
3 designation for a Housing Development, as defined in this Section.

4 2. Housing Development. As provided in section 65915(i) of the Government
5 Code, a development project for five (5) or more dwelling units that may
6 include mixed-use developments, a subdivision or common interest
7 development consisting of one family or multiple family dwellings or
8 unimproved residential lots. A Housing Development can also include
9 either a project to substantially rehabilitate and convert an existing
10 commercial building to residential use, or the substantial rehabilitation of an
11 existing multiple family dwelling, where the result of the rehabilitation
12 would be a net increase in available dwelling units.

13 3. Target Units. Dwelling units with affordability restrictions for the
14 following:

15 a. Very low, low and moderate income households as defined in
16 sections 50105, 50079.5, and 50093, respectively, of the Health and
17 Safety Code;

18 b. Transitional foster youth, as defined in section 66025.9 of the
19 Education Code;

20 c. Disabled veterans, as defined in section 18541 of the Government
21 Code;

22 d. Senior citizens as defined in sections 51.3 and 51.12 of the Civil
23 Code; or

24 e. Homeless persons as defined in section 11302 of title 42 of the
25 United States Code, also known as the McKinney-Vento Homeless
26 Assistance Act.

27 C. ELIGIBILITY. A Housing Development is eligible for a Density Bonus when the
28 Housing Development meets at least one of the following requirements:

- 1 1. Ten (10%) percent of the total dwelling units of a Housing Development are
2 for lower income households, as defined in section 50079.5 of the Health
3 and Safety Code;
- 4 2. Five (5%) percent of the total dwelling units of a Housing Development are
5 for very low income households, as defined in section 50105 of the Health
6 and Safety Code;
- 7 3. The Housing Development includes a senior citizen housing development,
8 as defined in sections 51.3 and 51.12 of the Civil Code, or a mobilehome
9 park that limits residency based on age requirements for housing for older
10 persons pursuant to section 798.76 and 799.5 of the Civil Code;
- 11 4. Ten (10%) percent of the total dwelling units in a common interest
12 development, as defined in section 4100 of the Civil Code, are for persons
13 and families of moderate income, as defined in section 50093 of the Health
14 and Safety Code, provided that all dwelling units are offered to the public
15 for purchase; or
- 16 5. Ten (10%) percent of the total dwelling units of a Housing Development are
17 for transitional foster youth, as defined in section 66025.9 of the Education
18 Code, disabled veterans, as defined in section 18541 of the Government
19 Code, or homeless persons, as defined in section 11302 of title 42 of the
20 United States Code, also known as the McKinney-Vento Homeless
21 Assistance Act. The dwelling units described in this subparagraph shall be
22 subject to a recorded affordability period of 55 years and shall be provided
23 at the same affordability level as very low income dwelling units, as defined
24 in section 50105 of the Health and Safety Code.
- 25 6. Twenty (20%) percent of the total units for lower income students in a
26 student housing development that meets the requirements as provided in
27 section 65915(b)(1)(F) of the Government Code.

1 7. One hundred percent (100%) of the total units, exclusive of a manager's
2 unit or units, are for lower income households, as defined by Section
3 50079.5 of the Health and Safety Code, except that up to 20 percent of the
4 total units in the development may be for moderate-income households, as
5 defined in Section 50053 of the Health and Safety Code.

6 D. APPLICATION PROCEDURE.

7 1. An applicant proposing a Housing Development pursuant to this Section
8 that also requires an approved land use permit may submit a Density Bonus
9 request to the Planning Director or designee in conjunction with the
10 application for the Housing Development project. The request shall be
11 processed concurrently with the Housing Development project application,
12 and heard by the appropriate hearing body for the Housing Development.

13 2. An applicant proposing a Housing Development pursuant to this Section
14 that does not require an approved land use permit may submit a Density
15 Bonus request to the Planning Director. The request shall be considered by
16 the Planning Director in accordance with subsection F. below and in
17 compliance with the California Environmental Quality Act. The Planning
18 Director shall provide the determination in writing to the applicant.

19 E. DENSITY BONUS CALCULATIONS. The Density Bonus shall be calculated in
20 accordance with Government Code Sections 65915(f) and 65915(i), as may be
21 amended, or in accordance with Government Code Section 65917.2 as may be
22 amended.

