

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**21.4**  
(MT 13046)

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Supervisor Manuel Perez and Planning regarding the Public Hearing on Ordinance No. 348.4926, is continued to Tuesday, August 25, 2020 at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

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I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 4, 2020 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: August 4, 2020  
Kecia R. Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: *Priscilla Kasso* Deputy

AGENDA NO.  
**21.4**

xc: COB

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**21.4**  
(MT 13046)

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Supervisor Manuel Perez and Planning regarding the Public Hearing on Ordinance No. 348.4926, is continued to Tuesday, August 25, 2020 at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 4, 2020 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: August 4, 2020  
Kecia R. Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: *Wesley Rasso* Deputy

AGENDA NO.  
**21.4**

xc: COB



SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 21.4  
(ID # 13046)

MEETING DATE:  
Tuesday, August 04, 2020

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON ORDINANCE NO. 348.4926 – CEQA Exempt, pursuant to State CEQA Guidelines Section 15282(h) (Other Statutory Exemptions, adoption of an ordinance related to second units) and Section 15061 (b)(3) (Common Sense Exemption). – REQUEST: Ordinance No. 348.4926 is an ordinance amendment to Riverside County Ordinance No. 348 (the “Land Use Ordinance”) that establishes requirements and development standards for the development of different dwelling types of living arrangements on a lot in addition to a primary residence. This amendment specifically addresses state-mandated accessory dwelling units (“ADUs”), junior accessory dwelling units (“Junior ADUs”), and ranchets (related to ADUs) and locally-permitted second units and guest quarters; and specifically re-establishes and updates existing regulations for units under the Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone, also known as MOG units. All Districts. [\$50,000 Total Cost – General Fund / NCC 100%] (Continued from June 23 and July 7, 2020 / Public Hearing Closed)(Continue this item to August 25, 2020)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CONTINUE** the item to the August 25, 2020, regularly scheduled Board of Supervisors Public Meeting.

**ACTION:**Policy

Charissa Leach, Assistant TLMA Director

7/27/2020

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MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 10,000	\$ 0	\$ 50,000	\$ 0
<b>NET COUNTY COST</b>	\$ 10,000	\$ 0	\$ 50,000	\$ 0
<b>SOURCE OF FUNDS: NCC / General Fund</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 19/20 – 20/21</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

**ADU/Junior ADU**

Effective January 1, 2020, Government Code sections 65852.2., related to accessory dwelling units (“ADUs”), and 65852.22., related to junior accessory dwelling units (“Junior ADUs”), establish modified regulations for all local jurisdictions, including the County of Riverside. ADU and Junior ADU law provides for the adoption of a state-compliant local ordinance that designates areas where ADUs and Junior ADUs may be permitted, establishes allowances for unit types and quantity, establishes development/occupancy standards and other related requirements for these units, and, establishes that these units are a residential use that does not exceed the allowable density, and is therefore, consistent with the General Plan.

Specifically, the County must allow for the creation of ADUs and Junior ADUs as specified in the aforementioned Government Code sections. In short, state law allows at least one interior ADU or Junior ADU and one detached ADU for any lot with a single-family (or “one-family”) dwelling. Additionally, state law allows interior and detached ADUs on lots with multifamily (or “multiple family”) dwellings. Interior units must be within the established floor area/footprint of a structure and may only include limited expansion for egress/ingress. Standards that may be imposed include a maximum building height of 16 feet, minimum setback no greater than 4 feet, and floor area maximums that do not exceed 1,200 square feet for ADUs and 500 square feet for Junior ADUs.

**Existing Ordinance Regulation**

The Riverside County Land Use Ordinance currently permits and regulates guest quarters (Section 18.18.D.), second units (Section 18.18.F), and multiple owner mobilehome housing (Article XIXj.), also known as “MOGs.” These units/quarters are permitted by-right either on lots with one-family dwellings (guest quarters/second units) or within the Eastern Coachella Valley (MOGs).

**PROPOSED PROJECT:**

**Project Analysis**



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

The main purpose of the proposed Project is to achieve compliance with state law relating to additional living arrangements, such as ADUs and Junior ADUs. If a local ordinance is not adopted, compliance to state ADU law is still required; however, the adoption of a local ordinance allows the County to establish its own state-compliant regulation and policy as it relates to additional living arrangements. A local ordinance will guide and may facilitate the development of additional living arrangements in appropriate areas of the unincorporated County and with appropriate standards.

Specifically, the proposed ordinance amendment completely amends an existing section of the Land Use Ordinance (known as *Article XIXj. – Coachella Valley Multiple Owner Mobilehome Housing Overlay*) in its entirety by replacing it with a new article, named *Additional Residential Accommodations*, which carries over regulation currently found in Article XIXj. The new article groups together new and existing types of additional residential accommodations permitted in unincorporated County, including ADUs, Junior ADUs, ranchets, guest quarters, second units, and MOGs.

Generally, the new article allows both detached and interior additional residential accommodation for lots with either one-family and multiple family buildings or uses. Interior accommodations must be created within another dwelling or an accessory structure with minimal expansion allowed for access only and "interior" does not mean "attached." In addition to the above, the ordinance amendment also re-establishes existing MOG regulation within the new article and makes global changes and reconfigurations for internal ordinance consistency.

**Airport Land Use Commission**

On June 11, 2020, the Riverside County Airport Land Use Commission found the Project consistent with the 2004 Riverside County Airport Land Use Compatibility Plan.

**CEQA Compliance and Findings**

Section 21080.17 of the Public Resource Code (PRC) provides, "This division does not apply to the adoption of an ordinance by a city or county to implement the provisions of Section 65852.1 or Section 65852.2 of the Government Code", which is implemented by the statutory exemption provided in Section 15282(h) of the State CEQA Guidelines. Based on the project description provided, the substantive changes to the Ordinance No. 348 specifically implement the provisions of Section 65852.2 of the Government Code. Therefore, the project is statutorily exempt from CEQA pursuant to PRC Section 21080.17 and State CEQA Guideline Section 15282(h). Other associated changes to Ordinance No. 348, include re-establishing, relocating and re-defining existing regulation, minor textual updates, and administrative clean ups, which are minor and do not create impact. Therefore, there is no possibility that the project will have a significant effect on the environment and is, therefore, exempt from CEQA pursuant to State CEQA Guideline Section 15061(b)(3).

**Planning Commission and Outreach**



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

The Riverside County Planning Commission considered Ordinance No. 348.4926, associated to CZ No. 2000002, at a regularly scheduled public hearing held on May 20, 2020 and recommended to the Board of Supervisors approval of the Project by a unanimous vote (5-0).

Planning staff held two (2) Planning Commission workshops relating to ADUs and Junior ADUs and received input from the Planning Commission and the public. The original draft ordinance amendment was posted on the Planning Department's public website (planning.rctlma.org) on Friday, April 24, 2020 for public review and comment and shared through social media. Comments already received and considered by Planning staff identified concerns over proposed location and allowance requirements, entitlement and approval requirements, and development standards (for MOG Units and Ranchets), which resulted in minor changes to the ordinance amendment originally released for review.

**Public Hearing Notification and Continuances**

The Project was advertised in the Press Enterprise Newspaper and Desert Sun on June 13, 2020, pursuant to Section 1.6, 1.7, 1.8, of Riverside County Ordinance No. 348 for the June 23, 2020 Board of Supervisors public hearing.

At the June 23, 2020 public hearing (Agenda Item No. 21.1 / MT Item No. 12736), the Board of Supervisors continued the Project to July 7, 2020, at the request of staff, to address comments received. At the July 7, 2020 public hearing (Agenda Item No. 21.1 / MT Item No. 13019), the Board of Supervisors further continued the Project to August 4, 2020, at the request of staff.

Additional time is necessary to address previous and new comments received, including verbal comments from the state's Department of Housing and Community Development. Therefore, on August 4, 2020, a continuance is being requested for the Project to August 25, 2020.

**Impact on Residents and Businesses**

The proposed ordinance amendment ensures that the County continues to comply with State law. In addition, the proposed regulations will facilitate, enable and expedite the creation of additional residential accommodations, which is intended to provide more housing opportunities for Riverside County residents that will in turn assist with the housing shortage locally and statewide.

**Additional Fiscal Information**

The total cost to complete this ordinance amendment is approximately \$50,000 – funded through NCC budget allocation. The planning process for this Project commenced and will be completed this fiscal year (20/21). The above costs includes funds spent on public outreach, drafting the ordinance amendment, environmental considerations, and public hearings.



SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

  
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Jason Farin, Principal Management Analyst 7/28/2020

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**21.2**  
(MT 13019)

On motion of Supervisor Perez, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Supervisor Kevin Jeffries and Planning regarding the Public Hearing on Ordinance No. 348.4926, is continued to Tuesday, August 4, 2020 at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 07, 2020 of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors  
Dated: July 07, 2020  
Kecia R. Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: *[Signature]* Deputy

AGENDA NO.  
**21.2**

xc: COB



**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 21.2  
(ID # 13019)**

**MEETING DATE:**  
Tuesday, July 07, 2020

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON ORDINANCE NO. 348.4926 – CEQA Exempt, pursuant to State CEQA Guidelines Section 15282(h) (Other Statutory Exemptions, adoption of an ordinance related to second units) and Section 15061 (b)(3) (Common Sense Exemption). – REQUEST: Ordinance No. 348.4926 is an ordinance amendment to Riverside County Ordinance No. 348 (the “Land Use Ordinance”) that establishes requirements and development standards for the development of different dwelling types of living arrangements on a lot in addition to a primary residence. This amendment specifically addresses state-mandated accessory dwelling units (“ADUs”), junior accessory dwelling units (“Junior ADUs”), and ranchets (related to ADUs) and locally-permitted second units and guest quarters; and specifically re-establishes and updates existing regulations for units under the Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone, also known as MOG units. All Districts. [\$45,000 Total Cost – General Fund / NCC 100%] (Continued from June 23, 2020 / Public Hearing Closed) (Continue this item to August 4, 2020)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CONTINUE** the item to the August 4, 2020, regularly scheduled Board of Supervisors Public Meeting.

**ACTION:**Policy

Charissa Leach, Assistant TLMA Director

7/2/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 5,000	\$ 0	\$45,000	\$ 0
<b>SOURCE OF FUNDS: NCC / General Fund</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 19/20 – 20/21</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

**ADU/Junior ADU**

Effective January 1, 2020, Government Code sections 65852.2., related to accessory dwelling units (“ADUs”), and 65852.22., related to junior accessory dwelling units (“Junior ADUs”), establish modified regulations for all local jurisdictions, including the County of Riverside. ADU and Junior ADU law provides for the adoption of a state-compliant local ordinance that designates areas where ADUs and Junior ADUs may be permitted, establishes allowances for unit types and quantity, establishes development/occupancy standards and other related requirements for these units, and, establishes that these units are a residential use that does not exceed the allowable density, and is therefore, consistent with the General Plan.

Specifically, the County must allow for the creation of ADUs and Junior ADUs as specified in the aforementioned Government Code sections. In short, state law allows at least one interior ADU or Junior ADU and one detached ADU for any lot with a single-family (or “one-family”) dwelling. Additionally, state law allows interior and detached ADUs on lots with multifamily (or “multiple family”) dwellings. Interior units must be within the established floor area/footprint of a structure and may only include limited expansion for egress/ingress. Standards that may be imposed include a maximum building height of 16 feet, minimum setback no greater than 4 feet, and floor area maximums that do not exceed 1,200 square feet for ADUs and 500 square feet for Junior ADUs.

**Existing Ordinance Regulation**

The Riverside County Land Use Ordinance currently permits and regulates guest quarters (Section 18.18.D.), second units (Section 18.18.F), and multiple owner mobilehome housing (Article XIXj.), also known as “MOGs.” These units/quarters are permitted by-right either on lots with one-family dwellings (guest quarters/second units) or within the Eastern Coachella Valley (MOGs).

**PROPOSED PROJECT:**

**Project Analysis**



## **SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

The main purpose of the proposed Project is to achieve compliance with state law relating to additional living arrangements, such as ADUs and Junior ADUs. If a local ordinance is not adopted, compliance to state ADU law is still required; however, the adoption of a local ordinance allows the County to establish its own state-compliant regulation and policy as it relates to additional living arrangements. A local ordinance will guide and may facilitate the development of additional living arrangements in appropriate areas of the unincorporated County and with appropriate standards.

Specifically, the proposed ordinance amendment completely amends an existing section of the Land Use Ordinance (known as *Article XIXj. – Coachella Valley Multiple Owner Mobilehome Housing Overlay*) in its entirety by replacing it with a new article, named *Additional Residential Accommodations*, which carries over regulation currently found in Article XIXj. The new article groups together new and existing types of additional residential accommodations permitted in unincorporated County, including ADUs, Junior ADUs, ranchets, guest quarters, second units, and MOGs.

Generally, the new article allows both detached and interior additional residential accommodation for lots with either one-family and multiple family buildings or uses. Interior accommodations must be created within another dwelling or an accessory structure with minimal expansion allowed for access only and "interior" does not mean "attached." In addition to the above, the ordinance amendment also re-establishes existing MOG regulation within the new article and makes global changes and reconfigurations for internal ordinance consistency.

### **Airport Land Use Commission**

On June 11, 2020, the Riverside County Airport Land Use Commission found the Project consistent with the 2004 Riverside County Airport Land Use Compatibility Plan.

### **CEQA Compliance and Findings**

Section 21080.17 of the Public Resource Code (PRC) provides, "This division does not apply to the adoption of an ordinance by a city or county to implement the provisions of Section 65852.1 or Section 65852.2 of the Government Code", which is implemented by the statutory exemption provided in Section 15282(h) of the State CEQA Guidelines. Based on the project description provided, the substantive changes to the Ordinance No. 348 specifically implement the provisions of Section 65852.2 of the Government Code. Therefore, the project is statutorily exempt from CEQA pursuant to PRC Section 21080.17 and State CEQA Guideline Section 15282(h). Other associated changes to Ordinance No. 348, include re-establishing, relocating and re-defining existing regulation, minor textual updates, and administrative clean ups, which are minor and do not create impact. Therefore, there is no possibility that the project will have a significant effect on the environment and is, therefore, exempt from CEQA pursuant to State CEQA Guideline Section 15061(b)(3).

### **Planning Commission and Outreach**

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

The Riverside County Planning Commission considered Ordinance No. 348.4926, associated to CZ No. 2000002, at a regularly scheduled public hearing held on May 20, 2020 and recommended to the Board of Supervisors approval of the Project by a unanimous vote (5-0).

Planning staff held two (2) Planning Commission workshops relating to ADUs and Junior ADUs and received input from the Planning Commission and the public. The original draft ordinance amendment was posted on the Planning Department's public website (planning.rctlma.org) on Friday, April 24, 2020 for public review and comment and shared through social media. Comments already received and considered by Planning staff identified concerns over proposed location and allowance requirements, entitlement and approval requirements, and development standards (for MOG Units and Ranchets), which resulted in minor changes to the ordinance amendment originally released for review.

**Public Hearing Notification and Continuances**

The Project was advertised in the Press Enterprise Newspaper and Desert Sun on June 13, 2020, pursuant to Section 1.6, 1.7, 1.8, of Riverside County Ordinance No. 348 for the June 23, 2020 Board of Supervisors public hearing.

At the June 23, 2020 public hearing (Agenda Item No. 21.1 / MT Item No. 12736), the Board of Supervisors continued the Project to July 7, 2020, at the request of staff, to address comments received. Additional time is necessary to address these comments, so on July 7, 2020, a continuance is being requested for the Project to August 4, 2020.

**Impact on Residents and Businesses**


The proposed ordinance amendment ensures that the County continues to comply with State law. In addition, the proposed regulations will facilitate, enable and expedite the creation of additional residential accommodations, which is intended to provide more housing opportunities for Riverside County residents that will in turn assist with the housing shortage locally and statewide.

**Additional Fiscal Information**

The total cost to complete this ordinance amendment is approximately \$45,000 – funded through NCC budget allocation. The planning process for this Project commenced and will be completed this fiscal year (19/20). The above costs includes funds spent on public outreach, drafting the ordinance amendment, environmental considerations, and public hearings.



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**



Jason Farin, Principal Management Analyst 7/2/2020

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**21.1**

(MT 12736)

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Supervisor Kevin Jeffries and Planning regarding the Public Hearing on Ordinance No. 348, is continued to Tuesday, July 7, 2020 at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 23, 2020 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: June 23, 2020  
Kecia R. Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
21.1

xc: COB



SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 21.1  
(ID # 12736)

MEETING DATE:  
Tuesday, June 23, 2020

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON ORDINANCE NO. 348.4926 – CEQA Exempt, pursuant to State CEQA Guidelines Section 15282(h) (Other Statutory Exemptions, adoption of an ordinance related to second units) and Section 15061 (b)(3) (Common Sense Exemption). – REQUEST: Ordinance No. 348.4926 is an ordinance amendment to Riverside County Ordinance No. 348 (the “Land Use Ordinance”) that establishes requirements and development standards for the development of different dwelling types of living arrangements on a lot in addition to a primary residence. This amendment specifically addresses state-mandated accessory dwelling units (“ADUs”), junior accessory dwelling units (“Junior ADUs”), and ranchets (related to ADUs) and locally-permitted second units and guest quarters; and specifically re-establishes and updates existing regulations for units under the Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone, also known as MOG units. All Districts. [\$40,000 Total Cost – General Fund / NCC 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **FIND** that the Ordinance No. 348.4926 is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15282(h) and 15061(b)(3), based on the findings and the conclusion in the staff reports; and
2. **ADOPT** Ordinance No. 348.4926, associated with Change of Zone No. 2000002, amending Ordinance No. 348 and establishing regulations for the development of additional residential accommodations within the unincorporated areas of Riverside County, based upon the findings and conclusions in the staff reports.

**ACTION:**Policy

Charissa Leach, Assistant TLMA Director

6/15/2020

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**MINUTES OF THE BOARD OF SUPERVISORS**



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 40,000	\$ 0	\$40,000	\$ 0
<b>SOURCE OF FUNDS: NCC / General Fund</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 2019/2020</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

**ADU/Junior ADU**

Effective January 1, 2020, Government Code sections 65852.2., related to accessory dwelling units ("ADUs"), and 65852.22., related to junior accessory dwelling units ("Junior ADUs"), establish modified regulations for all local jurisdictions, including the County of Riverside. ADU and Junior ADU law provides for the adoption of a state-compliant local ordinance that designates areas where ADUs and Junior ADUs may be permitted, establishes allowances for unit types and quantity, establishes development/occupancy standards and other related requirements for these units, and, establishes that these units are a residential use that does not exceed the allowable density, and is therefore, consistent with the General Plan.

Specifically, the County must allow for the creation of ADUs and Junior ADUs as specified in the aforementioned Government Code sections. In short, state law allows at least one interior ADU or Junior ADU and one detached ADU for any lot with a single-family (or "one-family") dwelling. Additionally, state law allows interior and detached ADUs on lots with multifamily (or "multiple family") dwellings. Interior units must be within the established floor area/footprint of a structure and may only include limited expansion for egress/ingress. Standards that may be imposed include a maximum building height of 16 feet, minimum setback no greater than 4 feet, and floor area maximums that do not exceed 1,200 square feet for ADUs and 500 square feet for Junior ADUs.

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**PROPOSED PROJECT:**

**Project Analysis**

## **SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

The main purpose of the proposed Project is to achieve compliance with state law relating to additional living arrangements, such as ADUs and Junior ADUs. If a local ordinance is not adopted, compliance to state ADU law is still required; however, the adoption of a local ordinance allows the County to establish its own state-compliant regulation and policy as it relates to additional living arrangements. A local ordinance will guide and may facilitate the development of additional living arrangements in appropriate areas of the unincorporated County and with appropriate standards.

Specifically, the proposed ordinance amendment completely amends an existing section of the Land Use Ordinance (known as *Article XIXj. – Coachella Valley Multiple Owner Mobilehome Housing Overlay*) in its entirety by replacing it with a new article, named *Additional Residential Accommodations*, which carries over regulation currently found in Article XIXj. The new article groups together new and existing types of additional residential accommodations permitted in unincorporated County, including ADUs, Junior ADUs, ranchets, guest quarters, second units, and MOGs.

Generally, the new article allows both detached and interior additional residential accommodation for lots with either one-family and multiple family buildings or uses. Interior accommodations must be created within another dwelling or an accessory structure with minimal expansion allowed for access only and "interior" does not mean "attached." In addition to the above, the ordinance amendment also re-establishes existing MOG regulation within the new article and makes global changes and reconfigurations for internal ordinance consistency, as shown in Attachment A (Ordinance No. 348.4926).

### **Airport Land Use Commission**

On June 11, 2020, the Riverside County Airport Land Use Commission found the Project consistent with the 2004 Riverside County Airport Land Use Compatibility Plan.

### **CEQA Compliance and Findings**

Section 21080.17 of the Public Resource Code (PRC) provides, "This division does not apply to the adoption of an ordinance by a city or county to implement the provisions of Section 65852.1 or Section 65852.2 of the Government Code", which is implemented by the statutory exemption provided in Section 15282(h) of the State CEQA Guidelines. Based on the project description provided, the substantive changes to the Ordinance No. 348 specifically implement the provisions of Section 65852.2 of the Government Code. Therefore, the project is statutorily exempt from CEQA pursuant to PRC Section 21080.17 and State CEQA Guideline Section 15282(h). Other associated changes to Ordinance No. 348, include re-establishing, relocating and re-defining existing regulation, minor textual updates, and administrative clean ups, which are minor and do not create impact. Therefore, there is no possibility that the project will have a significant effect on the environment and is, therefore, exempt from CEQA pursuant to State CEQA Guideline Section 15061(b)(3).

### **Planning Commission and Outreach**



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

The Riverside County Planning Commission considered Ordinance No. 348.4926, associated to CZ No. 2000002, at a regularly scheduled public hearing held on May 20, 2020 and recommended to the Board of Supervisors approval of the Project by a unanimous vote (5-0).

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**Public Hearing Notification**

The Project was advertised in the Press Enterprise Newspaper and Desert Sun on June 13, 2020, pursuant to Section 1.6, 1.7, 1.8, of Riverside County Ordinance No. 348 for the June 23, 2020 Board of Supervisors public hearing

**Impact on Residents and Businesses**

The proposed ordinance amendment ensures that the County continues to comply with State law. In addition, the proposed regulations will facilitate, enable and expedite the creation of additional residential accommodations, which is intended to provide more housing opportunities for Riverside County residents that will in turn assist with the housing shortage locally and statewide.

**Additional Fiscal Information**

The total cost to complete this ordinance amendment is approximately \$40,000 – funded through NCC budget allocation. The planning process for this Project commenced and will be completed this fiscal year (19/20). The above costs includes funds spent on public outreach, drafting the ordinance amendment, environmental considerations, and public hearings.

**ATTACHMENTS:**

Attachment A:	Ordinance No. 348.4926
Attachment B:	PC Minutes and Staff Report/attachments
Attachment C:	Draft Notice of Exemption

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA



Jason Farin, Principal Management Analyst

6/15/2020



Gregory V. Priamos, Director County Counsel

6/15/2020





aesthetic appearance of the community, preserve property values and protect the public health, safety and welfare.”

Section 5. Subsection D. of Section 18.18 of Ordinance No. 348 is deleted in its entirety.

Section 6. Existing subsection E. of Ordinance No. 348 is relettered subsection D.

Section 7. Subsection F. of Section 18.18 of Ordinance No. 348 is deleted in its entirety.

Section 8. Subsection D. of Section 18.29a. of Ordinance No. 348 is deleted in its entirety.

Section 9. Subsections E., F., and G of Section 18.29a. of Ordinance No. 348 are relettered D., E., and F. respectively.

Section 10. Subsection D. of Section 18.53 of Ordinance No. 348 is amended to read as follows:

“D. EXCEPTIONS. Cottage food operations shall not be permitted in any Second Unit, Guest Quarter, accessory building, ADU or Junior ADU.”

Section 11. Subsection E. of Section 19.501 of Ordinance No. 348 is amended to read as follows:

“E. All Commercial Cannabis Activities within any dwelling unit, ADU , Junior ADU, Second Unit, Guest Quarter, MOG, Ranchet, or any other residential accessory structure permitted for residential occupancy is prohibited.”

Section 12. Article XIXj of Ordinance No. 348 is deleted in its entirety and replaced with the following:

#### “ARTICLE XIXj

#### ADDITIONAL RESIDENTIAL ACCOMMODATIONS

#### SECTION 19.800 PURPOSE AND INTENT.

This article establishes requirements and development standards for additional residential accommodations created to augment one-family dwellings or multiple family dwellings. These requirements and development standards are intended to facilitate the proper development of additional residential accommodations to increase supply and diversity of housing types within the unincorporated areas of Riverside County.