23 F. DENSITY BONUS APPROVAL. The County shall grant the Density Bonus
24 request for an eligible Housing Development unless the County makes a written
25 finding, based upon substantial evidence, of any of the following:

26 1. The Density Bonus would have a specific, adverse impact upon public
27 health and safety, or the physical environment or on any historical property
28 as provided in Government Code section 65915(d)(1)(B) as may be

1 amended from time to time.

2 2. The Density Bonus would be contrary to state or federal law.

3 G. DENSITY BONUS AGREEMENT. The applicant shall enter into a Density Bonus
4 agreement with the County in a form consistent with Government Code Section
5 65915, as may be amended from time to time, and approved by the Office of
6 County Counsel. The Density Bonus agreement shall include the applicable
7 affordability period and be recorded on the lot or lots designated for the
8 construction of the Target Units prior to final map approval, or, where a map is not
9 being processed, prior to the issuance of the first building permit.

10 H. INCENTIVES. In addition to the Density Bonus, an applicant who meets the
11 requirements of this Section may request incentives that result in identifiable and
12 actual cost reductions to provide affordable housing, as provided in section
13 65915(d)(2) and section 65915(k) of the Government Code, as may be amended
14 from time to time. Incentive examples include, but are not limited to,
15 modifications to site development standards and architectural design requirements.

16 I. INCENTIVE APPROVAL. The County shall grant incentives pursuant to the
17 provisions of this Section unless the County makes a written finding, based upon
18 substantial evidence, of any of the following:

19 1. The incentive does not result in identifiable and actual cost reductions to
20 provide for affordable housing or for the setting of rents for Target Units a
21 as provided in section 65915(d)(1)(A) of the Government Code, as may be
22 amended from time to time.

23 2. The incentive would have a specific, adverse impact upon public health and
24 safety, or the physical environment or on any historical property as provided
25 in section 65915(d)(1)(B) of the Government Code, as may be amended
26 from time to time.

27 3. The incentive would be contrary to state or federal law.

28

1 J. PROJECT DESIGN. Target Units shall be constructed concurrently with market-
2 rate dwelling units, integrated into the Housing Development and include
3 comparable infrastructure, construction quality and exterior and interior design to
4 the market-rate dwelling units.

5 K. DEVELOPMENT STANDARDS. The Housing Development shall comply with
6 the development standards of its zoning classification. If a development standard
7 has the effect of physically precluding the construction of a Housing Development
8 meeting the criteria for a Density Bonus or incentive, an applicant may request a
9 development standard modification as provided in section 65915(e) of the
10 Government Code, as may be amended from time to time.

11 L. PARKING RATIOS. In addition to the Density Bonus, an applicant who meets
12 the requirements of this Section may request parking ratios as provided in section
13 65915(p) of the Government Code, as may be amended from time to time.

14 M. ADDITIONAL DENSITY BONUS CREDITS.

15 1. An applicant who meets the requirements of this Section and includes a
16 child care facility that will be located on the premises of, as part of, or
17 adjacent to the Housing Development may be eligible for an additional
18 Density Bonus or incentive as provided in Government Code section
19 65915(h) as may be amended from time to time. The County shall not
20 be required to provide a Density Bonus or incentive for a child care facility
21 if it finds, based upon substantial evidence, that the community has
22 adequate child care facilities. No additional Density Bonus or incentive
23 shall be granted unless the following requirements are met:

24 a. The child care facility shall remain in operation for a period of time
25 that is as long as or longer than the period of time during which the
26 Target Units are required to remain affordable pursuant to
27 Government Code section 65915(c) as may be amended from time
28 to time; and

1 b. Of the children who attend the child care facility, the children of
2 very low income households, lower income households, or families
3 of moderate income shall equal a percentage that is equal to or
4 greater than the percentage of dwelling units that are required for
5 very low income households, lower income households, or families
6 of moderate income pursuant to Government Code section 65915(h)
7 as may be amended from time to time.

8 2. An applicant for approval to convert apartments to a condominium project
9 in accordance with Government Code section 65915.5, as may be amended
10 from time to time, may be eligible for a Density Bonus or other incentive as
11 provided in Government Code section 65915.5(a), as may be amended
12 from time to time.

13 3. An applicant for approval of a commercial development that has entered
14 into an agreement for partnered housing as provided in Government Code
15 section 65915.7, as may be amended from time to time, may be eligible for
16 a development incentive as provided in Government Code section 65915.7,
17 as may amended from time to time.”

18 Section 34. A new Section 18.55 is added to Article XVIII of Ordinance No. 348 to

19 read as follows:

20 “SECTION 18.55. SUPPORTIVE AND TRANSITIONAL HOUSING.

21 A. Supportive housing as defined in this ordinance that does not meet the
22 requirements provided in Subsection B. below is allowed in all zone classifications
23 where one family dwellings or multiple family dwellings are allowed, and shall be
24 subject to General Plan density requirements, the development standards provided
25 in the zone classification and the permit approval process for the permit category
26 in which the supportive housing falls.

27 B. Supportive housing as defined in this ordinance meeting the requirements set forth
28 in Government Code Section 65651, as may be amended, is allowed by right in all

1 zone classifications where multiple family and mixed uses are allowed, and shall
2 be subject to General Plan density requirements.

- 3 C. Transitional housing as defined in this ordinance is allowed in all zone
4 classifications where one family or multiple family dwellings are allowed, and
5 shall be subject to General Plan density requirements, development standards
6 provided in the zone classification, and the permit approval process which governs
7 the permit category in which the transitional housing falls.”

8 Section 35. A new Article XIXn is added to Ordinance No. 348 to read as follows:

9 “ARTICLE XIXn SINGLE ROOM OCCUPANCY UNITS

10 SECTION 19.1200. PURPOSE AND INTENT.

11 The purpose of this Article is to allow for Single Room Occupancy Units (SROs) to assist
12 in providing affordable housing to extremely low, very low, lower, and low income
13 households consistent with Government Code Section 65583(c)(2) and to appropriately
14 regulate SRO’s to ensure compatibility with surrounding uses and properties, and as well
15 as to minimize impacts associated with such uses.

16 SECTION 19.1201. APPLICABILITY AND PERMIT REQUIREMENTS.

- 17 A. SROs are a form of housing in which one or two individuals are housed in
18 individual permanent resident rooms within a multiple tenant building.
- 19 B. SROs are allowed in the following zone classifications with an approved
20 conditional use permit subject to the requirements of this Article and in accordance
21 with Section 18.28 of this ordinance: C-1/C-P and MU.

22 SECTION 19.1202. SITE LOCATION, OPERATION AND DEVELOPMENT
23 STANDARDS.

24 The standards set forth below and the standards in Article IX and Article IXf of this
25 ordinance shall apply to the development of SROs. In the event of a conflict between
26 standards, the standards set forth below shall apply.

- 27 A. SEPARATION. To avoid over-concentration of SROs, there shall be a 300-foot
28

1 separation requirement as measured from the nearest outside building walls
2 between a proposed SRO and any other SRO.

3 B. COMPATIBILITY. The design of the SRO shall be compatible with the character
4 of the surrounding neighborhood and consistent with any applicable County design
5 guidelines.

6 C. PARKING AND BICYCLE STALLS. On-site parking shall be provided as
7 required for studio dwelling units pursuant to Section 18.12. of this ordinance.
8 Bicycle stalls shall be provided at a minimum of one (1) Class I bicycle parking
9 facility, as provided in Section 18.12 of this ordinance, for every 5 SRO units.

10 D. COMMON SPACE. A minimum of ten (10) square feet per unit, or 250 square
11 feet total, whichever is greater, shall be provided for interior common space.
12 Dining rooms, meeting rooms, recreational rooms and other similar areas may be
13 considered common areas. Shared bathrooms kitchens, storage, laundry facilities
14 and common hallways shall not be considered common areas.

15 E. FLOOR AREA. An SRO unit shall be a minimum of one hundred fifty (150)
16 square feet in floor area and up to a maximum of four hundred (400) square feet in
17 floor area, including bathroom and kitchen facilities.

18 F. LAUNDRY FACILITIES. Laundry facilities shall be provided in a separate area
19 within the SRO project at the ratio of one (1) washer and one (1) dryer for every
20 twenty (20) SRO units or fractional number thereof.