1                   SECTION 19.801     DEFINITIONS AND CONSTRUCTION.

2           A.     Definitions. For purposes of this Article, the following are considered additional  
3                   residential accommodations and defined as follows:

- 4                   1.     Accessory Dwelling Unit (ADU): A studio or one-bedroom dwelling that  
5                           includes exterior access and provides complete independent living facilities,  
6                           including a kitchen and bathroom, which are allowed in addition to a primary  
7                           dwelling on lots zoned for one family dwellings or multiple family dwellings.
- 8                   2.     Junior Accessory Dwelling Unit (Junior ADU): A dwelling within a one  
9                           family dwelling that includes exterior access and, at a minimum, a cooking  
10                          area with cooking appliances, food preparation counters, and storage  
11                          cabinets, all proportional to the size of the dwelling unit. A Junior ADU shall  
12                          either include a self-contained bathroom or share a bathroom with the  
13                          primary one family dwelling.
- 14                   3.     Second Unit: A one family dwelling that includes a kitchen and bathroom  
15                          that is allowed on lots zoned for one family dwellings and includes an existing  
16                          primary one family dwelling.
- 17                   4.     Guest Quarter: A living area dependent on some or all of the primary one  
18                          family dwelling's facilities. A Guest Quarter shall not have a kitchen, but  
19                          may include a bathroom. A Guest Quarter is not allowed on lots zoned for  
20                          multiple family dwellings.
- 21                   5.     Multiple Owner Group (MOG) Unit: Any type of state-licensed mobilehome  
22                          or manufactured home installed on or before May 14, 2013 on lots located  
23                          within the Eastern Coachella Valley, as further defined in this Article.
- 24                   6.     Ranchet Unit (Ranchet): Any type of state-licensed mobilehome or  
25                          manufactured home complying with Health and Safety Code section  
26                          18214(c), as may be amended, installed on lots larger than or equal to 2 gross  
27                          acres that includes at least one additional Ranchet, and is located within the  
28                          Eastern Coachella Valley, as further defined in this Article.

1 B. Construction. The construction of additional residential accommodations shall  
2 comply with the following:

- 3 1. A detached additional residential accommodation shall be on the same lot as  
4 the primary dwelling but not attached to it or any other structure. Except for  
5 Guest Quarters, a detached additional residential accommodation may be a  
6 manufactured home.
- 7 2. An interior additional residential accommodation involves the conversion of  
8 or inclusion within the footprint and floor area of an existing or proposed one  
9 family dwelling. Limited expansion of an established footprint or floor area  
10 is only allowed to provide necessary access to the additional residential  
11 accommodation.
- 12 3. An ADU may be a detached or interior additional residential accommodation.
- 13 4. A Junior ADU shall be an interior additional residential accommodation  
14 within a one family dwelling, but is not allowed within multiple family  
15 dwellings.
- 16 5. A Second Unit, Guest Quarter, MOG Unit or Ranchet shall be a detached  
17 additional residential accommodation.

18 SECTION 19.802 LOCATION AND ALLOWANCES.

19 A. Location. Additional residential accommodations are permitted by-right on lots  
20 zoned for one family dwellings or multiple family dwellings with the following  
21 exceptions:

- 22 1. Additional residential accommodations shall not be permitted on lots with  
23 legal non-conforming dwellings or dwellings that do not have all required  
24 building permits.
- 25 2. Additional residential accommodations shall not be permitted on lots that are  
26 constrained by water availability, water quality or sewage disposal or other  
27 public health and safety concerns. Prohibited areas shall include those areas  
28 where a development moratorium is imposed because of a moratorium for



1 water or sewer, whether imposed by the County or another public agency  
2 with the authority to impose such a development moratorium.

3 3. MOG Units and Ranchets are only permitted within the Eastern Coachella  
4 Valley, as further defined in this Article.

5 4. MOG Units may be permitted on lots zoned for nonresidential uses if the lot  
6 and MOG Units meet the definition of MOG Unit as provided in this Article.

7 B. Allowances. The number of detached or interior additional residential  
8 accommodations allowed on lots where there is an existing or proposed one family  
9 dwelling or an existing multiple family dwelling shall be in accordance with one of  
10 the following, but not a combination thereof:

11 1. One Family Dwelling.

12 a. One interior additional residential accommodation shall be permitted  
13 per lot.

14 b. One detached additional residential accommodation shall be  
15 permitted per lot.

16 2. Multiple Family Dwelling.

17 a. One interior ADU shall be permitted per lot or a quantity that is less  
18 than or equal to twenty-five percent (25%) of the existing units within  
19 the multiple family dwelling, whichever is greater.

20 b. Two detached ADU shall be permitted per lot.

21 3. Eastern Coachella Valley.

22 a. The first MOG Unit or Ranchet installed on a lot shall be designated  
23 as the primary dwelling for the purposes of this Article.

24 b. A maximum of twelve detached MOG Units shall be permitted per  
25 lot; or,

26 c. A maximum of four detached Ranchets shall be permitted per lot in  
27 accordance with this Article. The maximum number of four detached  
28 Ranchets per lot shall include any existing primary dwelling. In the

1 event an existing primary dwelling is converted to a Ranchet, all  
2 additional residential accommodations on the lot shall be considered  
3 Ranchets and shall comply with this Article.

4 SECTION 19.803 LAND USE PERMITS AND PROCESSING.

- 5 A. Land Use Permits. No discretionary land use permit such as, but not limited to, a  
6 plot plan or conditional use permit is required for an additional residential  
7 accommodation.
- 8 B. Site Design Plan. Applications for any additional residential accommodation shall  
9 include a site design plan demonstrating compliance with the development standards  
10 provided in this Article.
- 11 C. Processing. Applications for any additional residential accommodation shall be  
12 processed in accordance with this ordinance, Ordinance No. 671 and Ordinance No.  
13 457, as applicable. Applications for an ADU or Junior ADU shall be acted upon  
14 within sixty (60) days of the application being submitted to the County. Acting on  
15 an application may include deeming the application incomplete, approving or  
16 denying an application, approving or providing corrections resulting from plan  
17 check, or issuing, withdrawing, cancelling or abandoning an application; or any other  
18 similar action.
- 19 D. Residential Use. Additional residential accommodations shall be deemed an  
20 accessory residential use.

21 SECTION 19.804 APPROVAL REQUIREMENTS.

- 22 A. An application for an additional residential accommodation shall be accepted and  
23 approved if it complies with all of the following:
- 24 1. The requirements and development standards set forth in this Article.
  - 25 2. All applicable laws and regulations related to health and safety including, but  
26 not limited to, Fire and Building Code regulations.
- 27  
28



3. All required approvals are obtained prior to submittal from the Riverside County Department of Environmental Health, Fire Department, and the Riverside County Airport Land Use Commission.
  4. Written confirmation has been provided from the Department of Environmental Health for the use of an existing or new septic system for any additional residential accommodation.
  5. If applicable, a percolation test is completed and certified within the last year or recertified by the Department of Environmental Health.
  6. All required approvals are obtained from the applicable water and sewer purveyor(s).
  7. If applicable because of geographic location and constraints, all required approvals from the Fire Department, Riverside County Flood Control and Water Conservation District, Coachella Valley Water District or the Environmental Programs Division of the Planning Department.
- B. For the purposes of fire or life protection, a Junior ADU shall not be considered a separate or new dwelling unit.
- C. No final inspections shall be performed or certificate of occupancy shall be issued, for an additional residential accommodation prior to the final inspection for the new one family dwelling located on the same lot.
- D. Additional residential accommodations shall not be subject to Section 18.10 and Section 18.11 of this ordinance related to location and size of dwellings.

#### SECTION 19.805 FEES AND UTILITY CONNECTIONS.

- A. Impact and connection fees shall be calculated in accordance with applicable State and local laws and regulations including, but not limited to, Government Code sections 65852.2 and 65852.22, and Riverside County Ordinance No 659.
- B. An interior ADU or Junior ADU shall not be required to install a new or separate utility connection directly between the unit and the utility, but may be required if the unit was created or constructed concurrently with a new one family dwelling, as

determined through the permitting process. Guest Quarters shall not be permitted to install a new or separate utility connection directly between the unit and the utility.

- C. All other additional residential accommodations, including any detached ADU, Second Unit, MOG Unit or Ranchet, may be required to provide a new or separate utility connection directly between the unit and the utility.

#### SECTION 19.806 DEVELOPMENT STANDARDS.

- A. Lot Size. Additional residential accommodations may be located on any lot in accordance with the following:

1. Lots zoned for One Family Dwellings. Detached Second Units or Guest Quarters shall be on lots greater than 7,200 square feet in area.
2. Lots zoned for Multiple Family Dwellings. Only ADUs are allowed on lots zoned for Multiple Family Dwellings.
3. Lots within the Eastern Coachella Valley. Ranchets shall be located on lots greater than or equal to two (2) gross acres in area.

- B. Lot Coverage. The floor area of detached ADUs shall not be included in the calculations used to determine compliance with lot coverage requirements in this ordinance. The floor area of interior ADUs and interior Junior ADUs shall be considered part of the floor area of the primary dwelling and included in the calculations used to determine compliance with lot coverage requirements in this ordinance.

- C. Setbacks. Additional residential accommodations shall comply with the following setbacks:

1. Interior ADU, Junior ADU. Front, side and rear setbacks shall be pursuant to the applicable zoning classification for the lot. Additionally, any expansion required for egress or ingress shall maintain a minimum side and rear setback of four (4) feet.



2. Detached ADU. Side and rear setbacks shall be no less than four (4) feet. Front setbacks shall be pursuant to the applicable zoning classification for the lot.
3. Second Unit and Guest Quarters. Setbacks shall be pursuant to the applicable zoning classification for the lot.
4. MOG Units. Front, rear, and side setbacks shall comply with Title 25 of the California Code of Regulations, as may be amended.
5. Ranchets. Setbacks shall be pursuant to the applicable zoning classification for the lot.

D. Floor Area. Floor area shall include the interior habitable area of an additional residential accommodation, including finished basements and finished attics but shall not include an uninhabitable garage or any accessory building or structure. The floor area for additional residential accommodations shall comply with the following:

1. Interior ADU.
  - a. One Family Dwelling: the maximum floor area shall be less than or equal to fifty percent (50%) of the primary dwelling's floor area or 850 square feet, whichever is less.
  - b. Multiple Family Dwelling: the maximum floor area shall be less than or equal to 850 square feet.
  - c. Except to create exterior access to the ADU, no expansion of the primary dwelling shall be allowed for creation of the ADU. The maximum expansion for egress or ingress shall be less than or equal to 150 square feet.
2. Detached ADU. The maximum floor area shall be less than or equal to 850 square feet.
3. Junior ADU.
  - a. The maximum floor area shall be less than or equal to fifty percent

- (50%) of the primary dwelling's floor area or 500 square feet, whichever is less.
- b. Except to create exterior access to the Junior ADU, no expansion of the primary dwelling shall be allowed for creation of the Junior ADU. The maximum expansion for egress or ingress shall be less than or equal to 150 square feet.
4. Second Unit. The maximum floor area shall be in accordance with the following:
- a. 7,201 - 20,000 square-foot lots. The maximum floor area shall be less than or equal to 1,200 square feet.
- b. 20,001 square-foot – 2 acres lots. The maximum floor area shall be less than or equal to 1,500 square feet.
- c. 2.01 acres – 4 acre lots. The maximum floor area shall be less than or equal to 2,500 square feet.
- d. Lots greater than 4 acres. The maximum floor area shall be less than or equal to 200 percent (200%) of the primary one family dwelling's floor area.
5. Guest Quarter. The maximum floor area shall be less than or equal to two percent (2%) of the gross lot size or 600 square feet, whichever is less.
6. MOG Units. Floor area shall comply with Title 25 of the California Code of Regulations, as may be amended.
7. Ranchets. No maximum floor area. The minimum floor area shall be 450 square feet, excluding patios, porches, garages, and similar structures.
- E. Height. Additional residential accommodations shall comply with the following:
1. Interior ADU and Junior ADU. The maximum height for an interior ADU and Junior ADU shall be no greater than sixteen (16) feet, measured from the finished floor to the highest point of the finished ceiling, within any story or floor of the primary dwelling.