21 G. KITCHEN FACILITIES. Each unit shall include a kitchen sink serviced with hot
22 and cold water, a garbage disposal, and a counter top measuring a minimum of 18
23 inches wide by 24 inches deep. A complete kitchen facility available for all
24 residents shall be provided on each floor of the structure, if all individual SRO
25 units are not provided with a minimum of a refrigerator and a microwave oven.

26 H. BATHROOM FACILITIES. For each SRO unit, a private toilet shall be provided
27 in an enclosed room with a door having a minimum of fifteen (15) square feet in
28 floor area. If private bathing facilities are not provided for each SRO unit, shared

1 shower or bathtub facilities shall be provided at a ratio of one (1) such facility for
2 every seven (7) SRO units or fraction thereof. The shared shower or bathtub
3 facility shall be on the same floor as the SRO units it is intended to serve and shall
4 be accessible from a common area or hallway. Each shared shower or bathtub
5 facility shall be provided with an interior lockable door.

6 I. MANAGEMENT PLAN. An SRO project shall submit a management plan, along
7 with the appropriate review fee as set forth in Ordinance No. 671, for review and
8 approval by the County prior to issuance of the first building permit. The
9 management plan shall contain management policies, operations, emergency
10 procedures, number of residents per SRO unit permitted, overnight guest policy,
11 security program including video cameras monitoring building access points at
12 every floor, rental procedures that allow for monthly tenancies and proposed rates,
13 maintenance plans, staffing needs, tenant mix, selection and regulations. Income
14 levels shall be verified in writing and provided to the County by a third party.

15 J. SRO MANAGER. An on-site 24-hour manager is required for a SRO project.
16 The manager's unit shall be at least 300 square feet with its own kitchen and bath
17 facilities.

18 K. INCOME RESTRICTED UNITS. All units in an SRO project shall be deed
19 restricted to extremely low, very low, lower and low income households as such
20 income restrictions are defined in the Riverside County's General Plan Housing
21 Element and Health and Safety Code Sections 50079.5, 50093, 50105 and 50106,
22 as may be amended, with the only exception being the 24-hour on-site manager.
23 When accompanied by the appropriate review fee as set forth in Ordinance No.
24 671, such deed restriction shall be reviewed and approved by the Office of County
25 Counsel and recorded prior to issuance of a building permit for the construction of
26 the SRO project.

27 L. ANNUAL REVIEW OF MANAGEMENT PLAN. Each SRO project shall
28 annually provide a report of compliance with its management plan to be prepared

1 by a qualified third party who is approved by the County. Such report shall be
2 accompanied by the appropriate review fee as set forth in Ordinance No. 671.

3 M. DISABILITY ACCESS. Disability access facilities shall be provided as may be
4 required pursuant to federal, state and county laws and regulations. At a
5 minimum, one (1) disabled accessible SRO unit shall be required for every twenty
6 (20) SRO units.

7 N. RESTRICTION ON NUMBER OF RESIDENTS. No more than two (2) residents
8 shall be permitted to reside in each SRO unit.”

9 Section 36. A new Article XIXo is added to Ordinance No. 348 to read as follows:

10 “ARTICLE XIXo HOUSING ALTERNATIVES

11 SECTION 19.1300. PURPOSE AND INTENT.

12 In adopting this article it is the intent of the Board of Supervisors to enact provisions that
13 allow for the construction and installation of tiny homes or the placement of shipping
14 containers adapted for residential use in order to increase the variety and supply of housing
15 products permitted in the unincorporated area and thereby potentially increase housing
16 affordability by allowing for a smaller housing product while at the same time considering
17 an enhancement or maintenance of community aesthetics, preserving property values, and
18 protecting the public health, safety and welfare.

19 SECTION 19. 1301. DEFINITIONS.

20 For purposes of this Article, the following terms shall have the following meanings:

21 A. Tiny Home: A tiny home is a detached structure built and designed to resemble a
22 single family home for permanent year round occupancy by one household with
23 functional areas that support normal daily routines including cooking, sleeping and
24 sanitation.