2. Detached ADU. The maximum height shall be no greater than sixteen (16) feet.
  3. Guest Quarters. The maximum height shall be pursuant to the applicable zoning classification for the lot.
  4. Second Units. The maximum height shall be no greater than the height of the primary one family dwelling.
- F. Parking. Off-street parking shall comply with section 18.12 of this ordinance and the following:
1. Interior ADU within an existing structure, Junior ADU, or Guest Quarter.
    - a. No parking space(s) shall be required.
    - b. No replacement parking spaces shall be required for conversion of any existing parking spaces, including garages, carports or marked spaces into an interior ADU or a Junior ADU. Any conversion of existing parking space(s) into a Guest Quarter shall be replaced at a 1:1 ratio.
  2. Interior ADU within a new structure and Detached ADU.
    - a. One (1) regular or tandem parking space per unit shall be required; or,
    - b. Parking may be waived, if any of the following apply to the lot or unit:
      - i. Within a half mile ( $\frac{1}{2}$  mile) walking distance from transit, including bus stop or train station locations where the public may access buses, trains or any other forms of transportation that charge set fares, run on fix routes and are available to the public; or,
      - ii. Within an architecturally or a historically significant district; or,

- iii. Within an area that requires on-street parking permits but are not offered to the new unit; or,
      - iv. Within one (1) mile from a car share area.
    - c. Parking may be located within required setbacks established by this ordinance.
    - d. No replacement parking spaces shall be required for conversion of any existing parking spaces, including garages, carports or marked spaces into an ADU.
  3. Second Unit.
    - a. One (1) parking space per one-(1) bedroom unit shall be required; or,
    - b. Two (2) parking space for units with two (2) or more bedrooms shall be required.
    - c. Any conversion of existing parking space(s) into a Second Unit shall be replaced at a 1:1 ratio.
  4. MOG Units. Parking spaces shall be provided pursuant to Section 18.12 of this ordinance, with the exception of the following criteria:
    - a. Parking spaces shall be located immediately adjacent to each MOG Unit; and,
    - b. Parking spaces shall be developed using impervious surfaces.
  5. Ranchets. Parking spaces shall be provided pursuant to Section 18.12 of this ordinance.
- G. Design.
1. Additional residential accommodations shall be compatible with the architecture of the primary one family dwelling or multiple family dwelling on the same lot and consistent with the surrounding neighborhood.
  2. Interior additional residential accommodations shall have exterior access to the unit.



- 1                               3.     In accordance with Title 25 of the California Code of Regulations, as may be  
2                               amended, MOG Units and Ranchets shall include any required opaque skirt  
3                               entirely around the unit in order to screen the area between the ground level  
4                               and the floor of the unit.

5                   H.     Access.

- 6                   1.     All weather access for emergency vehicles shall be provided for any  
7                   additional residential accommodation that is located more than one-hundred  
8                   and fifty feet (150 ft.) from a public right-of-way.  
9                   2.     All access roads for emergency vehicle or driveways that service an  
10                  additional residential accommodation shall be at least twenty (20) feet in  
11                  width and shall have a clear and unobstructed access to the public road.

12                I.     MOG Unit Specific Development Standards.

- 13                1.     MOG Units shall be located within individual and separate spaces, which  
14                may also include accessory structures or appurtenances attached thereto or  
15                used in conjunction therewith. Spaces shall only include one MOG Unit.  
16                a.     The minimum size of each space within the lot shall be 2,500 square  
17                feet.  
18                b.     The minimum dimension of the space shall be thirty (30) feet in width  
19                and eighty (80) feet in depth.  
20                c.     The minimum coverage of each space shall not exceed seventy-five  
21                percent (75%) of the space area with structures, including the  
22                manufactured home unit, any attached or detached accessory  
23                structures, such as awnings, stairways, and ramps.  
24                2.     Separation of buildings or structures shall comply with Title 25 of the  
25                California Code of Regulations, as may be amended.  
26                3.     Walls and Fences and Landscaping.  
27                a.     A chain link fence, or other similar material, shall be erected along  
28

the perimeter of the lot, except when prohibited in flood areas or similar situations.

i. The fence shall be at least six (6) feet in height.

ii. The fence shall be screen by landscaping or other material.

b. A chain link fence, or other similar fencing, at least three (3) feet in height shall be erected between spaces on the lot. Landscaping may be used in lieu of required fencing between spaces on the lot.

4. Additional Access Requirements.

a. MOG Units shall be located no further than 450 feet from a public dedicated and maintained road.

b. MOG Units shall be served by an all-weather access road or driveway, such as a Class 2 base or a material capable of supporting emergency vehicles as approved by the Fire Department.

c. No additional curb cuts, rear access or any other types of access for the lot shall be allowed, except where authorized by the Riverside County Transportation Department through the issuance of an encroachment permit connecting with a public right-of-way.

SECTION 19.807 OCCUPANCY AND FIRE PROTECTION.

A. Occupancy.

1. Accessory Dwelling Unit. Prior to June 1, 2025, property owners shall not be required to occupy, or live within, the primary dwelling or ADU located on the same lot. On or after June 1, 2025, property owners must occupy, or live within, the primary dwelling or ADU located on the lot. Appropriate verification to show occupancy, as determined by the County, may include, but not limited to, utility bills or official mail with the property owners name, government issued identification or license with primary address and property owner's name, or documents showing official registration primary address as residence for the property owner.



2. Second Unit or Guest Quarter. Property owners must occupy, or live within, the primary dwelling existing on the same lot as the Second Unit or Guest Quarter. Appropriate verification to show occupancy, as determined by the County, may include, but not limited to, utility bills or official mail with the property owner's name, government issued identification or license with primary address and property owner's name, or documents showing official registration primary address as residence for property owner.
3. Junior Accessory Dwelling Unit. Property owners must occupy, or live within, either the primary dwelling or Junior ADU located on the same lot. Appropriate verification showing occupancy, as determined by the County, may include, but not limited to, utility bills or official mail with the property owner's name, government issued identification or license with primary address and property owner's name, or documents showing official registration primary address as residence for property owner.
4. Owner-occupancy requirements shall not apply if the property owner is another governmental agency, land trust, housing organization or other similar agency or organization.
5. Except for Guest Quarters and MOG Units, additional residential accommodations may be rented to and occupied by any person(s) in accordance with occupancy requirements provided in this Article. The renting of a Ranchet is for the mobilehome or manufactured home only and shall not create a real property interest in the lot the Ranchet is located on.
6. Additional residential accommodations shall not be rented for a period less than or equal to 30 days.
7. Guest Quarters shall be used exclusively by the occupants of the one family dwelling on the same lot or their non-paying guests.

8. MOG Units shall be occupied by at least two (2) separate legal owners, verified with the latest deed, which shall live in separate MOG Units. MOG Units shall not be rented or leased, or held out for rent or lease.
9. Additional residential accommodations shall be used for residential purposes and may include home businesses or occupations as allowed by local or state laws.
10. Additional residential accommodations shall not be sold as a separate unit, except as provided by local or state law and, if required, the lot is subdivided pursuant to local and state subdivision laws.
11. For lots with a proposed Junior ADU, a deed restriction in accordance with Government Code section 65852.22(a)(3), as may be amended, shall be recorded on the property and included in the application for the Junior ADU.

B. Fire Protection.

1. Water supply to the lot shall be capable of providing the required fire flow for fire protection, pursuant to the California Fire Code.
2. ADUs or Junior ADUs shall provide fire sprinklers only if the primary dwelling is required to provide fire sprinklers.

SECTION 19.808 ADDITIONAL MOG UNIT REQUIREMENTS.

A. Ownership.

1. Lots with MOG Units must be jointly owned by multiple owners, and all owners must be listed on the deed.
2. Property owners shall notify the Planning Director, or designee, of any change in ownership within thirty (30) days of the change. Ownership and occupancy shall meet the requirements of this article for the life of the MOG Unit.

B. Subdivision and Installation.

1. The allowance of multiple MOG Units on one lot does not constitute a

subdivision of that lot under the Subdivision Map Act or Riverside County Ordinance No. 460.

2. MOG Units shall not be sold separately, unless the underlying lot is subdivided pursuant to all applicable local and state subdivision and land use laws.
3. MOG Units shall be pre-existing and installed prior to May 14, 2013.
4. MOG Units shall be located on a lot with at least one other MOG Unit.
5. MOG Units shall be part of an existing grouping of manufactured homes on one (1) lot, referred to as an existing "MOG manufactured home park." No expansion of the existing MOG manufactured home park shall be permitted.
6. MOG Units shall be installed per manufacturer's specifications on approved piers. No permanent foundation shall be allowed for a MOG Unit, except where required by the applicable flood control district.
7. MOG Units on approved piers shall be screened by an opaque skirt to completely cover the area between the floor and the ground and completely cover the approved piers.
8. No outside storage shall be allowed on lots with MOG Units.

C. Utilities.

1. MOG Units shall have separate utility services and connections, except for MOG Units connected to sub-surface sewage disposal systems.
2. Propane tanks shall include appropriate setbacks, pursuant to the California Fire Code.
3. The maximum size of a propane tank shall be 250 gallons.
4. Electrical meter banks may be permitted, subject to written approval by the local electric provider.
5. MOG Units shall have running water.
6. MOG Units served by a water well shall meet minimum production requirements set forth in Riverside County Ordinance No. 682.



1                   7.     MOG Units connected to a septic system or well shall obtain all necessary  
2                   approvals from the appropriate departments.

3                   8.     MOG Units utilizing any proposed State Small Water System shall obtain  
4                   approval from the Riverside County Department of Environmental Health.

5     SECTION 19.809     EASTERN COCHELLA VALLEY BOUNDARY.

6     For the purposes of this article, the Eastern Coachella Valley boundary shall include all that  
7     area identified as the “Area Plan Boundary” in Figure 3, or the Land Use Plan, of the Eastern  
8     Coachella Valley Area Plan, which is part of the Riverside County General Plan, as  
9     amended.

10    SECTION 19.810     DENSITY.

11            A.     An additional residential accommodation that conforms to this Article shall  
12            not be considered to exceed the allowable density established by the General  
13            Plan for the lot upon which the additional residential accommodation is  
14            located.

15            B.     An additional residential accommodation that conforms to this Article shall  
16            be considered consistent with the Riverside County General Plan, including  
17            the Land Use Element, and the residential uses of the applicable zoning  
18            classification for the lot upon which the additional residential  
19            accommodation is located.

20    SECTION 19.811     CONFLICTING STANDARDS AND REQUIREMENTS.

21            A.     In the event there is a conflict between the requirements and development  
22            standards set forth in this Article and a lot’s applicable zoning classification  
23            or other provision in this ordinance, the provisions of this Article shall  
24            prevail.

25            B.     If any provision of this Article conflicts with California Government Code  
26            Section 65852.2 or 65852.22, the provisions of the Government Code  
27            sections shall prevail.”  
28

1           Section 13.     Section 21.35a. of Ordinance No. 348 is amended to read as follows:

2                     “SECTION 21.35a. GUEST QUARTER.

3                     Guest quarter is defined in Article XIXj of this ordinance.”

4           Section 14.     Section 21.51a. of Ordinance No. 348 is amended to read as follows:

5                     “SECTION 21.51a. MOBILEHOME PARK.

6                     Mobilehome park is any area of tract of land where one or more mobilehome lots are  
7                     rented or leased or held out for rent or lease to accommodate mobilehome used for  
8                     human habitation. The rental paid for any such mobilehome shall be deemed to  
9                     include rental for the lot it occupies. Mobilehome park does not include lots  
10                    containing Ranchets pursuant to Article XIXj of this ordinance.

11                    Notwithstanding the foregoing definition, any person, not including a mobilehome  
12                    park operator, who owns a mobilehome and owns, rents or leases the land upon  
13                    which the mobilehome is located, is permitted to rent, lease, sublease, let our, or hire  
14                    out for occupancy the mobilehome and the land upon which the mobilehome is  
15                    located, without obtaining a permit to construct or operate a mobilehome park.”

1                    Section 15.    This ordinance shall take effect thirty (30) days after its adoption.

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

4                    By: \_\_\_\_\_  
5                    Chairman

6  
7  
8                    ATTEST:  
9                    CLERK OF THE BOARD  
                    Kecia Harper

10                   By: \_\_\_\_\_  
11                   Deputy

12  
13  
14                   (SEAL)

15  
16  
17                   APPROVED AS TO FORM  
18                   June 11, 2020

19                   By: Aaron C. Gettis  
20                   AARON C. GETTIS  
21                   Supervising Deputy County Counsel



# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
6/13/20	0011390517		PE Riverside	4 x 93 Li	483.60

Invoice text: Adopting Ord. 348.4926 and CZ2000002

*TLMA/Planning  
Item 21.1 of 6/23/20*

Placed by: Hannah Lumanauw

## Legal Advertising Memo Invoice

**BALANCE DUE**

483.60

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	06/13/2020	5209148	5209148	BOARD OF SUPERVISORS



**THE PRESS-ENTERPRISE**

Legal Advertising Memo Invoice

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RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP  
dba The Press-Enterprise  
PO Box 65210  
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# THE PRESS-ENTERPRISE

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Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

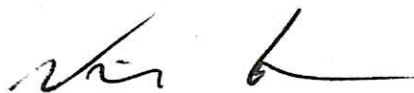
Ad Desc.: Adopting Ord. 348.4926 and CZ2000002 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/13/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: June 13, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011390517-01

P.O. Number:

### Ad Copy:

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE AND ASSOCIATED CHANGE OF ZONE, ALL SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 23, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Ordinance No. 348.4926**, which is an amendment to Riverside County Ordinance No. 348 (the "Land Use Ordinance") that establishes requirements and development standards for the development of different dwelling types or living arrangements on a lot in addition to primary residence. This amendment specifically addresses state-mandated accessory dwelling units ("ADUs"), junior accessory dwelling units ("Junior ADUs"), and ranchets (related to ADUs) and locally-permitted second units and guest quarters; and specifically re-establishes and updates existing regulation for units under the Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone, also known as MOG units, for all Supervisorial District.

The Riverside County Planning Commission recommends that the Board of Supervisors find that **Ordinance No. 348.4926** is **Exempt** from CEQA and adopt **Ordinance No. 348.4926**, associated with **Change of Zone No. 2000002**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ROBERT FLORES, URBAN AND REGIONAL PLANNER IV, AT (951) 955-3200 OR EMAIL [rflores@rivco.org](mailto:rflores@rivco.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: June 10, 2020      Kacia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

6/13





OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

June 09, 2020

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

PH : (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: ADOPTING ORDINANCE NO 348.4926 and  
CZ No. 2000002

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, June 13, 2020.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A 1/8<sup>th</sup> OF A PAGE FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Hannah Lumanauw*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD





OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1<sup>ST</sup> FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

June 09, 2020

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)  
TEL: (760)778-4578

RE: NOTICE OF PUBLIC HEARING: ADOPTING ORDINANCE NO 348.4926  
and CZ No. 2000002

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **(1) TIME** on **Saturday, June 13, 2020**.

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Sincerely,

*Hannah Lumanauw*

Deputy Clerk of the Board to:  
KECIA R. HARPER, CLERK OF THE BOARD

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE AND ASSOCIATED CHANGE OF ZONE, ALL SUPERVISORIAL DISTRICT**

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Dated: June 09, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

# **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 11, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

Ordinance No. 348.4926 and CZ No. 2000002

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** June 23, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: June 11, 2020  
Hannah Lumanauw



# THE PRESS-ENTERPRISE

Ad Copy:

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## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: NOH - Ordinance No. 348.4926 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**09/11/2020**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 11, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011410199-01

P.O. Number:

TLMA / Planning  
Item 21.4 of  
08/24/20

**ORDINANCE NO. 348.4926  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348  
RELATING TO ZONING**

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

Section 1. Subsection A.1. of Section 18.12. of Ordinance No. 348 is amended to read as follows:

"A.1. APPROVAL OF OFF-STREET PARKING PLAN. A plot plan, pursuant to the provisions of Section 18.30 of this ordinance, shall be filed for approval of all off-street parking facilities, except for one and two-family residences and additional residential accommodations, unless the off-street parking facilities are approved as a part of a design review, plot plan, conditional use permit or public use permit approval."

Section 2. A new subsection F. is added to Section 18.12 of Ordinance No. 348 to read as follows:

"F. ADDITIONAL RESIDENTIAL ACCOMMODATIONS. Additional requirements for off-street parking associated with additional residential accommodations are provided in Article XIXi of this ordinance."

Section 3. The title of Section 18.18 of Ordinance No. 348 is amended to read as follows:

"SECTION 18.18. DETACHED ACCESSORY BUILDINGS AND STRUCTURES."

Section 4. Subsection A. of Section 18.18 of Ordinance No. 348 is amended to read as follows:

"A. INTENT. The Board of Supervisors has adopted the following provisions to establish minimum development requirements for the erection of detached accessory buildings and structures in the unincorporated areas of Riverside County. These requirements are intended to provide for the appropriate construction of detached accessory buildings and structures, enhance the aesthetic appearance of the community, preserve property values and protect the public health, safety and welfare."

Section 5. Subsection D. of Section 18.18 of Ordinance No. 348 is deleted in its entirety.

Section 6. Existing subsection E. of Ordinance No. 348 is relettered subsection D.

Section 7. Subsection F. of Section 18.18 of Ordinance No. 348 is deleted in its entirety.

Section 8. Subsection D. of Section 18.29a. of Ordinance No. 348 is deleted in its entirety.

Section 9. Subsections E., F., and G of Section 18.29a. of Ordinance No. 348 are relettered D., E., and F. respectively.

Section 10. Subsection D. of Section 18.53 of Ordinance No. 348 is amended to read as follows:

"D. EXCEPTIONS. Cottage food operations shall not be permitted in any Second Unit, Guest Quarter, accessory building, ADU or Junior ADU."

Section 11. Subsection E. of Section 19.501 of Ordinance No. 348 is amended to read as follows:

"E. All Commercial Cannabis Activities within any dwelling unit, ADU, Junior ADU, Second Unit, Guest Quarter, MOG, Ranchet, or any other residential accessory structure permitted for residential occupancy is prohibited."

Section 12. Article XIXj of Ordinance No. 348 is deleted in its entirety and replaced with the following:

**"ARTICLE XIXi**

**ADDITIONAL RESIDENTIAL ACCOMMODATIONS**

**SECTION 19.800. PURPOSE AND INTENT.**

This article establishes requirements and development standards for additional residential accommodations created to augment one-family dwellings or multiple family dwellings. These requirements and development standards are intended to facilitate the proper development of additional residential accommodations to increase supply and diversity of housing types within the unincorporated areas of Riverside County.

**SECTION 19.801. APPLICABILITY**

This article shall not apply to accessory dwelling units or junior accessory dwelling units that meet the requirements set forth in Government Code section 65852.2(e)(1). Applications for accessory dwelling units or junior accessory dwelling units meeting the requirements of Government Code section 65852.2(e)(1) shall be approved ministerially, pursuant to the process and requirements set forth in that section. Accessory dwelling units or junior accessory dwelling units that do not meet the requirements set forth in Government Code section 65852.2(e)(1) shall comply with this Article.

**SECTION 19.802. DEFINITIONS AND CONSTRUCTION.**

A. Definitions. For purposes of this Article, the following are considered additional residential accommodations and defined as follows:

1. Accessory Dwelling Unit (ADU): A dwelling that includes exterior access and provides complete independent living facilities, including a kitchen and bathroom, which are allowed in addition to a primary dwelling on lots zoned for one family dwellings or multiple family dwellings. An ADU may be an efficiency unit, as defined in section 17958.1 of the Health and Safety Code.
2. Junior Accessory Dwelling Unit (Junior ADU): A dwelling within a one family dwelling that includes exterior access and, at a minimum, a cooking area with cooking appliances, food preparation counters, and storage cabinets, all proportional to the size of the dwelling unit. A Junior ADU shall either include a self-contained bathroom or share a bathroom with the primary one family dwelling.
3. Second Unit: A one family dwelling that includes a kitchen and bathroom that is allowed on lots zoned for one family dwellings and includes an existing primary one family dwelling. A Second Unit is not an ADU as defined in this Article.
4. Guest Quarter: A living area dependent on some or all of the primary one family dwelling's facilities. A Guest Quarter shall not have a kitchen, but may include a bathroom. A Guest Quarter is not allowed on lots zoned for multiple family dwellings.
5. Multiple Owner Group (MOG) Unit: Any type of state-licensed mobilehome or manufactured home installed on or before May 14, 2013 on lots located within the Eastern Coachella Valley, as further defined in this Article.
6. Ranchet Unit (Ranchet): Any type of state-licensed mobilehome or manufactured home complying with Health and Safety Code section 18214(c), as may be amended, installed on lots larger than or equal to 2 gross acres that includes at least one additional Ranchet, and is located within the Eastern Coachella Valley, as further defined in this Article.

B. Construction. The construction of additional residential accommodations shall comply with the following:

1. An attached additional residential accommodation involves the expansion of an existing structure for the purposes of creating new habitable floor area.
2. A detached additional residential accommodation shall be on the same lot as the primary dwelling but not attached to it or any other structure. Except for Guest Quarters, a detached additional residential accommodation may be a mobilehome or manufactured home.
3. An interior additional residential accommodation involves the conversion of or inclusion within the footprint and floor area of an existing or proposed one family dwelling or associated attached structure, such as a garage, storage area, or similar structure. Limited expansion of an established footprint or floor

area is only allowed to provide necessary access to the additional residential accommodation.

4. An ADU may be an attached, detached or interior additional residential accommodation.
5. A Junior ADU shall be an interior additional residential accommodation within a one family dwelling or associated attached structure, such as a garage, storage area, or similar structure, but is not allowed within multiple family dwellings.
6. A Second Unit, Guest Quarter, MOG Unit or Ranchet shall be a detached additional residential accommodation.

#### SECTION 19.803. LOCATION AND ALLOWANCES.

- A. Location. Additional residential accommodations are permitted by-right on lots zoned for one family dwellings or multiple family dwellings with the following exceptions:

1. Additional residential accommodations shall not be permitted on lots with a dwelling(s) that does not have all required building permits.
2. Additional residential accommodations shall not be permitted on lots that are constrained by water availability, water quality or sewage disposal or other public health and safety concerns. Prohibited areas shall include those areas where a development moratorium is imposed because of a moratorium for water or sewer, whether imposed by the County or another public agency with the authority to impose such a development moratorium.
3. MOG Units and Ranchets are only permitted within the Eastern Coachella Valley, as further defined in this Article.
4. MOG Units may be permitted on lots zoned for nonresidential uses if the lot and MOG Units meet the definition of MOG Unit as provided in this Article.

- B. Allowances. The number of attached, detached or interior additional residential accommodations allowed on lots where there is an existing or proposed one family dwelling or an existing multiple family dwelling shall be in accordance with one of the following, but not a combination thereof:

1. One Family Dwelling.
  - a. One attached or interior additional residential accommodation shall be permitted per lot.
  - b. One detached additional residential accommodation shall be permitted per lot.
2. Multiple Family Dwelling.
  - a. One interior ADU shall be permitted per lot or a quantity that is less than or equal to twenty-five percent (25%) of the existing units within the multiple family dwelling, whichever is greater.
  - b. Two detached ADU shall be permitted per lot.
3. Eastern Coachella Valley.
  - a. The first MOG Unit or Ranchet installed on a lot shall be designated as the primary dwelling for the purposes of this Article.
  - b. A maximum of twelve detached MOG Units shall be permitted per lot; or,
  - c. A maximum of four detached Ranchets shall be permitted per lot in accordance with this Article. The maximum number of four detached Ranchets per lot shall include any existing primary dwelling. In the event an existing primary dwelling is converted to a Ranchet, all additional residential accommodations on the lot shall be considered Ranchets and shall comply with this Article.

#### SECTION 19.804. LAND USE PERMITS AND PROCESSING.

- A. Land Use Permits. No discretionary land use permit such as, but not limited to, a plot plan or conditional use permit is required for an additional residential accommodation.
- B. Site Design Plan. Applications for any additional residential accommodation shall include a site design plan demonstrating compliance with the development standards provided in this Article.
- C. Processing. Applications for any additional residential accommodation shall be processed in accordance with this ordinance, Ordinance No. 671 and Ordinance No. 457, as applicable. Applications for an ADU or Junior ADU shall be acted upon within sixty (60) days of the application being submitted to the County. Acting on an application may include approving or denying an application, providing corrections resulting from plan check, or issuing, withdrawing, cancelling or abandoning an application; or any other similar action. The County may delay acting on an application for an ADU or Junior ADU until after acting on an application for a new primary dwelling on the same lot.
- D. Residential Use. Additional residential accommodations shall be deemed an accessory residential use.

#### SECTION 19.805. APPROVAL REQUIREMENTS.

- A. An application for an additional residential accommodation shall be accepted and approved if it complies with all of the following:

1. The requirements and development standards set forth in this Article.
2. All applicable laws and regulations related to health and safety including, but not limited to, Fire and Building Code regulations.
3. All required approvals are obtained prior to submittal from the Riverside County Department of Environmental Health, Fire Department, and the Riverside County Airport Land Use Commission.
4. Written confirmation has been provided from the Department of Environmental Health for the use of an existing or new septic system for any additional residential accommodation.
5. If applicable, a percolation test is completed and certified within the last five years or recertified within the last ten years, by the Riverside County Department of Environmental Health.
6. All required approvals are obtained from the applicable water and sewer purveyor(s).
7. If applicable because of geographic location and constraints, all required approvals from the Fire Department, Riverside County Flood Control and Water Conservation District, Coachella Valley Water District or the Environmental Programs Division of the Planning Department.

- B. For the purposes of fire or life protection, a Junior ADU shall not be considered a separate or new dwelling unit.

- C. No final inspections shall be performed or certificate of occupancy shall be issued, for an additional residential accommodation prior to the final inspection for the new one family dwelling located on the same lot.

- D. Additional residential accommodations shall not be subject to Section 18.10 and Section 18.11 of this ordinance related to location and size of dwellings.

#### SECTION 19.806. FEES AND UTILITY CONNECTIONS.

- A. Impact and connection fees shall be calculated in accordance with applicable State and local laws and regulations including, but not limited to, Government Code sections 65852.2 and 65852.22, and Riverside County Ordinance No 659.