25 B. Residential Shipping Container: A residential shipping container is a dwelling
26 made from a steel shipping container. The residential shipping container is adapted
27 from either a 20 foot by 8 foot or 40 foot by 8 foot container with a height of either
28 8.5 feet or 9.5 feet for permanent year round occupancy by one household with

1 functional areas that support normal daily routines including cooking, sleeping and
2 sanitation.

3 SECTION 19.1302. LOCATION AND PERMIT PROCESSING.

- 4 A. Except as otherwise provided in this Article, tiny homes and residential shipping
5 containers are allowed as a use by right in the R-7 and MU zone classifications as
6 well as in all zoning classifications that permit one family dwellings or accessory
7 dwelling units.
- 8 B. Tiny homes or residential shipping containers located on lots adjacent to a lot
9 containing a place, building, structure, or other object listed on the National
10 Register of Historic Places, shall be allowed with an approved plot plan in
11 accordance with Section 18.30. of this ordinance.
- 12 C. Tiny homes and residential shipping containers are prohibited in areas that are
13 constrained by water availability, water quality, sewage disposal or other health and
14 safety concerns.
- 15 D. Tiny homes and residential shipping containers are prohibited in areas where a
16 development moratorium is imposed by the County or another public agency with
17 authority to impose such a development moratorium due to a deficient water
18 supply, inadequate sewer or septic capacity.
- 19 E. Applications for a tiny home or residential shipping container shall include a site
20 design plan demonstrating compliance with the development standards provided in
21 this Article, and processed in accordance with this ordinance, Ordinance No. 671
22 and Ordinance No. 457, as applicable.

23 SECTION 19.1303. APPROVAL REQUIREMENTS.

24 An application for a tiny home or residential shipping container shall be approved if it
25 complies with all of the following, as applicable:

- 26 A. The requirements and development standards set forth in this Article.
- 27 B. Certification is provided demonstrating that the residential shipping container is
28 constructed pursuant to ISO standards and is a new or single use shipping

1 container.

- 2 C. All required approvals are obtained from the Department of Environmental Health
3 and the Fire Department including that the residential shipping container is not
4 compromised in any way including, but not limited to, physical or structural
5 integrity, use of hazardous material for coating or fumigating, or having been used
6 to transport hazardous material.
- 7 D. All applicable laws and regulations related to flood control, seismic safety, and
8 health and safety including, but not limited to, Fire and Building Code regulations.
- 9 E. Written confirmation has been provided from the Department of Environmental
10 Health for the use of an existing or new septic system.
- 11 F. A percolation test is completed and certified within the last year or recertified by
12 the Department of Environmental Health.
- 13 G. All required approvals are obtained from the applicable water and sewer
14 purveyor(s).
- 15 H. If applicable because of geographic location and constraints, all required approvals
16 are obtained from the Fire Department, Riverside County Flood Control and Water
17 Conservation District, Coachella Valley Water District, or the Environmental
18 Programs Division of the Planning Department.
- 19 I. Tiny homes that are factory-built off-site and transported to a residential site shall
20 comply with Health and Safety Code sections 19960, et seq, and Title 25, CCR
21 sections 3000, et seq. as may be amended.
- 22 J. Tiny homes and residential shipping containers shall not be subject to Section
23 18.11 of this ordinance related to size of dwellings.

24 SECTION 19.1304. FOUNDATIONS.

- 25 A. A tiny home shall be installed on a concrete slab foundation.
- 26 B. Residential shipping container shall be installed on a pier foundation, concrete slab
27 foundation, piling foundation or platform foundation.
- 28

1 SECTION 19.1305. CLUSTERING.

2 A. Tiny homes or residential shipping containers located in the R-7 or MU zoning
3 classifications and meeting the requirements below may be clustered with an
4 approved plot plan in accordance with section 18.30 of this ordinance.

5 1. In a residential subdivision where the underlying lot and tiny home or
6 residential shipping container are purchased in fee;

7 2. As a condominium product where the tiny home or residential shipping
8 container is owned and the underlying lot is owned as an undivided interest
9 derived from the number of tiny homes or residential shipping containers
10 provided;

11 3. Where the tiny home or residential shipping container is owned, but the
12 underlying space or site is leased; or

13 4. Where the underlying lot and the tiny home or residential shipping
14 container are both in the possession of an owner or entity and the tiny home
15 or residential shipping container on the designated space or site are rented.

16 B. Clustered tiny homes and residential shipping containers shall be compatible with
17 the surrounding area's characteristics including, but not limited to, density.

18 C. Open space or recreation facilities are not required for clustered tiny homes or
19 residential shipping containers.

20 SECTION 19.1306. DEVELOPMENT STANDARDS.

21 Tiny homes and residential shipping containers shall comply with the development
22 standards for the applicable zoning classification and the development standards listed
23 below. If there is an inconsistency between the development standards of the zone
24 classification and these standards, the more restrictive standard applies.

25 A. LOT SIZE.

26 The minimum lot size shall be 1500 square feet.

27 B. HEIGHT

28 The maximum height for a building or structure shall be twenty five (25) feet.

1
2 C. SETBACK.

3 Side and rear setbacks shall not be less than five (5) feet. No front setback is
4 required except as may be needed to accommodate off-street parking pursuant to
5 Subsection E. below.

6 D. WALL.

7 When clustering, a masonry wall six feet in height shall be erected along the
8 perimeter of the lot.

9 E. VEHICLE PARKING.

10 Off-street automobile parking space shall be provided as required by Section 18.12.
11 of this ordinance When clustering, parking spaces shall be delineated on the plot
12 plan or as a separate attachment to the plot plan.

13 F. BUILDING SIZE.

- 14 1. A tiny home shall not exceed 500 square feet, excluding patios, porches,
15 garages, and similar structures. A split level tiny home shall include a first
16 floor living space of at least 150 square feet.
- 17 2. A residential shipping container may consist of multiple shipping
18 containers, but shall not exceed 1200 square feet, excluding patios, porches,
19 garages, and similar structures.”

20 Section 37. A new Section 21.32c. is added to Article XXI of Ordinance No. 348 to
21 read as follows:

22 “SECTION 21.32c. EMPLOYEE HOUSING

23 As defined in Health and Safety Code section 17008, housing accommodations provided
24 by an employer for five or more employees that are maintained or connected with any
25 work or place where work is performed. Employee housing also includes housing
26 accommodations or property located in a rural area, as defined by Health and Safety Code
27 section 50101, provided by someone other than agricultural employer for five or more
28 agricultural employees that are not maintained or connected with work or workplace.

1 Housing accommodations may consist of any living quarters, dwelling, boardinghouse,
2 tent, bunkhouse, maintenance of way car, mobilehome, manufactured home, recreational
3 vehicle, travel trailer, or other accommodations maintained in one or more buildings or
4 one or more sites.”

5 Section 38. A new Section 21.70b. is added to Article XXI of Ordinance No. 348 to
6 read as follows:

7 “SECTION 21.70b. SUPPORTIVE HOUSING.

8 As defined by Health and Safety Code Section 50675.14, as may be amended from time to
9 time, housing with no limit on length of stay that is occupied by persons with disabilities,
10 families who are homeless as defined by Title 42 of the United States Code or homeless
11 youth as defined by Section 11139.3 of the California Government Code that is connected
12 to onsite or offsite services related to obtaining housing, improving health, or obtaining
13 work consistent with Government Code Section 65582(g) and Section 65582(h), as may
14 be amended from time to time. Supportive housing is not a Community Care Facility as
15 defined by this ordinance.”

16 Section 39. A new Section 21.71a. is added to Article XXI of Ordinance No. 348 to
17 read as follows:

18 “SECTION 21.71a. TRANSITIONAL HOUSING.

19 As defined by Health and Safety Code Section 50675.2, as may be amended from time to
20 time, rental housing provided to eligible recipients on an interim basis not less than six
21 months.”

22 Section 40. If any provision, clause, sentence or paragraph of this ordinance or the
23 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect
24 the other provisions of this ordinance which can be given effect without the invalid provision or
25 application, and to this end, the provisions of this ordinance are hereby declared to be severable.

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Section 41. This Ordinance shall take effect thirty (30) days after its adoption.

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

By: _____
Chairman, Board of Supervisors

By: _____

Deputy

(SEAL)

APPROVED AS TO FORM

November ____, 2020

By: _____
MICHELLE CLACK
Chief Deputy County Counsel