- B. An attached/interior ADU or Junior ADU shall not be required to install a new or separate utility connection directly between the unit and the utility, but may be required if the unit was created or constructed concurrently with a new one family dwelling, as determined through the permitting process. Guest Quarters shall not be permitted to install a new or separate utility connection directly between the



- d. No replacement parking spaces shall be required for conversion of any existing parking spaces, including garages, carports or marked spaces into an ADU.
- 3. Second Unit.
  - a. One (1) parking space per one- (1) bedroom unit shall be required; or,
  - b. Two (2) parking space for units with two (2) or more bedrooms shall be required.
  - c. Any conversion of existing parking space(s) into a Second Unit shall be replaced at a 1:1 ratio.
- 4. MOG Units. Parking spaces shall be provided pursuant to Section 18.12 of this ordinance, with the exception of the following criteria:
  - a. Parking spaces shall be located immediately adjacent to each MOG Unit; and,
  - b. Parking spaces shall be developed using impervious surfaces.
- 5. Ranchets. Parking spaces shall be provided pursuant to Section 18.12 of this ordinance.
- G. Design.
  - 1. Additional residential accommodations shall be compatible with the architecture of the primary one family dwelling or multiple family dwelling on the same lot and consistent with the surrounding neighborhood.
  - 2. Attached and Interior additional residential accommodations shall have exterior access to the unit.
  - 3. In accordance with Title 25 of the California Code of Regulations, as may be amended, MOG Units and Ranchets shall include any required opaque skirt entirely around the unit in order to screen the area between the ground level and the floor of the unit.
- H. Access.
  - 1. All weather access for emergency vehicles shall be provided for any additional residential accommodation that is located more than one-hundred and fifty feet (150 ft.) from a public right-of-way.
  - 2. All access roads for emergency vehicle or driveways that service an additional residential accommodation shall be at least twenty (20) feet in width and shall have a clear and unobstructed access to the public road.

1. MOG Unit Specific Development Standards.

- 1. MOG Units shall be located within individual and separate spaces, which may also include accessory structures or appurtenances attached thereto or used in conjunction therewith. Spaces shall only include one MOG Unit.
- a. The minimum size of each space within the lot shall be 2,500 square feet.
- b. The minimum dimension of the space shall be thirty (30) feet in width and eighty (80) feet in depth.
- c. The minimum coverage of each space shall not exceed seventy-five percent (75%) of the space area with structures, including the manufactured home unit, any attached or detached accessory structures, such as awnings, stairways, and ramps.
- 2. Separation of buildings or structures shall comply with Title 25 of the California Code of Regulations, as may be amended.
- 3. Walls and Fences and Landscaping.
  - a. A chain link fence, or other similar material, shall be erected along the perimeter of the lot, except when prohibited in flood areas or similar situations.
  - i. The fence shall be at least six (6) feet in height.
  - ii. The fence shall be screen by landscaping or other material.
  - b. A chain link fence, or other similar fencing, at least three (3) feet in height shall be erected between spaces on the lot. Landscaping may be used in lieu of required fencing between spaces on the lot.
- 4. Additional Access Requirements.
  - a. MOG Units shall be located no further than 450 feet from a public dedicated and maintained road.
  - b. MOG Units shall be served by an all-weather access road or driveway, such as a Class 2 base or a material capable of supporting emergency vehicles as approved by the Fire Department.
  - c. No additional curb cuts, rear access or any other types of access for the lot shall be allowed, except where authorized by the Riverside County Transportation Department through the issuance of an encroachment permit connecting with a public right-of-way.

SECTION 19.808. OCCUPANCY AND FIRE PROTECTION.

- A. Occupancy.
  - 1. Accessory Dwelling Unit. Property owners shall not be required to occupy, or live within, the primary dwelling or ADU located on the same lot, if the ADU is permitted between January 1, 2020 and June 1, 2025. If an ADU is permitted after June 1, 2025, property owners must occupy, or live within, the primary dwelling or ADU located on the same lot. Appropriate verification to show occupancy, as determined by the County, may include, but not limited to, utility bills or official mail with the property owners name, government issued identification or license with primary address and property owner's name, or documents showing official registration primary address as residence for the property owner.
  - 2. Second Unit or Guest Quarter. Property owners must occupy, or live within, the primary dwelling existing on the same lot as the Second Unit or Guest Quarter. Appropriate verification to show occupancy, as determined by the County, may include, but not limited to, utility bills or official mail with the property owner's name, government issued identification or license with primary address and property owner's name, or documents showing official registration primary address as residence for property owner.
  - 3. Junior Accessory Dwelling Unit. Property owners must occupy, or live within, either the primary dwelling or Junior ADU located on the same lot. Appropriate verification showing occupancy, as determined by the County, may include, but not limited to, utility bills or official mail with the property owner's name, government issued identification or license with primary address and property owner's name, or documents showing official registration primary address as residence for property owner.
  - 4. Owner-occupancy requirements shall not apply if the property owner is another governmental agency, land trust, housing organization or other similar agency or organization.
  - 5. Except for Guest Quarters and MOG Units, additional residential accommodations may be rented to and occupied by any person(s) in accordance with occupancy requirements provided in this Article. The renting of a Ranchet is for the mobilehome or manufactured home only and shall not create a real property interest in the lot the Ranchet is located on.
  - 6. Additional residential accommodations shall not be rented for a period less than or equal to 30 days.
  - 7. Guest Quarters shall be used exclusively by the occupants of the one family dwelling on the same lot or their non-paying guests.
  - 8. MOG Units shall be occupied by at least two (2) separate legal owners, verified with the latest deed, which shall live in separate MOG Units. MOG Units shall not be rented or leased, or held out for rent or lease.

9. Additional residential accommodations shall be used for residential purposes and may include home businesses or occupations as allowed by local or state laws.
  10. Additional residential accommodations shall not be sold as a separate unit, except as provided by local or state law and, if required, the lot is subdivided pursuant to local and state subdivision laws.
  11. For lots with a proposed Junior ADU, a deed restriction in accordance with Government Code section 65852.22(a)(3), as may be amended, shall be recorded on the property and included in the application for the Junior ADU.
- B. Fire Protection.
1. Water supply to the lot shall be capable of providing the required fire flow for fire protection, pursuant to the California Fire Code.
  2. ADUs or Junior ADUs shall provide fire sprinklers only if the primary dwelling is required to provide fire sprinklers.
- SECTION 19.809. ADDITIONAL MOG UNIT REQUIREMENTS.
- A. Ownership.
1. Lots with MOG Units must be jointly owned by multiple owners, and all owners must be listed on the deed.
  2. Property owners shall notify the Planning Director, or designee, of any change in ownership within thirty (30) days of the change. Ownership and occupancy shall meet the requirements of this article for the life of the MOG Unit.
- B. Subdivision and Installation.
1. The allowance of multiple MOG Units on one lot does not constitute a subdivision of that lot under the Subdivision Map Act or Riverside County Ordinance No. 460.
  2. MOG Units shall not be sold separately, unless the underlying lot is subdivided pursuant to all applicable local and state subdivision and land use laws.
  3. MOG Units shall be pre-existing and installed prior to May 14, 2013.
  4. MOG Units shall be located on a lot with at least one other MOG Unit.
  5. MOG Units shall be part of an existing grouping of manufactured homes on one (1) lot, referred to as an existing "MOG manufactured home park." No expansion of the existing MOG manufactured home park shall be permitted.
  6. MOG Units shall be installed per manufacturer's specifications on approved piers. No permanent foundation shall be allowed for a MOG Unit, except where required by the applicable flood control district.
  7. MOG Units on approved piers shall be screened by an opaque skirt to completely cover the area between the floor and the ground and completely cover the approved piers.
  8. No outside storage shall be allowed on lots with MOG Units.
- C. Utilities.
1. MOG Units shall have separate utility services and connections, except for MOG Units connected to sub-surface sewage disposal systems.
  2. Propane tanks shall include appropriate setbacks, pursuant to the California Fire Code.
  3. The maximum size of a propane tank shall be 250 gallons.
  4. Electrical meter banks may be permitted, subject to written approval by the local electric provider.
  5. MOG Units shall have running water.
  6. MOG Units served by a water well shall meet minimum production requirements set forth in Riverside County Ordinance No. 682.
  7. MOG Units connected to a septic system or well shall obtain all necessary approvals from the appropriate departments.
  8. MOG Units utilizing any proposed State Small Water System shall obtain approval from the Riverside County Department of Environmental Health.

SECTION 19.810. EASTERN COACHELLA VALLEY BOUNDARY.

For the purposes of this article, the Eastern Coachella Valley boundary shall include all that area identified as the "Area Plan Boundary" in Figure 3, or the Land Use Plan, of the Eastern Coachella Valley Area Plan, which is part of the Riverside County General Plan, as amended.

SECTION 19.811. DENSITY.

- A. An additional residential accommodation that conforms to this Article shall not be considered to exceed the allowable density established by the General Plan for the lot upon which the additional residential accommodation is located.
- B. An additional residential accommodation that conforms to this Article shall be considered consistent with the Riverside County General Plan, including the Land Use Element, and the residential uses of the applicable zoning classification for the lot upon which the additional residential accommodation is located.

SECTION 19.812. CONFLICTING STANDARDS AND REQUIREMENTS.

- A. In the event there is a conflict between the requirements and development standards set forth in this Article and a lot's applicable zoning classification or other provision in this ordinance, the provisions of this Article shall prevail.
- B. If any provision of this Article conflicts with California Government Code Section 65852.2 or 65852.22, the provisions of the Government Code sections shall prevail."

Section 13. Section 21.35a. of Ordinance No. 348 is amended to read as follows:

"SECTION 21.35a. GUEST QUARTER.

Guest quarter is defined in Article XIXj of this ordinance."

Section 14. Section 21.51a. of Ordinance No. 348 is amended to read as follows:

"SECTION 21.51a. MOBILEHOME PARK.

Mobilehome park is any area of tract of land where one or more mobilehome lots are rented or leased out for rent or lease to accommodate mobilehome used for human habitation. The rental paid for any such mobilehome shall be deemed to include rental for the lot it occupies. Mobilehome park does not include lots containing Ranchets pursuant to Article XIXj of this ordinance.

Notwithstanding the foregoing definition, any person, not including a mobilehome park operator, who owns a mobilehome and owns, rents or leases the land upon which the mobilehome is located, is permitted to rent, lease, sublease, let out, or hire out for occupancy the mobilehome and the land upon which the mobilehome is located, without obtaining a permit to construct or operate a mobilehome park."

Section 15. This ordinance shall take effect thirty (30) days after its adoption.

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **August 25, 2020**, the foregoing Ordinance consisting of fifteen (15) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
 NAYS: None  
 RECUSE: None

Kecia R. Harper, Clerk of the Board  
 By: Hannah Lumanauw, Board Assistant



OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

**KECIA R. HARPER**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

September 08, 2020

PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: 951-368-9018

RE: ADOPTION OF ORDINANCE NO. 348.4926

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Friday, September 11, 2020**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Hannah Lumanauw*

Board Assistant to  
KECIA R. HARPER, CLERK OF THE BOARD





OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

**KECIA R. HARPER**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

September 08, 2020

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)  
TEL: (760)778-4578

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Thank you in advance for your assistance and expertise.

Sincerely,

*Hannah Lumanauw*

Board Assistant to  
KECIA R. HARPER, CLERK OF THE BOARD

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 348.4926

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348

RELATING TO ZONING

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

Section 1. Subsection A.1. of Section 18.12. of Ordinance No. 348 is amended to read as follows:

“A.1. APPROVAL OF OFF-STREET PARKING PLAN. A plot plan, pursuant to the provisions of Section 18.30 of this ordinance, shall be filed for approval of all off-street parking facilities, except for one and two-family residences and additional residential accommodations, unless the off-street parking facilities are approved as a part of a design review, plot plan, conditional use permit or public use permit approval.”

Section 2. A new subsection F. is added to Section 18.12 of Ordinance No. 348 to read as follows:

“F. ADDITIONAL RESIDENTIAL ACCOMMODATIONS. Additional requirements for off-street parking associated with additional residential accommodations are provided in Article XIXj of this ordinance.”

Section 3. The title of Section 18.18 of Ordinance No. 348 is amended to read as follows: “SECTION 18.18. DETACHED ACCESSORY BUILDINGS AND STRUCTURES.”

Section 4. Subsection A. of Section 18.18 of Ordinance No. 348 is amended to read as follow:

“A. INTENT. The Board of Supervisors has adopted the following provisions to establish minimum development requirements for the erection of detached accessory buildings and structures in the unincorporated areas of Riverside County. These requirements are intended to provide for the appropriate construction of detached accessory buildings and structures, enhance the aesthetic appearance of the community, preserve property values and protect the public health, safety and welfare.”

Section 5. Subsection D. of Section 18.18 of Ordinance No. 348 is deleted in its entirety.

Section 6. Existing subsection E. of Ordinance No. 348 is relettered subsection D.

Section 7. Subsection F. of Section 18.18 of Ordinance No. 348 is deleted in its entirety.

Section 8. Subsection D. of Section 18.29a. of Ordinance No. 348 is deleted in its entirety.

Section 9. Subsections E., F., and G of Section 18.29a. of Ordinance No. 348 are relettered D., E., and F. respectively.

Section 10. Subsection D. of Section 18.53 of Ordinance No. 348 is amended to read as follows:

“D. EXCEPTIONS. Cottage food operations shall not be permitted in any Second Unit, Guest Quarter, accessory building, ADU or Junior ADU.”

Section 11. Subsection E. of Section 19.501 of Ordinance No. 348 is amended to read as follows:

“E. All Commercial Cannabis Activities within any dwelling unit, ADU , Junior ADU, Second Unit, Guest Quarter, MOG, Ranchet, or any other residential accessory structure permitted for residential occupancy is prohibited.”

Section 12. Article XIXj of Ordinance No. 348 is deleted in its entirety and replaced with the following:

#### “ARTICLE XIXj

#### ADDITIONAL RESIDENTIAL ACCOMMODATIONS

##### SECTION 19.800. PURPOSE AND INTENT.

This article establishes requirements and development standards for additional residential accommodations created to augment one-family dwellings or multiple family dwellings. These requirements and development standards are intended to facilitate the proper development of additional residential accommodations to increase supply and diversity of housing types within the unincorporated areas of Riverside County.

##### SECTION 19.801. APPLICABILITY

This article shall not apply to accessory dwelling units or junior accessory dwelling units that meet the requirements set forth in Government Code section 65852.2(e)(1). Applications for accessory dwelling units or junior accessory dwelling units meeting the requirements of Government Code section 65852.2(e)(1) shall be approved ministerially, pursuant to the process and requirements set forth in that section. Accessory dwelling units or junior accessory dwelling units that do not meet the requirements set forth in Government Code section 65852.2(e)(1) shall comply with this Article.

##### SECTION 19.802. DEFINITIONS AND CONSTRUCTION.

A. Definitions. For purposes of this Article, the following are considered additional residential accommodations and defined as follows:



1. Accessory Dwelling Unit (ADU): A dwelling that includes exterior access and provides complete independent living facilities, including a kitchen and bathroom, which are allowed in addition to a primary dwelling on lots zoned for one family dwellings or multiple family dwellings. An ADU may be an efficiency unit, as defined in section 17958.1 of the Health and Safety Code.
  2. Junior Accessory Dwelling Unit (Junior ADU): A dwelling within a one family dwelling that includes exterior access and, at a minimum, a cooking area with cooking appliances, food preparation counters, and storage cabinets, all proportional to the size of the dwelling unit. A Junior ADU shall either include a self-contained bathroom or share a bathroom with the primary one family dwelling.
  3. Second Unit: A one family dwelling that includes a kitchen and bathroom that is allowed on lots zoned for one family dwellings and includes an existing primary one family dwelling. A Second Unit is not an ADU as defined in this Article.
  4. Guest Quarter: A living area dependent on some or all of the primary one family dwelling's facilities. A Guest Quarter shall not have a kitchen, but may include a bathroom. A Guest Quarter is not allowed on lots zoned for multiple family dwellings.
  5. Multiple Owner Group (MOG) Unit: Any type of state-licensed mobilehome or manufactured home installed on or before May 14, 2013 on lots located within the Eastern Coachella Valley, as further defined in this Article.
  6. Ranchet Unit (Ranchet): Any type of state-licensed mobilehome or manufactured home complying with Health and Safety Code section 18214(c), as may be amended, installed on lots larger than or equal to 2 gross acres that includes at least one additional Ranchet, and is located within the Eastern Coachella Valley, as further defined in this Article.
- B. Construction. The construction of additional residential accommodations shall comply with the following:
1. An attached additional residential accommodation involves the expansion of an existing structure for the purposes of creating new habitable floor area.
  2. A detached additional residential accommodation shall be on the same lot as the primary dwelling but not attached to it or any other structure. Except for

Guest Quarters, a detached additional residential accommodation may be a mobilehome or manufactured home.

3. An interior additional residential accommodation involves the conversion of or inclusion within the footprint and floor area of an existing or proposed one family dwelling or associated attached structure, such as a garage, storage area, or similar structure. Limited expansion of an established footprint or floor area is only allowed to provide necessary access to the additional residential accommodation.
4. An ADU may be an attached, detached or interior additional residential accommodation.
5. A Junior ADU shall be an interior additional residential accommodation within a one family dwelling or associated attached structure, such as a garage, storage area, or similar structure, but is not allowed within multiple family dwellings.
6. A Second Unit, Guest Quarter, MOG Unit or Ranchet shall be a detached additional residential accommodation.

#### SECTION 19.803. LOCATION AND ALLOWANCES.

- A. Location. Additional residential accommodations are permitted by-right on lots zoned for one family dwellings or multiple family dwellings with the following exceptions:
  1. Additional residential accommodations shall not be permitted on lots with a dwelling(s) that does not have all required building permits.
  2. Additional residential accommodations shall not be permitted on lots that are constrained by water availability, water quality or sewage disposal or other public health and safety concerns. Prohibited areas shall include those areas where a development moratorium is imposed because of a moratorium for water or sewer, whether imposed by the County or another public agency with the authority to impose such a development moratorium.
  3. MOG Units and Ranchets are only permitted within the Eastern Coachella Valley, as further defined in this Article.
  4. MOG Units may be permitted on lots zoned for nonresidential uses if the lot and MOG Units meet the definition of MOG Unit as provided in this Article.
- B. Allowances. The number of attached, detached or interior additional residential accommodations allowed on lots where there is an existing or proposed one family

dwelling or an existing multiple family dwelling shall be in accordance with one of the following, but not a combination thereof:

1. One Family Dwelling.
  - a. One attached or interior additional residential accommodation shall be permitted per lot.
  - b. One detached additional residential accommodation shall be permitted per lot.
2. Multiple Family Dwelling.
  - a. One interior ADU shall be permitted per lot or a quantity that is less than or equal to twenty-five percent (25%) of the existing units within the multiple family dwelling, whichever is greater.
  - b. Two detached ADU shall be permitted per lot.
3. Eastern Coachella Valley.
  - a. The first MOG Unit or Ranchet installed on a lot shall be designated as the primary dwelling for the purposes of this Article.
  - b. A maximum of twelve detached MOG Units shall be permitted per lot; or,
  - c. A maximum of four detached Ranchets shall be permitted per lot in accordance with this Article. The maximum number of four detached Ranchets per lot shall include any existing primary dwelling. In the event an existing primary dwelling is converted to a Ranchet, all additional residential accommodations on the lot shall be considered Ranchets and shall comply with this Article.

#### SECTION 19.804. LAND USE PERMITS AND PROCESSING.

- A. Land Use Permits. No discretionary land use permit such as, but not limited to, a plot plan or conditional use permit is required for an additional residential accommodation.
- B. Site Design Plan. Applications for any additional residential accommodation shall include a site design plan demonstrating compliance with the development standards provided in this Article.
- C. Processing. Applications for any additional residential accommodation shall be processed in accordance with this ordinance, Ordinance No. 671 and Ordinance No. 457, as applicable. Applications for an ADU or Junior ADU shall be acted upon within sixty (60) days of the application being submitted to the County. Acting on an



application may include approving or denying an application, providing corrections resulting from plan check, or issuing, withdrawing, cancelling or abandoning an application; or any other similar action. The County may delay acting on an application for an ADU or Junior ADU until after acting on an application for a new primary dwelling on the same lot.

- D. Residential Use. Additional residential accommodations shall be deemed an accessory residential use.

SECTION 19.805. APPROVAL REQUIREMENTS.

- A. An application for an additional residential accommodation shall be accepted and approved if it complies with all of the following:
1. The requirements and development standards set forth in this Article.
  2. All applicable laws and regulations related to health and safety including, but not limited to, Fire and Building Code regulations.
  3. All required approvals are obtained prior to submittal from the Riverside County Department of Environmental Health, Fire Department, and the Riverside County Airport Land Use Commission.
  4. Written confirmation has been provided from the Department of Environmental Health for the use of an existing or new septic system for any additional residential accommodation.
  5. If applicable, a percolation test is completed and certified within the last five years or recertified within the last ten years, by the Riverside County Department of Environmental Health.
  6. All required approvals are obtained from the applicable water and sewer purveyor(s).
  7. If applicable because of geographic location and constraints, all required approvals from the Fire Department, Riverside County Flood Control and Water Conservation District, Coachella Valley Water District or the Environmental Programs Division of the Planning Department.
- B. For the purposes of fire or life protection, a Junior ADU shall not be considered a separate or new dwelling unit.
- C. No final inspections shall be performed or certificate of occupancy shall be issued, for an additional residential accommodation prior to the final inspection for the new one family dwelling located on the same lot.

- D. Additional residential accommodations shall not be subject to Section 18.10 and Section 18.11 of this ordinance related to location and size of dwellings.

SECTION 19.806. FEES AND UTILITY CONNECTIONS.

- A. Impact and connection fees shall be calculated in accordance with applicable State and local laws and regulations including, but not limited to, Government Code sections 65852.2 and 65852.22, and Riverside County Ordinance No 659.
- B. An attached/interior ADU or Junior ADU shall not be required to install a new or separate utility connection directly between the unit and the utility, but may be required if the unit was created or constructed concurrently with a new one family dwelling, as determined through the permitting process. Guest Quarters shall not be permitted to install a new or separate utility connection directly between the unit and the utility.
- C. All other additional residential accommodations, including any detached ADU, Second Unit, MOG Unit or Ranchet, may be required to provide a new or separate utility connection directly between the unit and the utility.

SECTION 19.807. DEVELOPMENT STANDARDS.

- A. Lot Size. Additional residential accommodations may be located on any lot in accordance with the following:
1. Lots zoned for One Family Dwellings. Detached Second Units or Guest Quarters shall be located on lots greater than 7,200 square feet in area.
  2. Lots zoned for Multiple Family Dwellings. Only ADUs are allowed on lots zoned for Multiple Family Dwellings.
  3. Lots within the Eastern Coachella Valley. Ranchets shall be located on lots greater than or equal to two (2) gross acres in area.
- B. Lot Coverage. The floor area of attached or detached ADUs shall not be included in the calculations used to determine compliance with lot coverage requirements in this ordinance. The floor area of interior ADUs and interior Junior ADUs shall be considered part of the floor area of the primary dwelling and included in the calculations used to determine compliance with lot coverage requirements in this ordinance.
- C. Setbacks. Additional residential accommodations shall comply with the following setbacks:
1. Interior ADU, Junior ADU. Front, side and rear setbacks shall be pursuant to the applicable zoning classification for the lot. Additionally, any

expansion required for egress or ingress shall maintain a minimum side and rear setback of four (4) feet.

2. Attached ADU, Detached ADU. Side and rear setbacks shall be no less than four (4) feet. Front setbacks shall be pursuant to the applicable zoning classification for the lot.
3. Second Unit and Guest Quarters. Setbacks shall be pursuant to the applicable zoning classification for the lot.
4. MOG Units. Front, rear, and side setbacks shall comply with Title 25 of the California Code of Regulations, as may be amended.
5. Ranchets. Setbacks shall be pursuant to the applicable zoning classification for the lot.

D. Floor Area. Floor area shall include the interior habitable area of an additional residential accommodation, including finished basements and finished attics but shall not include an uninhabitable garage or any accessory building or structure. The floor area for additional residential accommodations shall comply with the following:

1. Attached ADU, Interior ADU.
  - a. One Family Dwelling: the maximum floor area shall not exceed fifty percent (50%) of the primary dwelling's floor area. If 50% of the primary dwelling's floor area is less than 800 square feet then the maximum floor area shall be 800 square feet. In no event shall the maximum floor area exceed 1,000 square feet.
  - b. Multiple Family Dwelling: the maximum floor area shall not exceed 1,000 square feet.
  - c. Except to create exterior access to the Interior ADU, no expansion of the primary dwelling shall be allowed for creation of the Interior ADU. The maximum expansion for egress or ingress shall be less than or equal to 150 square feet.
2. Detached ADU. The maximum floor area shall not exceed 1,000 square feet.
3. Junior ADU.
  - a. The maximum floor area shall not exceed fifty percent (50%) of the primary dwelling's floor area. In no event shall the maximum floor area exceed 500 square feet.
  - b. Except to create exterior access to the Junior ADU, no expansion of the primary dwelling shall be allowed for creation of the Junior ADU.



The maximum expansion for egress or ingress shall be less than or equal to 150 square feet.

4. Second Unit. The maximum floor area shall be in accordance with the following:
  - a. 7,201 - 20,000 square-foot lots. The maximum floor area shall not exceed 1,200 square feet.
  - b. 20,001 square-foot – 2 acres lots. The maximum floor area shall not exceed 1,500 square feet.
  - c. 2.01 acres – 4 acre lots. The maximum floor area shall not exceed 2,500 square feet.
  - d. Lots greater than 4 acres. The maximum floor area shall not exceed 200 percent (200%) of the primary one family dwelling's floor area.
5. Guest Quarter. The maximum floor area shall not exceed two percent (2%) of the gross lot size or 600 square feet, whichever is less.
6. MOG Units. Floor area shall comply with Title 25 of the California Code of Regulations, as may be amended.
7. Ranchets. No maximum floor area. The minimum floor area shall be 450 square feet, excluding patios, porches, garages, and similar structures.
- E. Height. Additional residential accommodations shall comply with the following:
  1. Interior ADU and Junior ADU. An interior ADU and Junior ADU shall be created within one story or floor of the building.
  2. Attached ADU and Detached ADU. The maximum height shall be no greater than sixteen (16) feet.
  3. Guest Quarters. The maximum height shall be pursuant to the applicable zoning classification for the lot.
  4. Second Units. The maximum height shall be no greater than the height of the primary one family dwelling.
- F. Parking. Off-street parking shall comply with section 18.12 of this ordinance and the following:
  1. Interior ADU within an existing structure, Junior ADU, or Guest Quarter.
    - a. No parking space(s) shall be required.
    - b. No replacement parking spaces shall be required for conversion of any existing parking spaces, including garages, carports or marked spaces

into an interior ADU or a Junior ADU. Any conversion of existing parking space(s) into a Guest Quarter shall be replaced at a 1:1 ratio.

2. Interior ADU within a new structure, Attached ADU, or Detached ADU.
  - a. One (1) regular or tandem parking space per unit shall be required; or,
  - b. Parking may be waived, if any of the following apply to the lot or unit:
    - i. Within a half mile ( $\frac{1}{2}$  mile) walking distance from transit, including bus stop or train station locations where the public may access buses, trains or any other forms of transportation that charge set fares, run on fix routes and are available to the public; or,
    - ii. Within an architecturally or a historically significant district; or,
    - iii. Within an area that requires on-street parking permits but are not offered to the new unit; or,
    - iv. Within one (1) mile from a car share area.
  - c. Parking may be located within required setbacks established by this ordinance.
  - d. No replacement parking spaces shall be required for conversion of any existing parking spaces, including garages, carports or marked spaces into an ADU.
3. Second Unit.
  - a. One (1) parking space per one-(1) bedroom unit shall be required; or,
  - b. Two (2) parking space for units with two (2) or more bedrooms shall be required.
  - c. Any conversion of existing parking space(s) into a Second Unit shall be replaced at a 1:1 ratio.
4. MOG Units. Parking spaces shall be provided pursuant to Section 18.12 of this ordinance, with the exception of the following criteria:
  - a. Parking spaces shall be located immediately adjacent to each MOG Unit; and,
  - b. Parking spaces shall be developed using impervious surfaces.
5. Ranchets. Parking spaces shall be provided pursuant to Section 18.12 of this ordinance.

G. Design.

1. Additional residential accommodations shall be compatible with the architecture of the primary one family dwelling or multiple family dwelling on the same lot and consistent with the surrounding neighborhood.
2. Attached and Interior additional residential accommodations shall have exterior access to the unit.
3. In accordance with Title 25 of the California Code of Regulations, as may be amended, MOG Units and Ranchets shall include any required opaque skirt entirely around the unit in order to screen the area between the ground level and the floor of the unit.

H. Access.

1. All weather access for emergency vehicles shall be provided for any additional residential accommodation that is located more than one-hundred and fifty feet (150 ft.) from a public right-of-way.
2. All access roads for emergency vehicle or driveways that service an additional residential accommodation shall be at least twenty (20) feet in width and shall have a clear and unobstructed access to the public road.

I. MOG Unit Specific Development Standards.

1. MOG Units shall be located within individual and separate spaces, which may also include accessory structures or appurtenances attached thereto or used in conjunction therewith. Spaces shall only include one MOG Unit.
  - a. The minimum size of each space within the lot shall be 2,500 square feet.
  - b. The minimum dimension of the space shall be thirty (30) feet in width and eighty (80) feet in depth.
  - c. The minimum coverage of each space shall not exceed seventy-five percent (75%) of the space area with structures, including the manufactured home unit, any attached or detached accessory structures, such as awnings, stairways, and ramps.
2. Separation of buildings or structures shall comply with Title 25 of the California Code of Regulations, as may be amended.
3. Walls and Fences and Landscaping.
  - a. A chain link fence, or other similar material, shall be erected along the perimeter of the lot, except when prohibited in flood areas or similar situations.



- i. The fence shall be at least six (6) feet in height.
    - ii. The fence shall be screen by landscaping or other material.
  - b. A chain link fence, or other similar fencing, at least three (3) feet in height shall be erected between spaces on the lot. Landscaping may be used in lieu of required fencing between spaces on the lot.
4. Additional Access Requirements.
- a. MOG Units shall be located no further than 450 feet from a public dedicated and maintained road.
  - b. MOG Units shall be served by an all-weather access road or driveway, such as a Class 2 base or a material capable of supporting emergency vehicles as approved by the Fire Department.
  - c. No additional curb cuts, rear access or any other types of access for the lot shall be allowed, except where authorized by the Riverside County Transportation Department through the issuance of an encroachment permit connecting with a public right-of-way.

SECTION 19.808. OCCUPANCY AND FIRE PROTECTION.

A. Occupancy.

- 1. Accessory Dwelling Unit. Property owners shall not be required to occupy, or live within, the primary dwelling or ADU located on the same lot, if the ADU is permitted between January 1, 2020 and June 1, 2025. If an ADU is permitted after June 1, 2025, property owners must occupy, or live within, the primary dwelling or ADU located on the same lot. Appropriate verification to show occupancy, as determined by the County, may include, but not limited to, utility bills or official mail with the property owners name, government issued identification or license with primary address and property owner's name, or documents showing official registration primary address as residence for the property owner.
- 2. Second Unit or Guest Quarter. Property owners must occupy, or live within, the primary dwelling existing on the same lot as the Second Unit or Guest Quarter. Appropriate verification to show occupancy, as determined by the County, may include, but not limited to, utility bills or official mail with the property owner's name, government issued identification or license with primary address and property owner's name, or documents showing official registration primary address as residence for property owner.

3. Junior Accessory Dwelling Unit. Property owners must occupy, or live within, either the primary dwelling or Junior ADU located on the same lot. Appropriate verification showing occupancy, as determined by the County, may include, but not limited to, utility bills or official mail with the property owner's name, government issued identification or license with primary address and property owner's name, or documents showing official registration primary address as residence for property owner.
4. Owner-occupancy requirements shall not apply if the property owner is another governmental agency, land trust, housing organization or other similar agency or organization.
5. Except for Guest Quarters and MOG Units, additional residential accommodations may be rented to and occupied by any person(s) in accordance with occupancy requirements provided in this Article. The renting of a Ranchet is for the mobilehome or manufactured home only and shall not create a real property interest in the lot the Ranchet is located on.
6. Additional residential accommodations shall not be rented for a period less than or equal to 30 days.
7. Guest Quarters shall be used exclusively by the occupants of the one family dwelling on the same lot or their non-paying guests.
8. MOG Units shall be occupied by at least two (2) separate legal owners, verified with the latest deed, which shall live in separate MOG Units. MOG Units shall not be rented or leased, or held out for rent or lease.
9. Additional residential accommodations shall be used for residential purposes and may include home businesses or occupations as allowed by local or state laws.
10. Additional residential accommodations shall not be sold as a separate unit, except as provided by local or state law and, if required, the lot is subdivided pursuant to local and state subdivision laws.
11. For lots with a proposed Junior ADU, a deed restriction in accordance with Government Code section 65852.22(a)(3), as may be amended, shall be recorded on the property and included in the application for the Junior ADU.

B. Fire Protection.

1. Water supply to the lot shall be capable of providing the required fire flow for fire protection, pursuant to the California Fire Code.

2. ADUs or Junior ADUs shall provide fire sprinklers only if the primary dwelling is required to provide fire sprinklers.

SECTION 19.809. ADDITIONAL MOG UNIT REQUIREMENTS.

A. Ownership.

1. Lots with MOG Units must be jointly owned by multiple owners, and all owners must be listed on the deed.
2. Property owners shall notify the Planning Director, or designee, of any change in ownership within thirty (30) days of the change. Ownership and occupancy shall meet the requirements of this article for the life of the MOG Unit.

B. Subdivision and Installation.

1. The allowance of multiple MOG Units on one lot does not constitute a subdivision of that lot under the Subdivision Map Act or Riverside County Ordinance No. 460.
2. MOG Units shall not be sold separately, unless the underlying lot is subdivided pursuant to all applicable local and state subdivision and land use laws.
3. MOG Units shall be pre-existing and installed prior to May 14, 2013.
4. MOG Units shall be located on a lot with at least one other MOG Unit.
5. MOG Units shall be part of an existing grouping of manufactured homes on one (1) lot, referred to as an existing "MOG manufactured home park." No expansion of the existing MOG manufactured home park shall be permitted.
6. MOG Units shall be installed per manufacturer's specifications on approved piers. No permanent foundation shall be allowed for a MOG Unit, except where required by the applicable flood control district.
7. MOG Units on approved piers shall be screened by an opaque skirt to completely cover the area between the floor and the ground and completely cover the approved piers.
8. No outside storage shall be allowed on lots with MOG Units.

C. Utilities.

1. MOG Units shall have separate utility services and connections, except for MOG Units connected to sub-surface sewage disposal systems.
2. Propane tanks shall include appropriate setbacks, pursuant to the California Fire Code.
3. The maximum size of a propane tank shall be 250 gallons.



4. Electrical meter banks may be permitted, subject to written approval by the local electric provider.
5. MOG Units shall have running water.
6. MOG Units served by a water well shall meet minimum production requirements set forth in Riverside County Ordinance No. 682.
7. MOG Units connected to a septic system or well shall obtain all necessary approvals from the appropriate departments.
8. MOG Units utilizing any proposed State Small Water System shall obtain approval from the Riverside County Department of Environmental Health.

SECTION 19.810. EASTERN COCHELLA VALLEY BOUNDARY.

For the purposes of this article, the Eastern Coachella Valley boundary shall include all that area identified as the "Area Plan Boundary" in Figure 3, or the Land Use Plan, of the Eastern Coachella Valley Area Plan, which is part of the Riverside County General Plan, as amended.

SECTION 19.811. DENSITY.

- A. An additional residential accommodation that conforms to this Article shall not be considered to exceed the allowable density established by the General Plan for the lot upon which the additional residential accommodation is located.
- B. An additional residential accommodation that conforms to this Article shall be considered consistent with the Riverside County General Plan, including the Land Use Element, and the residential uses of the applicable zoning classification for the lot upon which the additional residential accommodation is located.

SECTION 19.812. CONFLICTING STANDARDS AND REQUIREMENTS.

- A. In the event there is a conflict between the requirements and development standards set forth in this Article and a lot's applicable zoning classification or other provision in this ordinance, the provisions of this Article shall prevail.
- B. If any provision of this Article conflicts with California Government Code Section 65852.2 or 65852.22, the provisions of the Government Code sections shall prevail."

Section 13. Section 21.35a. of Ordinance No. 348 is amended to read as follows:

"SECTION 21.35a. GUEST QUARTER.

Guest quarter is defined in Article XIXj of this ordinance."

Section 14. Section 21.51a. of Ordinance No. 348 is amended to read as follows:

"SECTION 21.51a. MOBILEHOME PARK.

Mobilehome park is any area of tract of land where one or more mobilehome lots are rented or leased or held out for rent or lease to accommodate mobilehome used for human habitation. The rental paid for any such mobilehome shall be deemed to include rental for the lot it occupies. Mobilehome park does not include lots containing Ranchets pursuant to Article XIXj of this ordinance.

Notwithstanding the foregoing definition, any person, not including a mobilehome park operator, who owns a mobilehome and owns, rents or leases the land upon which the mobilehome is located, is permitted to rent, lease, sublease, let out, or hire out for occupancy the mobilehome and the land upon which the mobilehome is located, without obtaining a permit to construct or operate a mobilehome park."

Section 15. This ordinance shall take effect thirty (30) days after its adoption.

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **August 25, 2020**, the foregoing Ordinance consisting of fifteen (15) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS: None  
RECUSE: None

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant