

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



ITEM: 23.1
(ID # 30617)

MEETING DATE:
Tuesday, July 14, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INTRODUCTION and PUBLIC HEARING on CHANGE OF ZONE NO. (CZ2200063) - ORDINANCE NO. 348.5055 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – REQUEST: Change of Zone No. 2200063 – ORDINANCE NO. 348.5055 is a proposed text amendment to Ordinance No. 348, the Riverside County Land Use Ordinance, to establish streamlined ministerial approval procedures and development standards for qualifying employee housing, including Polanco Parks and agricultural employee housing, consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8. The amendment includes related updates to zoning classifications and definitions to ensure consistency with State law. The request also includes approval of an Agricultural Employee Housing Covenant template and delegation of covenant administration and compliance monitoring authority to Housing and Workforce Solutions for qualifying developments approved pursuant to Health and Safety Code Section 17021.8. All Districts. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), the pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), as it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment;

Continued on Page 2

ACTION:Policy

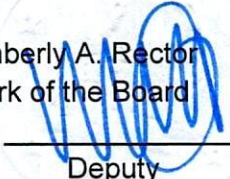

John Hildebrand, Planning Director 7/14/2026


Rania Odenbaugh, TLMA Director 7/8/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Medina and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that the above Ordinance is approved as introduced with a waiver of reading.

Ayes: Medina, Spiegel, Perez, and Gutierrez
Nays: None
Absent: Washington
Date: July 14 2026
xc: Planning, COB/AG

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

2. **CONDUCT A PUBLIC HEARING AND INTRODUCE, READ TITLE, WAIVE FURTHER READING OF, AND ADOPT ON SUCCESSIVE WEEKS CHANGE OF ZONE NO. 2200063 – ORDINANCE NO. 348.5055** amending Ordinance No. 348 (Riverside County Land Use Ordinance) to establish standards and a streamlined ministerial approval process for agricultural employee housing, including related revisions to ensure consistency with applicable State law, based on the findings and conclusions in this staff report;
3. **APPROVE THE AGRICULTURAL EMPLOYEE HOUSING COVENANT TEMPLATE**, substantially in the form presented to the Board, for use with qualifying agricultural employee housing developments approved pursuant to Health and Safety Code Section 17021.8; and,
4. **AUTHORIZE THE DIRECTOR OF HOUSING AND WORKFORCE SOLUTIONS, OR DESIGNEE, TO EXECUTE**, administer, monitor compliance with, and enforce Agricultural Employee Housing Covenants required for Agricultural Employee Housing Developments Approved Pursuant to Health and Safety Code Section 17021.8.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	26/27

C.E.O. RECOMMENDATION: Approve

Background

State law establishes requirements for the development and permitting of employee housing and agricultural employee housing under the California Health and Safety Code (HSC). HSC Sections 17021.5, 17021.6, and 17021.8 require local jurisdictions to permit certain types of employee housing and agricultural employee housing through a streamlined ministerial process when specified criteria are met. The proposed amendments implement portions of the County's 2021–2029 Housing Element Programs H-7 (Employee Housing), H-18 (Farmworker Assistance), and H-19 (Polanco Parks).

Project Description

Change of Zone No. 2200063 ("Project") is a proposal to amend Riverside County Ordinance No. 348 (Riverside County Land Use Ordinance) to establish streamlined, ministerial provisions for agricultural employee housing consistent with applicable HSC requirements. The amendment includes the addition of Article XIXq to establish objective development standards and a ministerial review process, updates to permitted uses within applicable zoning classifications, and revisions to definitions to ensure consistency with State law.

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The amendment provides zoning provisions and ministerial procedures for employee housing and agricultural employee housing as required by State law.

State law establishes multiple categories of employee housing. HSC Section 17021.5 provides that employee housing serving six or fewer persons shall be treated as a single-family residential use and permitted in the same manner as other one-family dwellings. HSC 17021.6 provides for employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household, which is treated as an agricultural use when located within a zone permitting agricultural uses. For purposes of Ordinance No. 348, this category of employee housing is referred to as a Polanco Park. HSC 17021.8 provides for agricultural employee housing consisting of more than 12 and up to 36 units or spaces, subject to a streamlined ministerial approval process.

Location

The Project is not site-specific and amends Ordinance No. 348, which applies throughout the unincorporated areas of Riverside County. Employee housing pursuant to HSC Section 17021.5 is permitted in any zoning classification that allows one-family dwellings. Polanco Parks regulated pursuant to HSC Section 17021.6 are permitted in zoning classifications that allow agricultural uses, as specified in Ordinance No. 348. Agricultural employee housing regulated pursuant to HSC Section 17021.8 is permitted on properties designated Agricultural (AG:AG) under the Riverside County General Plan.

Permitting Process and Operational Requirements

The proposed ordinance establishes development standards and a ministerial review process for employee housing, agricultural employee housing, and Polanco Parks consistent with State law. While these housing types are subject to streamlined approval requirements, they are governed by different provisions of the HSC and are subject to different operational requirements.

Employee housing regulated pursuant to HSC Section 17021.5 serves six or fewer persons and is treated as a single-family residential use under State law. These housing arrangements are permitted in the same manner as other one-family dwellings and are not subject to the additional affordability, operator certification, or covenant requirements.

Polanco Parks regulated pursuant to HSC Section 17021.6 consist of employee housing with no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household. State law requires these developments to be treated as an agricultural use when located within a zone permitting agricultural uses and limits local regulation to objective health and safety standards.

Agricultural employee housing regulated pursuant to HSC Section 17021.8 consists of more than 12 and up to 36 units or spaces for agricultural employees. In addition to ministerial approval, State law requires these developments to be operated by a certified affordable housing provider and maintain long-term affordability for agricultural employees. To implement

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these requirements, the proposed ordinance allows operation by either an affordable housing provider certified by the California Department of Housing and Community Development (HCD) or a County-certified operator that demonstrates experience and qualifications consistent with the standards established in Ordinance No. 348.

Agricultural employee housing development approved pursuant to HSC 17021.8 will be required to record an Agricultural Employee Housing Covenant prior to issuance of Building Final. The covenant establishes long-term affordability, occupancy, reporting, monitoring, and compliance requirements for qualifying developments. A draft Agricultural Employee Housing Covenant is included as Attachment C and is proposed for Board approval concurrent with the ordinance amendment. Riverside County Department of Housing and Workforce Solutions (HWS) will administer and monitor compliance with recorded covenants on behalf of the County.

Airport Land Use Commission Review

Following the Planning Commission hearing, the proposed ordinance was provided to the Airport Land Use Commission (ALUC) for review. ALUC noted that a qualifying employee housing project may be located within an Airport Influence Area and could increase the number of dwelling units, spaces, or residents beyond what was originally contemplated under the applicable Airport Land Use Compatibility Plan. As a result, ALUC review may be required to determine consistency with airport compatibility policies.

Accordingly, an Airport Compatibility provision was added to Section 19.1502(F)(4) (Approval Requirements – Polanco Parks) and Section 19.1503(F)(4) (Approval Requirements – Agricultural Employee Housing) clarifying that projects remain subject to applicable Airport Land Use Compatibility Plan requirements, ALUC review procedures, and other provisions required by State law. The added language is shown in red text in Attachment A.

Community Outreach and Planning Commission Recommendation

Planning staff have conducted outreach and shared information regarding the proposed ordinance through housing committees, community meetings, and stakeholder discussions since 2023. Draft ordinance materials were distributed to interested stakeholders and made available online throughout development of the ordinance.

When the project was initially noticed for the February 18, 2026 Planning Commission hearing, staff received two public comments regarding the proposed Polanco Park provisions. The comments generally supported streamlined permitting and operational flexibility for existing Polanco Park owners and operators while expressing concerns regarding potential costs associated with third-party operator requirements for qualifying agricultural employee housing.

The public hearing was subsequently continued and re-advertised for the May 6, 2026 Planning Commission meeting in the Press-Enterprise and Desert Sun. No additional written comments were received.

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On May 6, 2026, the Planning Commission conducted a duly noticed public hearing, received the staff presentation and public testimony, including one speaker in support of the project. No speakers appeared in opposition or in a neutral position. By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors find the project exempt from the California Environmental Quality Act (CEQA) and approve CZ2200063.

Impact on Residents and Businesses

The proposed project, CZ2200063 (Ordinance No. 348.5055) is exempt from the CEQA pursuant to CEQA Guidelines Section 15061(b)(3), the Common Sense Exemption, because it can be seen with certainty that the project will not have a significant effect on the environment.

The proposed ordinance does not authorize new development, increase development intensity, or result in any physical changes to the environment. Rather, it incorporates and implements existing State law governing employee housing and agricultural employee housing, including Health and Safety Code Sections 17021.5, 17021.6, and 17021.8, into Ordinance No. 348. Agricultural employee housing qualifying under these statutes is subject to a ministerial approval process established by State law. The ordinance does not expand development rights beyond those already provided under State law and therefore will not result in a significant environmental effect.

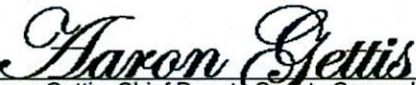
Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

Attachments

Attachment A – Ordinance No. 348.5055 Agricultural Employee Housing
Attachment B – CA Health and Safety Codes 17021.5, 17021.6, and 17021.8
Attachment C – Draft Agricultural Employee Housing Affordability Covenant
Attachment D – Planning Commission Staff Report Package


Crystal Carrillo, Senior Management Analyst 7/8/2026


Aaron Gettis, Chief Deputy County Counsel 7/1/2026

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

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

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

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

10 SECTION 17021.6

11 A. GENERAL.

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

17 B. MINIMUM REQUIREMENTS.

18 Polanco Parks shall meet the following minimum requirements:

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

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

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

5 C. SITE REQUIREMENTS.

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

9 D. DEVELOPMENT STANDARDS.

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

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

1 E. OPERATIONAL REQUIREMENTS.

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

4 F. APPROVAL.

5 1. Administrative Review.

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

11 2. Application.

- 12 a. An application for a Polanco Park shall be made to the Building and Safety
13 Department on the forms provided and shall be accompanied by the fees set
14 forth in Riverside County Ordinances.
- 15 b. Polanco Park applications may utilize any applicable standard plans adopted
16 by the Building and Safety Department.

17 3. Permit Process. A Polanco Park application may receive a permit to operate if it
18 meets all of the following:

- 19 a. The minimum requirements, site requirements, development standards, and
20 operational requirements of this Section;
- 21 b. Any submittal document checklist(s); and
- 22 c. All applicable state and local building, health and safety laws or
23 requirements.

24 4. Airport Compatibility. Nothing in this Section shall exempt a Polanco Park from
25 compliance with applicable Airport Land Use Compatibility Plans, Airport Land Use
26 Commission review procedures, if applicable, or any other requirements otherwise
27 required by state law.

28 G. FEES.

1 1. Prohibited Fees.

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

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

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

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

18 SECTION 19.1503. AGRICULTURAL EMPLOYEE HOUSING PURSUANT TO HEALTH
19 AND SAFETY CODE SECTION 17021.8

20 A. GENERAL.

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

25 2. Use. Agricultural Employee Housing shall be deemed an agricultural use of the
26 property.

27 B. MINIMUM REQUIREMENTS.

28 1. Development. Agricultural Employee Housing shall satisfy all of the following:

- a. The development is for agricultural employees as defined in Sections 17008 and 17021 of the Health and Safety Code and Section 1140.4 of the Labor Code.
 - b. The development does not contain dormitory-style housing.
 - c. The development consists of no more than 36 units or spaces designed for use by a single family or household.
 - d. The development is not ineligible for state funding pursuant to paragraph (1) of subdivision (b) of Section 50205 of the Health and Safety Code.
2. Certified Operator. Agricultural Employee Housing shall be maintained and operated by one of the following certified operator models:
- a. Housing and Community Development (HCD) – Certified Operator.
 - i. Certification Process. This type of operator must fit one of the following:
 - 1) A qualified affordable housing organization that has been certified by the California Department of Housing and Community Development (HCD), pursuant to Section 17030.10 of the Health and Safety Code; or
 - 2) A local public housing agency or a multicounty, state, or multistate agency. In that case, the agency may either directly maintain and operate the agricultural employee housing or contract with another qualified affordable housing organization that has been certified pursuant to Section 17030.10 of the Health and Safety Code.
 - ii. Certification Requirements. The applicant shall submit proof of issuance of the qualified affordable housing organization's certification by the California Department of Housing and Community Development (HCD), pursuant to Section 17030.10 of the Health and Safety Code.

1 iii. Affordability Commitment. The applicant commits to recording an
2 affordability covenant on the property prior to certificate of
3 occupancy to ensure the affordability of the proposed agricultural
4 employee housing for agricultural employees for not less than 55
5 years. For purposes of this paragraph, “affordability” means the
6 agricultural housing is made available at an affordable rent, as defined
7 in Section 50053 of the Health and Safety Code, to lower income
8 households, as defined in Section 50079.5 of the Health and Safety
9 Code.

10 b. County-Certified Operator.

11 i. Certification Process. This type of operator must be certified by the
12 County Housing Authority with more than ten (10) years of verified
13 experience operating a Polanco Park or other similar equivalent
14 development. The operator shall have no active Code Enforcement
15 violations and no documented pattern of recurring Code Enforcement
16 violations within the previous five (5) years, as determined by the
17 County Housing Authority.

18 ii. Certification Requirements.

- 19 1) The operator shall make available to any tenant contact
20 information to submit complaints to the County of Riverside.
21 2) The operator shall maintain their certification in good
22 standing with the County of Riverside, and furnish
23 information on rent charged, resident, or tenant complaints, or
24 other operational data as requested by any County
25 Department.

26 iii. Affordability Commitment. The applicant commits to recording an
27 affordability covenant on the property prior to certificate of
28 occupancy to ensure the affordability of the proposed agricultural

employee housing for agricultural employees for not less than 55 years. For purposes of this paragraph, “affordability” means the agricultural housing is made available at an affordable rent, as defined in Section 50053 of the Health and Safety Code, to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

C. SITE REQUIREMENTS.

Agricultural Employee Housing shall comply with the following location requirements:

1. General Plan. The development shall be located on property with a General Plan land use designation of Agricultural (AG:AG).
2. Prohibited Locations. The development shall not be located on a site that is any of the following:
 - a. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
 - b. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.
 - c. A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
 - d. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under

the California Building Standards Law (Part 2.5 (commencing with Section 18901)), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the Government Code.

- e. Within a flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.
- f. Within a floodway as determined by maps promulgated by the Federal Emergency Management Agency.
- g. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.
- h. Lands under conservation easement. For purposes of this paragraph, "conservation easement" shall not include a contract executed pursuant to the Williamson Act (Chapter 7 (commencing with Section 51200) of Division 1 of Title 5 of the Government Code).
- i. Lands with groundwater levels within five feet of the soil surface and for which the development would be served by an onsite wastewater disposal system serving more than six housing units.

D. DEVELOPMENT STANDARDS.

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

1. Utilities. Demonstrate and provide availability of adequate utilities, including dry

1 utilities, water supply, and wastewater disposal, in accordance with applicable state
2 and local requirements, subject to approval by the County Environmental Health
3 Department, County Waste Resources, and County Planning Department.

4 2. Access and Public Safety. Comply with all minimum requirements for access and
5 public safety, subject to approval by the County Transportation Department and
6 County Fire Department.

7 3. Parking. Parking shall be on-site only and follow the standards for mobilehome parks
8 pursuant to Section 18.12 of this ordinance.

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

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

18 E. OPERATIONAL REQUIREMENTS.

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

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

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

24 3. The applicant shall record an affordability covenant on the property prior to
25 certificate of occupancy to ensure the affordability of the proposed agricultural
26 employee housing for agricultural employees for not less than 55 years. For purposes
27 of this paragraph, "affordability" means the agricultural housing is made available at
28 an affordable rent, as defined in Section 50053 of the Health and Safety Code, to

1 lower income households, as defined in Section 50079.5 of the Health and Safety
2 Code.

3 F. APPROVAL.

4 1. Administrative Review.

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

11 2. Application.

12 An application for Agricultural Employee Housing shall be made to the Building and
13 Safety Department on the forms provided and shall be accompanied by the fees set
14 forth in Riverside County Ordinances.

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

- 17 a. Within 30 days of submission of a complete application, the County will
18 review the application to determine if it meets the Minimum Requirements
19 and Site Requirements of this Section and provide written documentation of
20 which requirement or requirements the development does not satisfy and an
21 explanation for the reason or reasons the development does not satisfy the
22 requirement or requirements.
- 23 b. Within 90 days of submission of a complete application, the County will
24 review the application to determine if it meets the Development Standards
25 and Operational Requirements of this Section and provide written
26 documentation of which requirement or requirements the development does
27 not satisfy and an explanation for the reason or reasons the development does
28 not satisfy the requirement or requirements.

1 4. Airport Compatibility. Nothing in this Section shall exempt Agricultural Employee
2 Housing from compliance with applicable Airport Land Use Compatibility Plans,
3 Airport Land Use Commission review procedures, if applicable, or any other
4 requirements otherwise required by state law.

5 G. FEES.

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

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

14 SECTION 19.504. ENFORCEMENT AND FEE RECOVERY

15 A. ENFORCEMENT.

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

20 B. FAILURE TO MAINTAIN A PERMIT TO OPERATE.

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

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

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

4 “EMPLOYEE HOUSING. As defined in California Health and Safety Code Section
5 17008, employee housing means housing accommodations provided by an employer
6 or any person for employees, whether maintained or connected with any work or
7 place where work is performed or provided independent of a specific worksite.
8 Employee housing also includes housing accommodations or property located in a
9 rural area, as defined in Health and Safety Code Section 50101, including housing
10 for agricultural employees whether or not such housing is maintained in connection
11 with a work or workplace. Housing accommodations may consist of any living
12 quarters, dwelling, boardinghouse, tent, bunkhouse, maintenance-of-way car,
13 mobilehome, manufactured home, recreational vehicle, travel trailer, or other
14 accommodations maintained in one or more buildings or sites.

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

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

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

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

1 “EMPLOYEE HOUSING, POLANCO PARKS HEALTH AND SAFETY CODE
2 SECTION 17021.6. Polanco Parks are employee housing developed in compliance
3 with Article XIXq of this Ordinance and California Health and Safety Code section
4 17021.6, which provides for employee housing development for agricultural
5 employees consisting of no more than 36 beds in a group quarters, or 12 units or
6 spaces designed for use by a single family or household within a zone allowing
7 agricultural uses.”

8 Section 5. Section 5.1.A.19 of Article V, R-R Zone (Rural Residential), of Ordinance No. 348
9 is amended to read as follows:

10 “19. Agricultural Employee Housing, as regulated under Article XIXq of this
11 Ordinance.”

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

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

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

20 “54. Employee Housing, other than employee housing consistent with California
21 Health and Safety Code Section 17021.5 and Agricultural Employee Housing, as
22 regulated under Article XIXq of this Ordinance.”

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

25 “10. Agricultural Employee Housing, as regulated under Article XIXq of this
26 Ordinance.”

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

1 “12. Agricultural Employee Housing, as regulated under Article XIXq of this
2 Ordinance.”

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

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

9 Section 11. Section 6.50.A.21 of Article VI-b, R-A Zone (Residential Agricultural), of Ordinance
10 No. 348 is amended to read as follows:

11 “21. Agricultural Employee Housing, as regulated under Article XIXq of this
12 Ordinance.”

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

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

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

20 “13. Agricultural Employee Housing, as regulated under Article XIXq of this
21 Ordinance.”

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

24 “12. Agricultural Employee Housing, as regulated under Article XIXq of this
25 Ordinance.”

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

28 “2. Agricultural Employee Housing, as regulated under Article XIXq of this

Ordinance.”

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

“8. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

“A. 1. One-family mobilehomes with a floor area of not less than 450 square feet, and one-family factory built and conventional dwelling units with a floor area of not less than 750 square feet.

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

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

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

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

5. The keeping or raising of not more than 12 mature female crowing fowl on lots or parcels between 20,000 square feet and 39,999 square feet or not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots of 40,000

1 square feet or more for the use of the occupants of the premises. The crowing fowl
2 shall be kept in an enclosed area located not less than 20 feet from any property line
3 and not less than 50 feet from any residence and shall be maintained on the rear
4 portion of the lot in conjunction with a residential use.

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

8 D. Home Occupations.

9 E. Agricultural Employee Housing, as regulated under Article XIXq of this
10 Ordinance.”

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

13 “2. Agricultural Employee Housing, as regulated under Article XIXq of this
14 Ordinance.”

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

17 “2. Agricultural Employee Housing, as regulated under Article XIXq of this
18 Ordinance.”

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

21 “2. Agricultural Employee Housing, as regulated under Article XIXq of this
22 Ordinance.”

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

25 “5. Agricultural Employee Housing, as regulated under Article XIXq of this
26 Ordinance.”

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

1 “5. Agricultural Employee Housing, as regulated under Article XIXq of this
2 Ordinance.”

3 Section 23. Section 13.1.A.18 of Article XIII, A-1 Zone (Light Agriculture), of Ordinance No.
4 348 is amended to read as follows:

5 “18. Agricultural Employee Housing, as regulated under Article XIXq of this
6 Ordinance.”

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

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

13 Section 25. Section 13.1.C.3 of Article XIII, A-1 Zone (Light Agriculture), of Ordinance No.
14 348 is amended to read as follows:

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

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

20 “8. Agricultural Employee Housing, as regulated under Article XIXq of this
21 Ordinance.”

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

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

28 Section 28. Section 13.51.L of Article XIIIa, A-P Zone (Light Agriculture with Poultry), of

1 Ordinance No. 348 is amended to read as follows:

2 "L. (Deleted)"

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

5 "M. Employee Housing, other than employee housing consistent with California
6 Health and Safety Code Section 17021.5 and Agricultural Employee Housing, as
7 regulated under Article XIXq of this Ordinance, are permitted provided a Conditional
8 Use Permit has been granted pursuant to Section 18.28 of this Ordinance."

9 Section 30. Section 14.1.A.23 of Article XIV, A-2 Zone (Heavy Agriculture), of Ordinance No.
10 348 is amended to read as follows:

11 "23. Agricultural Employee Housing, as regulated under Article XIXq of this
12 Ordinance."

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

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

19 Section 32. Section 14.1.C.3 of Article XIV, A-2 Zone (Heavy Agriculture), of Ordinance No.
20 348 is amended to read as follows:

21 "3. Employee Housing, other than employee housing consistent with California
22 Health and Safety Code Section 17021.5 and Agricultural Employee Housing, as
23 regulated under Article XIXq of this Ordinance."

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

26 "12. Agricultural Employee Housing, as regulated under Article XIXq of this
27 Ordinance."

28 Section 34. A new Subsection B.2.f is added to Section 14.52 of Article XIVa, A-D Zone

1 (Agriculture-Dairy), of Ordinance No. 348 to read as follows:

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

6 Section 35. Section 14.52.C.3 of Article XIVa, A-D Zone (Agriculture-Dairy), of Ordinance No.
7 348 is amended to read as follows:

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

11 Section 36. Section 14. 73.A.6 of Article XIVb, C/V Zone (Citrus/Vineyard), of Ordinance No.
12 348 is amended to read as follows:

13 “6. Agricultural Employee Housing, as regulated under Article XIXq of this
14 Ordinance.”

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

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

21 Section 38. Section 14.73.C.3 of Article XIVb, C/V Zone (Citrus/Vineyard), of Ordinance No.
22 348 is amended to read as follows:

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

26 Section 39. Section 14.92.A.8 of Article XIVd, Wine Country Zones (WC), of Ordinance No.
27 348 is amended to read as follows:

28 “8. Agricultural Employee Housing, as regulated under Article XIXq of this

Ordinance.”

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

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

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

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

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

“8. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

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

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

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

Section 45. Section 14.96.A.14 of Article XIVd, Wine Country Zones (WC), of Ordinance No.

1 348 is amended to read as follows:

2 “14. Agricultural Employee Housing, as regulated under Article XIXq of this
3 Ordinance.”

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

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

10 Section 47. Section 14.94.C.1 of Article XIVd, Wine Country Zones (WC), of Ordinance No.
11 348 is amended to read as follows:

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

15 Section 48. Section 14.98.A.9 of Article XIVd, Wine Country Zones (WC), of Ordinance No.
16 348 is amended to read as follows:

17 “9. Agricultural Employee Housing, as regulated under Article XIXq of this
18 Ordinance.”

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

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

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

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

regulated under Article XIXq of this Ordinance.”

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

“9. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

“15. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

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

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

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

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

“18. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

“10. Agricultural Employee Housing, as regulated under Article XIXq of this

Ordinance.”

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

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

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

“8. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

Section 59. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

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

By:_____

Chair, Board of Supervisors

ATTEST:

CLERK OF THE BOARD:

By:_____

Deputy

1 APPROVED AS TO FORM

2 June 30, 2026

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5 By:

6 Braden J. Holly
7 Deputy County Counsel
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State of California

HEALTH AND SAFETY CODE

Section 17021.5

17021.5. (a) Any employee housing which has qualified, or is intended to qualify, for a permit to operate pursuant to this part may invoke the provisions of this section.

(b) Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) or local building codes.

(c) Except as otherwise provided in this part, employee housing that serves six or fewer employees shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings of the same type in the same zone are not likewise subject. Nothing in this subdivision shall be construed to forbid the imposition of local property taxes, fees for water services and garbage collection, fees for normal inspections, local bond assessments, and other fees, charges, and assessments to which other family dwellings of the same type in the same zone are likewise subject. Neither the State Fire Marshal nor any local public entity shall charge any fee to the owner, operator or any resident for enforcing fire inspection regulations pursuant to state law or regulation or local ordinance, with respect to employee housing which serves six or fewer persons.

(d) For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing which serves six or fewer employees shall be considered a residential use of property and a use of property by a single household, notwithstanding any disclaimers to the contrary. For purposes of this section, "employee housing" includes employee housing defined in subdivision (b) of Section 17008, even if the housing accommodations or property are not located in a rural area, as defined by Section 50101.

(e) The Legislature hereby declares that it is the policy of this state that each county and city shall permit and encourage the development and use of sufficient numbers and types of employee housing facilities as are commensurate with local

needs. This section shall apply equally to any charter city, general law city, county, city and county, district and any other local public entity.

(Amended by Stats. 1993, Ch. 952, Sec. 1. Effective January 1, 1994.)

State of California

HEALTH AND SAFETY CODE

Section 17021.6

17021.6. (a) The owner of any employee housing who has qualified or intends to qualify for a permit to operate pursuant to this part may invoke this section.

(b) Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, or that is approved pursuant to Section 17021.8, shall be deemed an agricultural land use for the purposes of this section. Except as provided in Section 17021.8, for the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

(c) Except as otherwise provided in this part, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other agricultural activities in the same zone are not likewise subject. This subdivision does not forbid the imposition of local property taxes, fees for water services and garbage collection, fees for normal inspections, local bond assessments, and other fees, charges, and assessments to which other agricultural activities in the same zone are likewise subject. Neither the State Fire Marshal nor any local public entity shall charge any fee to the owner, operator, or any resident for enforcing fire inspection regulation pursuant to state law or regulations or local ordinance, with respect to employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household.

(d) For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, or that is approved pursuant to Section 17021.8, shall be considered an agricultural use of property, notwithstanding any disclaimers to the contrary. For purposes of this section, "employee housing" includes employee housing defined in subdivisions (b) and (c) of Section 17008, even if the housing accommodations or property are not located in a rural area, as defined by Section 50101.

(e) The Legislature hereby declares that it is the policy of this state that each county and city shall permit and encourage the development and use of sufficient numbers

and types of employee housing facilities as are commensurate with local need. This section shall apply equally to any charter city, general law city, county, city and county, district, and any other local public entity.

(f) If any owner who invokes the provisions of this section or Section 17021.8 fails to maintain a permit to operate pursuant to this part throughout the first 10 consecutive years following the issuance of the original certificate of occupancy, both of the following shall occur:

(1) The enforcement agency shall notify the appropriate local government entity.

(2) The public agency that has waived any taxes, fees, assessments, or charges for employee housing pursuant to this section may recover the amount of those taxes, fees, assessments, or charges from the landowner, less 10 percent of that amount for each year that a valid permit has been maintained.

(g) Subdivision (f) shall not apply to an owner of any prospective, planned, or unfinished employee housing facility who has applied to the appropriate state and local public entities for a permit to construct or operate pursuant to this part prior to January 1, 1996.

(Amended by Stats. 2019, Ch. 866, Sec. 10. (AB 1783) Effective January 1, 2020.)

State of California

HEALTH AND SAFETY CODE

Section 17021.8

17021.8. (a) A development proponent may submit an application for a development that is subject to a streamlined, ministerial approval process, provided in subdivision (b), and is not subject to a conditional use permit if all of the following requirements are met:

(1) The development is located on land that meets one of the following:

(A) Is designated as agricultural in the applicable city or county general plan.

(B) Is located in the Counties of Fresno, Madera, Merced, Santa Clara, or Santa Cruz, is within 15 miles of an area designated as farmland or grazing by the Department of Conservation, and is not a site or adjoined to a site where more than one-third of the square footage on the site is dedicated to industrial use. For the purposes of this subparagraph, parcels separated by a street shall be considered adjoined.

(2) The development is not located on a site that is any of the following:

(A) Within the coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.

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

(C) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.

(D) A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Article 5 (commencing with Section 78760) of Chapter 4 of Part 2 of Division 45, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

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

(F) Within a flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and

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

(G) Within a floodway as determined by maps promulgated by the Federal Emergency Management Agency.

(H) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

(I) Lands under conservation easement. For purposes of this section, "conservation easement" shall not include a contract executed pursuant to the Williamson Act (Chapter 7 (commencing with Section 51200) of Division 1 of Title 5 of the Government Code).

(J) Lands with groundwater levels within five feet of the soil surface and for which the development would be served by an onsite wastewater disposal system serving more than six family housing units.

(3) The development is an eligible agricultural employee housing development that satisfies the requirements specified in subdivision (i).

(b) (1) If a local government determines that a development submitted pursuant to this section does not meet the requirements specified in subdivision (a), the local government shall provide the development proponent written documentation of which requirement or requirements the development does not satisfy and an explanation for the reason or reasons the development does not satisfy the requirement or requirements, as follows:

(A) Within 30 days of submission of the development to the local government pursuant to this section if the development contains 50 or fewer housing units.

(B) Within 60 days of submission of the development to the local government pursuant to this section if the development contains more than 50 housing units.

(2) If the local government fails to provide the required documentation pursuant to paragraph (1), the development shall be deemed to satisfy the requirements specified in paragraph (2) of subdivision (a).

(c) The local government's planning commission or an equivalent board or commission responsible for review and approval of development projects, or the city council or board of supervisors, as appropriate, may conduct a development review or public oversight of the development. The development review or public oversight shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective development standards described in this section. For purposes of this subdivision, "objective development standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submission. The development review or public oversight shall be completed as follows and shall not in any way inhibit, chill, or preclude the ministerial approval provided by this section or its effect, as applicable:

(1) Within 90 days of submission of the development to the local government pursuant to this section if the development contains 50 or fewer housing units.

(2) Within 180 days of submission of the development to the local government pursuant to this section if the development contains more than 50 housing units.

(d) An agricultural employee housing development that is approved pursuant to this section shall not be subject to the density limits specified in Section 17021.6 in order to constitute an agricultural land use for purposes of that section.

(e) Notwithstanding Section 17021.6, a local government may subject an agricultural employee housing development that is approved pursuant to this section to the following written, objective development standards:

(1) (A) A requirement that the development have adequate water and wastewater facilities and dry utilities to serve the project.

(B) A requirement that the development be connected to an existing public water system that has not been identified as failing or being at risk of failing to provide an adequate supply of safe drinking water.

(C) If the development proposes to include 10 or more units, a requirement that the development connect to an existing municipal sewer system that has adequate capacity to serve the project. If the local agency has adopted an approved local agency management program for onsite wastewater treatment systems, those requirements shall apply to the development.

(2) A requirement that the property on which the development is located be either:

(A) Within one-half mile of a duly designated collector road with an Average Daily Trips (ADT) of 6,000 or greater.

(B) Adjacent to a duly designated collector road with an ADT of 2,000 or greater.

(3) A requirement that the development include off-street parking based upon demonstrated need, provided that the standards do not require more parking for eligible agricultural employee housing developments than for other residential uses of similar size within the jurisdiction.

(4) Notwithstanding Section 17020 or any other law, health, safety, and welfare standards for agricultural employee housing, including, but not limited to, density, minimum living space per occupant, minimum sanitation facilities, minimum sanitation requirements, and similar standards.

(5) Standards requiring that if a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.

(f) Neither the approval of a development pursuant to this section, including the permit processing, nor the application of development standards pursuant to this section shall be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(g) Notwithstanding Section 17021.6, a local agency may impose fees and other exactions otherwise authorized by law that are essential to provide necessary public services and facilities to the eligible agricultural employee housing development.

(h) This section shall not be construed to:

(1) Prohibit a local agency from requiring an eligible agricultural employee housing development to comply with objective, quantifiable, written development standards, conditions, and policies that are consistent with subdivision (e) and appropriate to, and consistent with, meeting the jurisdiction's need for farmworker housing, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583 of the Government Code.

(2) Prohibit a local agency from disapproving an eligible agricultural employee housing development if the eligible agricultural employee housing development as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to lower income households, as defined in Section 50079.5, or rendering the development financially infeasible. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(3) Prohibit a local agency from disapproving an eligible agricultural employee housing development if that project would be in violation of any applicable state or federal law.

(4) Change any obligations to comply with any other existing laws, including, but not limited to, Section 116527, Section 106.4 of the Water Code, Division 7 (commencing with Section 13000) of the Water Code, and Part 12 (commencing with Section 116270) of Division 104.

(i) For purposes of this section, "eligible agricultural employee housing development" means an agricultural employee housing development that satisfies all of the following:

(1) The agricultural employee housing does not contain dormitory-style housing.

(2) The development consists of no more than either of the following:

(A) Thirty-six units or spaces designed for use by a single family or household.

(B) One hundred fifty units or spaces designed for use by a single family or household if the development is located in the Counties of Fresno, Madera, Merced, Santa Clara, or Santa Cruz.

(3) (A) Except as otherwise provided in subparagraph (B), the agricultural employee housing will be maintained and operated by a qualified affordable housing organization that has been certified pursuant to Section 17030.10. The development proponent shall submit proof of issuance of the qualified affordable housing organization's certification by the enforcement agency. The qualified affordable housing organization shall provide for onsite management of the development.

(B) In the case of agricultural employee housing that is maintained and operated by a local public housing agency or a multicounty, state, or multistate agency that has been certified as a qualified affordable housing organization as required by this paragraph, that agency either directly maintains and operates the agricultural employee

housing or contracts with another qualified affordable housing organization that has been certified pursuant to Section 17030.10.

(C) The local government ensures an affordability covenant is recorded on the property to ensure the affordability of the proposed agricultural employee housing for agricultural employees for not less than 55 years. For purposes of this paragraph, “affordability” means the agricultural housing is made available at an affordable rent, as defined in Section 50053, to lower income households, as defined in Section 50079.5.

(4) The agricultural employee housing is not ineligible for state funding pursuant to paragraph (1) of subdivision (b) of Section 50205 or paragraph (1) of subdivision (b) of Section 50517.10. All subdivisions of agricultural employee housing in the development and the entire scope of the development are not ineligible for funding pursuant to paragraph (1) of subdivision (b) of Section 50205 or paragraph (1) of subdivision (b) of Section 50517.10. The use of the term “unit or space” shall not be construed to limit those provisions’ prohibition on the use of state funding to support H-2A employer obligations. Consistent with paragraph (2) of subdivision (b) of Section 50205 and paragraph (1) of subdivision (b) of Section 50517.10, any employer or other recipient of state funding who utilizes state funding for a purpose prohibited under those provisions shall reimburse the state or the state agency that provided the funding in an amount equal to the amount of that state funding expended for those prohibited purposes.

(j) For purposes of this section, “agricultural employee housing” means employee housing for agricultural employees as both terms are defined in Sections 17008 and 17021, respectively.

(k) For the purposes of this section:

(1) “Dedicated to industrial use” means any of the following:

(A) The square footage is currently being used as an industrial use.

(B) The most recently permitted use of the square footage is an industrial use, and the site has been occupied within the past three years.

(C) The site was designated for industrial use in the latest version of a local government’s general plan adopted before January 1, 2022, and residential uses are not the principally permitted use.

(2) (A) Except as otherwise provided in subparagraph (B), “industrial use” means utilities, manufacturing, transportation storage and maintenance facilities, warehousing uses, and any other use that is a source that is subject to permitting by a district, as defined in Section 39025, pursuant to Division 26 (commencing with Section 39000), or the federal Clean Air Act (42 U.S.C. Sec. 7401 et seq.).

(B) “Industrial use” does not include any of the following:

(i) Power substations or utility conveyances, including, but not limited to, power lines, broadband wires, or pipe.

(ii) A use where the only source permitted by a district is an emergency backup generator.

(iii) Self-storage for the residents of a building.

(l) The Legislature hereby declares that it is the policy of this state that each county and city shall permit and encourage the development and use of sufficient numbers and types of agricultural employee housing as are commensurate with local need. The Legislature further finds and declares that this section addresses a matter of statewide concern rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this section applies to all cities, including charter cities.

(Amended by Stats. 2025, Ch. 490, Sec. 1. (AB 457) Effective January 1, 2026.)

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

County of Riverside
3403 Tenth Street, Suite 300
Riverside, CA 92501
Attn: Director

(Space above for Recorder's Use Only)

This document is exempt from the payment of a recording fee pursuant to Government Code Section 27383.

AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY
(WITH USE AND OCCUPANCY COVENANTS)

Housing & Workforce Solutions
(_____ Mobile Home Park)

This **AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY (WITH USE AND OCCUPANCY COVENANTS)** (this “**Declaration**”) is made as of _____, 20__ by and between _____ (“**Owner**”) (together with its permitted successors and assigns, the “**Owner**”) and the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California (“**County**”).

RECITALS

A. The Owner is building a 36 unit mobile home park located at address/APN _____, in the Community of _____ (“**Community**”), County of Riverside, State of California (the “**Property**”), commonly known as _____ consisting of 36 mobile home spaces and subject to the conditions set forth in the conditions of approval. The Property is more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference.

B. The Project qualifies as Agriculture Employee Housing under Health and Safety Code Sections 17021.8 and County Ordinance No. 348, Article XIX. Property is intended for agricultural employees as defined in Health and Safety Code Sections 17008 and 17021 and Labor Code Section 1140.4 and consists of no more than 36 units or spaces designed for use by a single family or household.

C. The (“**Project Entitlement**”) will be approved pursuant to Ordinance 348 which requires that one hundred percent (100%) of the total spaces (excluding the owner dwelling unit) in the development be rented at affordable rent levels to low-income households for a term of fifty-five (55) years.

D. The Covenants and Restrictions constitute covenants running with the land under California Civil Code Section 1468 and equitable servitudes that benefit and burden the Project and the owner and successive owners and assigns thereto.

E. [Riverside County] has delegated its authority to [HWS/Agency/Housing Authority] to implement the provisions of Ordinance 348 relating to Agriculture Employee Housing units in the Project.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein by this reference and made a part hereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner, on behalf of itself and its successors, assigns, and each successor in interest to the Property or any part thereof, hereby declares, covenants, acknowledges and agrees as follows:

ARTICLE I NONDISCRIMINATION

Section 1. Nondiscrimination. Owner covenants by and for itself and any successors in interest that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Property, or any part of it, nor shall the Owner or any person claiming under or through it, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the Property, including the Property or any portion thereof. The foregoing covenants shall run with the land.

Notwithstanding the foregoing paragraph, with respect to familial status, the foregoing paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the foregoing paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to the foregoing paragraph.

Section 2. Nondiscrimination Clauses. Owner shall refrain from restricting the sale of the Property, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code. All such deeds, leases, contracts or subcontracts shall contain or be subject to substantially the following nondiscrimination and nonsegregation clauses:

a. Notwithstanding the foregoing paragraph, with respect to familial status, the foregoing paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the foregoing paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to the foregoing paragraph.

b. In leases: “The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: That there shall

be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.”

Notwithstanding the foregoing paragraph, with respect to familial status, the foregoing paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the foregoing paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to the foregoing paragraph.

c. In contracts: “There shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in connection with the performance of this contract nor shall the contracting party himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, subtenants, contractors, subcontractors or vendees with respect to the premises.”

Notwithstanding the foregoing paragraph, with respect to familial status, the foregoing paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the foregoing paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to the foregoing paragraph.

The covenants in this Article I shall run with the Property in perpetuity.

ARTICLE II

GENERAL DUTIES OF OWNER

Section 1. Construction; Maintenance. Owner shall cause the completion of construction of the Project in a timely manner and in accordance with all applicable laws. Owner, or its successor in interest, shall maintain the Property and all of the improvements thereon in good condition in accordance with the terms and conditions hereof and in conformity with all applicable Governmental Regulations, including, without limitation, the Municipal Code of the City in which the Project is located, if applicable or the County of Riverside Ordinance (the “**Code**”). The Owner shall keep the Property free from graffiti and from any accumulation of debris or waste materials

and shall maintain the landscaping in good condition. All exterior painted surfaces of any structures located on the Property shall be maintained at all times in a clean, safe and presentable manner.

Section 2. No Nuisance. Owner shall not maintain, cause to be maintained, or allow to be maintained on or about the Property any public or private nuisance, including without limitation, the conduct of criminal activities set forth in the nuisance abatement provisions of the Uniform Controlled Substances Act (Health & Safety Code Sections 11570, et seq.) or the Street Terrorism Enforcement and Prevention Act (Penal Code Sections 186.22 et seq.) or any successor statute or law.

Section 3. Structural Modifications. In order to protect and maintain the structural integrity of the housing, subsequent to completion of the Project, no structural modification shall be made to the building without a validly issued building permit in accordance with the requirements of the Code.

Section 4. Use and Occupancy Standards. In accordance with Ordinance 348 and the Project Entitlement, the Agriculture Employee Housing shall be rented to agriculture workers at an Affordable Rent during the Affordability Period (as hereinafter defined) and for no other purpose. Owner shall enter into a written agreement for the rental or lease of all or any portion of the housing during the Affordability Period. The maximum occupancy of the mobile homes occupying the space shall not exceed the maximum occupancy allowed by the Code. Owner shall, upon demand by County, submit to County an affidavit of occupancy verifying Owner's compliance with this section. Said affidavit may be required by County on an annual basis.

Section 5. Obligation To Repair and Rebuild.

(a) Damage and Destruction Affecting Property-Duty to Rebuild. If all or any portion of the Property is damaged or destroyed by fire or other casualty, it shall be the duty of Owner to rebuild, repair or reconstruct the Property in a timely manner to restore it to Code compliance condition.

(b) Variance in Exterior Appearance and Design. If the Property is damaged or destroyed by casualty, Owner may apply to County and any city with jurisdiction over the Property ("City/Community") for approval to reconstruct, rebuild or repair the Property in a manner which will provide different exterior appearance and lot design from that which existed prior to the date of the casualty.

(c) Time Limitation. In the event of damage or destruction due to casualty, Owner shall be obligated to proceed with all due diligence and commence reconstruction within two (2) months after the damage occurs and complete reconstruction within six (6) months after damage occurs or demolition and vacate within two (2) months, unless prevented by causes beyond the reasonable control of Owner.

ARTICLE III

AFFORDABLE HOUSING OBLIGATIONS

Section 1. Purpose. Owner acknowledges that the purpose of amending Ordinance 348 is to provide safe and affordable housing for agricultural employees occupying the Polanco

Parks. Pursuant to such purpose, Owner covenants and agrees to provide housing during the Affordability Period solely to Low Income Households at an Affordable Rent consistent with applicable requirements of this Declaration and Ordinance 348.

Section 2. Use. Owner covenants and agrees for itself, its successors, its assigns and every successor in interest to the agricultural employee housing or any part thereof, that Owner, such successors and such assignees shall use the housing only for the uses specified in the County Ordinance 348 and this Declaration. No change in the use of the space shall be permitted without the prior written approval of the County. The Polanco Park shall comply with the Code and all applicable laws.

Without limiting the generality of the foregoing, Owner, its successors and assigns shall use the Polanco Park solely for housing for agricultural employee housing. The housing shall be made available at an Affordable Rent (defined hereinbelow and in the Agreement) and occupied by agricultural workers whose incomes do not exceed 80% of the area median income for the County of Riverside (as defined herein below).

County, and its respective successors and assigns, shall have the right, but not the obligation, to monitor and enforce the covenants contained in this Declaration.

Section 3. Income and Rent Restrictions. The maximum Household income of residential tenants eligible to rent the spaces shall be determined on the basis of the area median income for the County of Riverside Standard Metropolitan Area as determined by the U.S. Department of Housing and Urban Development and published approximately annually by the California Department of Housing and Community Development (“HCD”) pursuant to Title 25, Section 6932 of the California Code of Regulations (“**Area Median Income**”). For purposes of this Covenant, the term “**Lower-Income Household**” shall mean a Household whose Gross Income does not exceed eighty percent (80%) of Area Median Income adjusted for actual household size. The term “Area Median Income” shall mean the median gross annual income for households in Riverside County, adjusted for household size, as determined by the U.S. HUD. “**Gross Income**” shall be calculated in accordance with Title 25, Section 6914 of the California Code of Regulations.

Commencing on the date this Agreement is recorded in the Official Records of Riverside County (the “**Effective Date**”) and continuing thereafter for a term of fifty-five (55) years (the “**Term**”), all units in the Project shall be made available at affordable rent and occupied (or if vacant, available for occupancy). As used herein, the term “Affordable Rent” shall mean rents calculated Section 50053 of the Health and Safety Code, to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

The maximum monthly “**Affordable Rent**,” and a reasonable utility allowance for utilities and services (excluding telephone) (collectively, the “**Monthly Housing Cost**”), that may be charged to tenants shall not exceed the maximum allowable rent to be charged by Owner and paid by Low Income Households occupying the spaces as determined pursuant to Health & Safety Code Sections 50053(b), as may be amended from time to time, and the regulations promulgated pursuant to or incorporated therein, including, without limitation, any applicable regulations promulgated pursuant to Health & Safety Code Section 50093 adjusted for family size appropriate for the Affordable Unit.

As of the date of this Declaration, such maximum Monthly Housing Cost, including Affordable Rent, shall not exceed the following:

(1) As to Households occupying a unit whose Gross Income does not exceed thirty percent (30%) of AMI, one-twelfth (1/12) times the product of thirty percent (30%) thirty percent (30%) of the Area Median Income, adjusted for family size appropriate for the affordable unit.

(2) As to Households occupying a unit whose Gross Income does not exceed fifty percent (50%) of AMI, one-twelfth (1/12) times the product of thirty percent (30%) times fifty percent (50%) of the Area Median Income, adjusted for family size appropriate for the affordable unit.

(3) As to Households occupying a unit whose Gross Income exceeds fifty percent (50%) of AMI but does not exceed eighty percent (80%) of AMI, the product of thirty percent (30%) times sixty percent (60%) of AMI adjusted for family size appropriate for the affordable unit.

For purposes of this Declaration, the phrase, “**adjusted for family size** appropriate for the **affordable unit**” shall mean the number of bedrooms in the mobile home plus one.

For purposes hereof, “**Household**” means one or more persons occupying a mobile home located on the Restricted Space.

Section 4. Increases in Tenant Income. To the extent permitted by law, this Paragraph shall govern in the event of increases in tenant incomes:

(1) A tenant who initially qualified as a Low Income Household, but due to an increase in income no longer qualifies as a Low Income Household, but does qualify as a Moderate Income Household as defined by Health & Safety Code Section 50093, shall pay a Monthly Housing Cost, including Affordable Rent, that shall not exceed the amount permitted by Health & Safety Code Section 50053(b)(4) as may be amended from time to time, which as of the date hereof shall not to exceed one-twelfth (1/12th) of thirty percent (30%) of one hundred ten percent (110%) of Area Median Income, adjusted for household size appropriate for the unit; and

(2) If a Household’s income increases to above 120% of Area Median Income, the Household will be required to move out or pay the market rate space rent. In the event a space is occupied by a Household with income exceeding the maximum qualifying income for a Low-Income Household due to increases in tenant income as specified hereinabove, Owner shall rent the next available space in the Project to a Low Income Household, at an Affordable Rent to comply with the requirements of this Declaration.

Section 5. Additional Occupancy Restrictions. Neither Owner, nor any officer, employee, agent, official or consultant of Owner may occupy any of the agricultural employee housing. Owner may occupy or reside in other buildings on the Property.

Section 6. Default. The occurrence of any one or more of the following events shall constitute an event of default hereunder ("Default"): If the Owner defaults in the performance of

any term, provision, covenant or agreement set forth in another provision of this Agreement, and unless such provision specifies a shorter cure period for such default, the default continues for twenty-five (25) days in the event of a monetary default or sixty (60) days in the event of a nonmonetary default after the date upon which Agency shall have given written notice of the default to Owner (or such longer time as Agency may agree upon in writing), provided that in each case Owner commences to cure the default within twenty-five (25) days and thereafter prosecutes the curing of such default with due diligence and in good faith.

Section 7. Term. Except for the non-discrimination provisions, which shall run in perpetuity, this Declaration and the use and occupancy restrictions applicable to the agricultural employee housing set forth herein shall remain in effect for a period of no less than fifty-five (55) years from the date of recordation of this Declaration in the official records of County Recorded of Riverside County (“**Term**” or “**Affordability Period**”) and shall be binding upon the Property, Owner, and its successors and assigns, and enforceable by the County without regard to (1) the term of the Agreement, or (2) a Transfer of the Property.

Section 8. Sale, Assignment or Transfer of the Project or Property. Except for a Permitted Transfer, or as otherwise provided in the Agreement and this Declaration, Owner hereby covenants and agrees not to Transfer the Property or any portion thereof, including the agricultural employee housing, without obtaining the prior written consent of County. Any Transfer of the Property shall include an assignment and assumption agreement, the form and substance of which have been first approved in writing by the County. Such assignment and assumption agreement shall, among other things, provide that the transferee has assumed in writing and in full, all of Owner’s duties and obligations under the Agreement and this Declaration.

For purposes hereof, a “**Transfer**” is (i) any sale, assignment, or transfer of an interest in any or all of the Property, whether voluntary or involuntary, including, without limitation, a deed of trust, mortgage, fee simple interest, tenancy in common, joint tenancy, community property, tenancy by the entireties, life estate, or other limited estate, leasehold interest or any rental of the Property; (ii) any interest evidenced by a land contract, including without limitation, a deed of trust or other lien filed against the Property; (iii) the refinancing of the lien of the any senior position Deeds of Trust, or (iv) the recordation of or refinancing of any lien without the written consent of County, regardless of whether the lien is senior or subordinate to the Agreement and this Declaration.

Section 9. Violation of Transfer Restrictions. Owner specifically acknowledges, covenants and agrees that any Transfer or use of the Property in violation of this Declaration, may be enjoined by County and shall provide County with the right to void any Transfer, attempted Transfer or use in violation thereof.

Section 10. Permitted Transfers. Notwithstanding the above, however, the following Transfers of the Property shall be permitted without the prior written consent of the County (collectively, “**Permitted Transfers**”):

(a) The Transfer of the Property to the surviving joint tenant Owner by operation of law, on the death of an Owner joint tenant;

(b) A Transfer of the Property where the spouse of Owner becomes an owner of the property;

(c) A Transfer of the Property resulting from a decree of dissolution of marriage, legal separation or from an incidental property settlement agreement by which the spouse of Owner becomes an owner of the Property;

(d) A Transfer to an inter vivos trust in which the Owner is and remains the sole beneficial owner and occupant of the Property;

(e) A Transfer resulting from a change in the manner in which title to the Property is held (for example, a change from joint tenancy to community property) which does not result in (i) Owner ceasing to be the sole beneficial owner of the Property, or (ii) failure of the beneficial owner(s) to occupy the Property;

(f) A Transfer which, under applicable law, would not, by itself, permit County to exercise a due on sale or due on encumbrance clause;

(g) The rental of the housing to a Low Income household at an Affordable Rent in accordance with the terms and conditions of this Declaration.

Section 11. Transfer Review. At least ninety (90) days prior to any proposed Transfer, Owner shall submit to County a Notice of Intent to Transfer in the form attached as Exhibit C hereto. Owner shall not cause or permit a Transfer of the Property or of an interest therein to occur without prior written confirmation from County that County has determined that the proposed transferee is reasonably capable of performing the obligations of Owner hereunder or constitutes a Permitted Transfer. County shall not be obligated to approve a Transfer until and unless the proposed transferee has submitted to County such information and completed such forms and certifications as County shall request in connection with insuring compliance with this Declaration which may include, but will not be limited to, certifications as to the proposed transferee's intent with respect to the Property, the proposed purchase price, the proposed financing of the purchase price, the proposed transferee's agreement to abide by the terms and conditions hereof, and disclosure of the proposed transferee's interest, if any, in other similar property.

Section 12. Operation of Project.

a. Project Monitoring and Evaluation; Tenant Checklist. Owner shall submit a Tenant Checklist Form to County, in such form as is required by County and may be revised from time to time by County, summarizing the income and household composition of the Low-Income Households qualified to occupy and thereafter occupying the agricultural employee housing and the calculation of the Affordable Rents therefore. The Tenant Checklist Form shall be submitted upon completion of the Project and thereafter, on a semi-annual basis, on or before March 31 and September 30.

b. Monitoring Fee. Owner shall pay an annual compliance monitoring fee to the County in the total annual amount of \$1,000 ("Monitoring Fee"). The first Monitoring Fee payment is due on July 1st of each year for the monitoring period of July 1st to June 30th commencing on the July 1st following the issuance of a Certificate of Occupancy or similar

certification for the Project and may be pro-rated for a partial first year. The Monitoring Fee will be due on each July 1st thereafter and will continue until the expiration of the Affordability Period.

c. Written Lease. Owner shall provide written rental agreement/lease for not less than one year, unless by mutual agreement between the tenant and Owner. County shall review the initial form of the lease agreement prior to Owner executing any leases and, provided that Owner uses the approved lease form, Owner shall be permitted to enter into residential leases of the units without County's prior written consent.

d. Prohibited Lease Terms. The rental agreement/lease may not contain any of the following provisions:

(1) Agreement to be sued. Agreement by the tenant to be sued, to admit guilt or to a judgment in favor of Owner in a lawsuit brought in connection with the lease.

(2) Treatment of property. Agreements by tenant that Owner may take, hold, or sell personal property of Household members without notice to the tenant and a court decision on the rights of the Parties. This prohibition, however, does not apply to an agreement by the tenant concerning disposition of personal property remaining on the Property or in the housing unit after the tenant has moved off the Property or out of the unit. Owner may dispose of this personal property in accordance with State law.

(3) Excusing Owner from responsibility. Agreement by the tenant not to hold Owner or Owner's agents legally responsible for any action or failure to act, whether intentional or negligent.

(4) Waiver of notice. Agreement of the tenant that Owner may institute a lawsuit without notice to the tenant.

(5) Waiver of legal proceeding. Agreement by the tenant that the Owner may evict the tenant or Household members without instituting a civil court proceeding in which the tenant has the opportunity to present a defense, or before a court decision on the rights of the Parties.

(6) Waiver of a jury trial. Agreement by the tenant to waive any right to a trial by jury.

(7) Waiver of right to appeal court decision. Agreement by the tenant to waive the tenant's right to appeal, or to otherwise challenge in court, a court decision in connection with the lease.

(8) Tenant chargeable with cost of legal actions regardless of outcome. Agreement by the tenant to pay attorneys' fees or other legal costs even if the tenant wins in court proceeding by Owner against the tenant. The tenant, however, may be obligated to pay costs if the tenant loses.

e. Written Selection Policies. Owner shall adopt written selection policies and criteria that meet the following requirements and are approved in writing by the County prior to entering into any new lease for the spaces in which selection policies shall be subject to all applicable laws:

(1) Are consistent with the purpose of providing housing for Low Income Households.

(2) Are reasonably related to program eligibility and the applicants' ability to perform the obligations of the lease.

(3) Provide for:

(A) the selection of tenants from a written waiting list in the chronological order of their satisfaction of all eligibility requirements, insofar as is practicable; and

(B) the prompt written notification to any rejected applicant of the grounds for any rejection;

(4) To the extent permitted by law, provide first priority in the selection of otherwise eligible tenants to persons displaced by the County (if any); and

(5) Reserved.

f. Income Requirements and Certification. Prior to leasing a Restricted Space and annually thereafter, Owner, at its sole expense, shall certify the eligibility of each tenant applicant as a Low-Income Household. The Owner shall complete such certification on forms as may be reasonably required by the County. Gross Income calculations for prospective (and continuing) tenants shall be determined in accordance herewith and with applicable state law. Owner shall submit such income certification, verification and such additional information as may reasonably be required in the future by the County. Such supporting documentation shall include, for each member of the household eighteen (18) years old or older, copies of tax returns, paycheck stubs, or other evidence of income as may be reasonably requested by County. Owner and the County agree and acknowledge that the County may require such additional information, if any, required to comply with applicable California law regarding affordable housing and the Standard Agreement.

ARTICLE IV **ENFORCEMENT**

Section 1. Remedies. Subject to the notice and cure rights of the Owner, in the event of default or breach of any of the terms or conditions of this Declaration by Owner, its heirs, executors, administrators or assigns, County may pursue the remedy thereof by any and all means of enforcement, both in equity and at law, as provided by the laws of the State of California, including, but not limited to, injunctive relief and/or specific performance. Performance of the obligations set forth herein is secured by a deed of trust recorded against the Property concurrently herewith.

By way of example and not limitation, if any default, breach or violation is not cured to the satisfaction of County within the applicable cure period, County may declare an “**Event of Default**” hereunder and may take any one or more of the following actions:

(a) Collect all rents and income in connection with the operation or sale of the unit and/or the Property, if any, and use the same and the reserve funds for the sale, operation and/or maintenance of the unit and/or the Property.

(b) Take possession of the spaces and/or the Property and bring any action necessary to enforce any rights of the County growing out of the lease, sale or Transfer of the spaces and/or the Property, and operate the spaces and/or the Property in accordance with the terms of this Declaration until such time as County, in its sole discretion, shall determine that the Owner is again in a position to resume operation of the spaces in accordance with the terms of this Declaration.

(c) Apply to any court, state or federal, for specific performance of this Declaration or for the appointment of a receiver to take over and operate and sell the spaces and/or the Property in accordance with the terms of this Declaration, or for such other relief as may be appropriate. It is agreed by the Owner that the injury to County arising from a default under any of the terms of this Declaration would be irreparable and that the amount of compensation which would provide adequate relief to County, in light of the purposes and requirements of the programs applicable to the Property, would be impossible to ascertain.

(e) Seek such other appropriate remedies as may be available under the law.

In the event that the breach or violation involves renting the spaces at a price or with financing that results in costs to the tenant in excess of those permitted under this Declaration, County may demand the return of such excess proceeds or other charges to the affected households.

Section 2. Rights of County. As a party to this Declaration, County is entitled to the following rights:

a. County has the right, but not the obligation, to enforce all of the provisions of this Declaration.

b. Any amendment to this Declaration shall require the written consent of County.

c. This Declaration does not in any way infringe on the right or duties of the City in which the property is located to enforce any of the provisions of the Code including, but not limited to, the abatement of dangerous buildings.

Section 3. Cumulative Remedies. The remedies herein provided for breach of the covenants contained in this Declaration shall be deemed cumulative, and none of such remedies shall be deemed exclusive.

Section 4. Failure to Enforce. The failure to enforce any of the covenants contained in this Declaration shall not constitute a waiver of the right to enforce the same thereafter.

Section 5. Third Party Beneficiary. This Declaration is made and entered into for the sole protection and benefit of the County and its respective successors and assigns, and Owner, and its permitted successors and assigns, and no other person or persons shall have any right of action hereon.

Section 6. Remedies; Attorneys' Fees and Costs. Breach of the covenants contained herein may be enjoined, abated or remedied by appropriate legal proceeding. In the event that County incurs any attorneys' fees, court costs, or any other costs or expenses in investigating compliance with or enforcing this Declaration, or investigating or defending claims brought by Owner under this Declaration, County shall be entitled to recover any such fees, costs and expenses from Owner.

ARTICLE V

GENERAL PROVISIONS

Section 1. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in all force and effect.

Section 2. Construction. The provisions of this Declaration shall be liberally construed for the purpose of developing and maintaining the Property as affordable housing and restricting the sale of the Property thereon in accordance with this Declaration and the Agreement. The article and section headings have been inserted for convenience only, and shall not be considered or referred to in resolving questions of interpretation or construction.

Section 3. Amendments. This Declaration may be amended only by the written agreement of Owner and County.

Section 4. Notices. Any notice permitted or required to be delivered as provided herein from one party to another shall be in writing and may be delivered either personally or by first-class or registered mail. If delivery is made by mail, it shall be deemed to have been delivered seventy-two (72) hours after a copy of same has been deposited in the United States Mail, postage prepaid. Notices to Owner shall be sent to Jesus Montanez, 85701 Middleton Street, Thermal, California 92274. Notices to County shall be sent to County at 3403 Tenth Street, Suite 300, Riverside, CA 92501, Attention: Director. Such addresses may be changed from time to time by notice in writing, which shall be made by certified mail to the other party in accordance herewith.

Section 5. Notice of Inspection. Owner agrees and acknowledges that County and its employees and agents shall have the right to enter upon the Property during normal business hours to ensure compliance with this Declaration and other applicable federal, state and local laws and regulations. County agrees to notify Owner not less than forty-eight (48) hours prior to County's proposed time of inspection of the Property, and agrees to attempt to obtain Owner's consent to the timing of such inspection. Upon receipt of such notice, Owner agrees to cooperate with County in making the Property available for inspection by County. Owner acknowledges and agrees that in the event that if for any reason Owner fails to consent to such inspection, County may obtain an administrative inspection warrant or take such other legal actions as may be necessary to gain entry to and inspect the Property.

Section 8. Transfer Voidable If Procedure Not Followed. Any Transfer in violation of the terms and procedures set forth in this Declaration shall be voidable by County at County's election in its sole and absolute discretion.

Section 9. Insurance. Without limiting or diminishing Owner's obligation to indemnify or hold County harmless, Owner shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Declaration.

a. Worker's Compensation Insurance. If Owner has employees as defined by the State of California, Owner shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of the County of Riverside, and, if applicable, to provide a Borrowed Servant/Alternate Employer Endorsement.

b. Commercial General Liability Insurance. Commercial General Liability insurance coverage, including but not limited to, premises liability, contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of Owner's performance of its obligations hereunder. Policy shall name the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or representatives as Additional Insured. Policy's limit of liability shall not be less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit.

c. Vehicle Liability Insurance. If vehicles or mobile equipment are used in the performance of the obligations under this Declaration, then Owner shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit. Policy shall name the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or representatives as Additional Insured or provide similar evidence of coverage approved by County's Risk Manager ("**Risk Manager**").

d. General Insurance Provisions – All Lines.

(1) Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by Risk Manager. If Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

(2) Owner's insurance carrier(s) must declare its insurance self-insured retentions. If such self-insured retentions exceed \$500,000 per occurrence such retentions shall have the prior written consent of Risk Manager. Upon notification of self-insured retention unacceptable to County, and at the election of Risk Manager, Owner's carriers shall either: (a) reduce or eliminate such self-insured retention, or (b) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

(3) Owner shall cause Owner's insurance carrier(s) to furnish the County copies of the Certificate(s) of Insurance and Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in writing by Risk Manager, provide copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to the County prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. Owner shall not continue operations until County has been furnished Certificate(s) of Insurance and copies of endorsements and if requested, copies of policies of insurance including all endorsements and any and all other attachments as required herein. An individual authorized by the insurance carrier to do so, on its behalf, shall sign the original endorsements for each policy and the Certificate of Insurance.

(4) It is understood and agreed to by the Parties hereto that Owner's insurance shall be construed as primary insurance, and County's insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

(5) If, during the term of this Declaration, there is a material change in the scope of services or there is a material change in the equipment to be used in the performance of the scope of work which will add additional exposures, then County reserves the right to adjust the types of insurance required under this Declaration and the monetary limits of liability for the insurance coverage's currently required herein, if; in Risk Manager's reasonable judgment, the amount or type of insurance carried by Owner has become inadequate.

(6) Owner shall pass down the insurance obligations contained herein to all tiers of subcontractors.

(7) Owner agrees to notify County in writing of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Declaration.

Section 10. No Waiver. Failure by County to enforce or delay by County in enforcing any right or remedy with respect to this Declaration shall not bar or limit any subsequent enforcement of the same or any other right or remedy with respect to the same subject matter or a different subject matter. Rights and remedies of County under this Declaration may be waived or modified only by a written instrument signed by County which states an express intention to waive or modify such rights and remedies.

Section 11. Further Assurances. Owner shall from time to time provide County with such further information and shall execute such further documentation and agreements as may be reasonably necessary or appropriate to carry out the purposes of this Declaration.

Section 12. Joint and Several Obligations. If at any time the Property is owned by more than one individual, all of the Owners shall be jointly and severally liable for the obligations imposed by this Declaration.

Section 13. Venue/Choice of Law. The parties agree that this Declaration shall be deemed entered into and performed in Riverside County, California, and that any litigation under this Declaration shall be brought in the Superior Court for Riverside County in Riverside, California and governed and construed in accordance with the laws of the State of California.

[Signatures on Next Page]

IN WITNESS WHEREOF, County and Owner have executed this Declaration as of the date set forth above.

“County”

COUNTY OF RIVERSIDE, a political
subdivision of the State of California

By: _____

Director

Date: _____, 2022

APPROVED AS TO FORM:

MINH C. TRAN
COUNTY COUNSEL

By: _____

Deputy County Counsel

“Owner”

Print Name: _____

Date: _____, 2022

[DECLARATION SIGNATURE PAGE]

EXHIBIT A
LEGAL DESCRIPTION

Real property in the County of Riverside, State of California, described as follows:

APN:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) §
County of _____)

On _____, before me, _____ a
Notary Public, personally appeared _____ who proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature of Notary

(Affix seal here)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) §
County of _____)

On _____, before me, _____ a
Notary Public, personally appeared _____ who proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature of Notary

(Affix seal here)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
) §
County of _____)

On _____, before me, _____ a
Notary Public, personally appeared _____ who proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature of Notary

(Affix seal here)

EXHIBIT “B”

NOTICE OF INTENT TO TRANSFER

[See attached]

NOTICE OF INTENT TO TRANSFER

NOTICE OF INTENT TO TRANSFER MUST BE DELIVERED
TO THE THE COUNTY OF RIVERSIDE NINETY (90) DAYS
PRIOR TO PROCEEDING WITH ANY TRANSFER OF THE
PROPERTY.

From: _____ (“Owner”)

To: Housing & Workforce Solutions (“County”)
 3403 Tenth Street, Suite 300
 Riverside, CA 92501
 Attn: Director

Date: _____

Re: _____
 APN: _____
 (the “Property”)

Owner desires to [sell, convey, transfer by inheritance or devise, lease, gift, otherwise transfer] (circle appropriate words) the Property.

The Property is subject to affordability and other covenants given by Owner in favor of County, including that transfers of the Property are restricted to the transferee assuming the obligations or Owner in accordance with an Affordable Housing Grant Agreement and Agreement Containing Covenants Affecting Real Property recorded against the Property.

Date: _____

Exhibit – Do Not Sign

Signature of Owner

() _____
Day time telephone of Owner

State of California

HEALTH AND SAFETY CODE

Section 17021.5

17021.5. (a) Any employee housing which has qualified, or is intended to qualify, for a permit to operate pursuant to this part may invoke the provisions of this section.

(b) Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) or local building codes.

(c) Except as otherwise provided in this part, employee housing that serves six or fewer employees shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings of the same type in the same zone are not likewise subject. Nothing in this subdivision shall be construed to forbid the imposition of local property taxes, fees for water services and garbage collection, fees for normal inspections, local bond assessments, and other fees, charges, and assessments to which other family dwellings of the same type in the same zone are likewise subject. Neither the State Fire Marshal nor any local public entity shall charge any fee to the owner, operator or any resident for enforcing fire inspection regulations pursuant to state law or regulation or local ordinance, with respect to employee housing which serves six or fewer persons.

(d) For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing which serves six or fewer employees shall be considered a residential use of property and a use of property by a single household, notwithstanding any disclaimers to the contrary. For purposes of this section, "employee housing" includes employee housing defined in subdivision (b) of Section 17008, even if the housing accommodations or property are not located in a rural area, as defined by Section 50101.

(e) The Legislature hereby declares that it is the policy of this state that each county and city shall permit and encourage the development and use of sufficient numbers and types of employee housing facilities as are commensurate with local

needs. This section shall apply equally to any charter city, general law city, county, city and county, district and any other local public entity.

(Amended by Stats. 1993, Ch. 952, Sec. 1. Effective January 1, 1994.)

State of California

HEALTH AND SAFETY CODE

Section 17021.6

17021.6. (a) The owner of any employee housing who has qualified or intends to qualify for a permit to operate pursuant to this part may invoke this section.

(b) Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, or that is approved pursuant to Section 17021.8, shall be deemed an agricultural land use for the purposes of this section. Except as provided in Section 17021.8, for the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

(c) Except as otherwise provided in this part, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other agricultural activities in the same zone are not likewise subject. This subdivision does not forbid the imposition of local property taxes, fees for water services and garbage collection, fees for normal inspections, local bond assessments, and other fees, charges, and assessments to which other agricultural activities in the same zone are likewise subject. Neither the State Fire Marshal nor any local public entity shall charge any fee to the owner, operator, or any resident for enforcing fire inspection regulation pursuant to state law or regulations or local ordinance, with respect to employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household.

(d) For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, or that is approved pursuant to Section 17021.8, shall be considered an agricultural use of property, notwithstanding any disclaimers to the contrary. For purposes of this section, "employee housing" includes employee housing defined in subdivisions (b) and (c) of Section 17008, even if the housing accommodations or property are not located in a rural area, as defined by Section 50101.

(e) The Legislature hereby declares that it is the policy of this state that each county and city shall permit and encourage the development and use of sufficient numbers

and types of employee housing facilities as are commensurate with local need. This section shall apply equally to any charter city, general law city, county, city and county, district, and any other local public entity.

(f) If any owner who invokes the provisions of this section or Section 17021.8 fails to maintain a permit to operate pursuant to this part throughout the first 10 consecutive years following the issuance of the original certificate of occupancy, both of the following shall occur:

(1) The enforcement agency shall notify the appropriate local government entity.

(2) The public agency that has waived any taxes, fees, assessments, or charges for employee housing pursuant to this section may recover the amount of those taxes, fees, assessments, or charges from the landowner, less 10 percent of that amount for each year that a valid permit has been maintained.

(g) Subdivision (f) shall not apply to an owner of any prospective, planned, or unfinished employee housing facility who has applied to the appropriate state and local public entities for a permit to construct or operate pursuant to this part prior to January 1, 1996.

(Amended by Stats. 2019, Ch. 866, Sec. 10. (AB 1783) Effective January 1, 2020.)

State of California

HEALTH AND SAFETY CODE

Section 17021.8

17021.8. (a) A development proponent may submit an application for a development that is subject to a streamlined, ministerial approval process, provided in subdivision (b), and is not subject to a conditional use permit if all of the following requirements are met:

(1) The development is located on land that meets one of the following:

(A) Is designated as agricultural in the applicable city or county general plan.

(B) Is located in the Counties of Fresno, Madera, Merced, Santa Clara, or Santa Cruz, is within 15 miles of an area designated as farmland or grazing by the Department of Conservation, and is not a site or adjoined to a site where more than one-third of the square footage on the site is dedicated to industrial use. For the purposes of this subparagraph, parcels separated by a street shall be considered adjoined.

(2) The development is not located on a site that is any of the following:

(A) Within the coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.

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

(C) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.

(D) A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Article 5 (commencing with Section 78760) of Chapter 4 of Part 2 of Division 45, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

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

(F) Within a flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and

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

(G) Within a floodway as determined by maps promulgated by the Federal Emergency Management Agency.

(H) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

(I) Lands under conservation easement. For purposes of this section, "conservation easement" shall not include a contract executed pursuant to the Williamson Act (Chapter 7 (commencing with Section 51200) of Division 1 of Title 5 of the Government Code).

(J) Lands with groundwater levels within five feet of the soil surface and for which the development would be served by an onsite wastewater disposal system serving more than six family housing units.

(3) The development is an eligible agricultural employee housing development that satisfies the requirements specified in subdivision (i).

(b) (1) If a local government determines that a development submitted pursuant to this section does not meet the requirements specified in subdivision (a), the local government shall provide the development proponent written documentation of which requirement or requirements the development does not satisfy and an explanation for the reason or reasons the development does not satisfy the requirement or requirements, as follows:

(A) Within 30 days of submission of the development to the local government pursuant to this section if the development contains 50 or fewer housing units.

(B) Within 60 days of submission of the development to the local government pursuant to this section if the development contains more than 50 housing units.

(2) If the local government fails to provide the required documentation pursuant to paragraph (1), the development shall be deemed to satisfy the requirements specified in paragraph (2) of subdivision (a).

(c) The local government's planning commission or an equivalent board or commission responsible for review and approval of development projects, or the city council or board of supervisors, as appropriate, may conduct a development review or public oversight of the development. The development review or public oversight shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective development standards described in this section. For purposes of this subdivision, "objective development standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submission. The development review or public oversight shall be completed as follows and shall not in any way inhibit, chill, or preclude the ministerial approval provided by this section or its effect, as applicable:

(1) Within 90 days of submission of the development to the local government pursuant to this section if the development contains 50 or fewer housing units.

(2) Within 180 days of submission of the development to the local government pursuant to this section if the development contains more than 50 housing units.

(d) An agricultural employee housing development that is approved pursuant to this section shall not be subject to the density limits specified in Section 17021.6 in order to constitute an agricultural land use for purposes of that section.

(e) Notwithstanding Section 17021.6, a local government may subject an agricultural employee housing development that is approved pursuant to this section to the following written, objective development standards:

(1) (A) A requirement that the development have adequate water and wastewater facilities and dry utilities to serve the project.

(B) A requirement that the development be connected to an existing public water system that has not been identified as failing or being at risk of failing to provide an adequate supply of safe drinking water.

(C) If the development proposes to include 10 or more units, a requirement that the development connect to an existing municipal sewer system that has adequate capacity to serve the project. If the local agency has adopted an approved local agency management program for onsite wastewater treatment systems, those requirements shall apply to the development.

(2) A requirement that the property on which the development is located be either:

(A) Within one-half mile of a duly designated collector road with an Average Daily Trips (ADT) of 6,000 or greater.

(B) Adjacent to a duly designated collector road with an ADT of 2,000 or greater.

(3) A requirement that the development include off-street parking based upon demonstrated need, provided that the standards do not require more parking for eligible agricultural employee housing developments than for other residential uses of similar size within the jurisdiction.

(4) Notwithstanding Section 17020 or any other law, health, safety, and welfare standards for agricultural employee housing, including, but not limited to, density, minimum living space per occupant, minimum sanitation facilities, minimum sanitation requirements, and similar standards.

(5) Standards requiring that if a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.

(f) Neither the approval of a development pursuant to this section, including the permit processing, nor the application of development standards pursuant to this section shall be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(g) Notwithstanding Section 17021.6, a local agency may impose fees and other exactions otherwise authorized by law that are essential to provide necessary public services and facilities to the eligible agricultural employee housing development.

(h) This section shall not be construed to:

(1) Prohibit a local agency from requiring an eligible agricultural employee housing development to comply with objective, quantifiable, written development standards, conditions, and policies that are consistent with subdivision (e) and appropriate to, and consistent with, meeting the jurisdiction's need for farmworker housing, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583 of the Government Code.

(2) Prohibit a local agency from disapproving an eligible agricultural employee housing development if the eligible agricultural employee housing development as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to lower income households, as defined in Section 50079.5, or rendering the development financially infeasible. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(3) Prohibit a local agency from disapproving an eligible agricultural employee housing development if that project would be in violation of any applicable state or federal law.

(4) Change any obligations to comply with any other existing laws, including, but not limited to, Section 116527, Section 106.4 of the Water Code, Division 7 (commencing with Section 13000) of the Water Code, and Part 12 (commencing with Section 116270) of Division 104.

(i) For purposes of this section, "eligible agricultural employee housing development" means an agricultural employee housing development that satisfies all of the following:

(1) The agricultural employee housing does not contain dormitory-style housing.

(2) The development consists of no more than either of the following:

(A) Thirty-six units or spaces designed for use by a single family or household.

(B) One hundred fifty units or spaces designed for use by a single family or household if the development is located in the Counties of Fresno, Madera, Merced, Santa Clara, or Santa Cruz.

(3) (A) Except as otherwise provided in subparagraph (B), the agricultural employee housing will be maintained and operated by a qualified affordable housing organization that has been certified pursuant to Section 17030.10. The development proponent shall submit proof of issuance of the qualified affordable housing organization's certification by the enforcement agency. The qualified affordable housing organization shall provide for onsite management of the development.

(B) In the case of agricultural employee housing that is maintained and operated by a local public housing agency or a multicounty, state, or multistate agency that has been certified as a qualified affordable housing organization as required by this paragraph, that agency either directly maintains and operates the agricultural employee

housing or contracts with another qualified affordable housing organization that has been certified pursuant to Section 17030.10.

(C) The local government ensures an affordability covenant is recorded on the property to ensure the affordability of the proposed agricultural employee housing for agricultural employees for not less than 55 years. For purposes of this paragraph, “affordability” means the agricultural housing is made available at an affordable rent, as defined in Section 50053, to lower income households, as defined in Section 50079.5.

(4) The agricultural employee housing is not ineligible for state funding pursuant to paragraph (1) of subdivision (b) of Section 50205 or paragraph (1) of subdivision (b) of Section 50517.10. All subdivisions of agricultural employee housing in the development and the entire scope of the development are not ineligible for funding pursuant to paragraph (1) of subdivision (b) of Section 50205 or paragraph (1) of subdivision (b) of Section 50517.10. The use of the term “unit or space” shall not be construed to limit those provisions’ prohibition on the use of state funding to support H-2A employer obligations. Consistent with paragraph (2) of subdivision (b) of Section 50205 and paragraph (1) of subdivision (b) of Section 50517.10, any employer or other recipient of state funding who utilizes state funding for a purpose prohibited under those provisions shall reimburse the state or the state agency that provided the funding in an amount equal to the amount of that state funding expended for those prohibited purposes.

(j) For purposes of this section, “agricultural employee housing” means employee housing for agricultural employees as both terms are defined in Sections 17008 and 17021, respectively.

(k) For the purposes of this section:

(1) “Dedicated to industrial use” means any of the following:

(A) The square footage is currently being used as an industrial use.

(B) The most recently permitted use of the square footage is an industrial use, and the site has been occupied within the past three years.

(C) The site was designated for industrial use in the latest version of a local government’s general plan adopted before January 1, 2022, and residential uses are not the principally permitted use.

(2) (A) Except as otherwise provided in subparagraph (B), “industrial use” means utilities, manufacturing, transportation storage and maintenance facilities, warehousing uses, and any other use that is a source that is subject to permitting by a district, as defined in Section 39025, pursuant to Division 26 (commencing with Section 39000), or the federal Clean Air Act (42 U.S.C. Sec. 7401 et seq.).

(B) “Industrial use” does not include any of the following:

(i) Power substations or utility conveyances, including, but not limited to, power lines, broadband wires, or pipe.

(ii) A use where the only source permitted by a district is an emergency backup generator.

(iii) Self-storage for the residents of a building.

(l) The Legislature hereby declares that it is the policy of this state that each county and city shall permit and encourage the development and use of sufficient numbers and types of agricultural employee housing as are commensurate with local need. The Legislature further finds and declares that this section addresses a matter of statewide concern rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this section applies to all cities, including charter cities.

(Amended by Stats. 2025, Ch. 490, Sec. 1. (AB 457) Effective January 1, 2026.)



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

DATE: (06/11/26)

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – (Phayvanh Nanthavongdouangsy), Project Planner
(BOS Date: July 14, 2026)

SUBJECT: (MT# 30617) TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:
PUBLIC HEARING ON

CHANGE OF ZONE NO. (CZ2200063) - ORDINANCE NO. 348.5055 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – REQUEST: Change of Zone No. 2200063 – ORDINANCE NO. 348.5055 is a proposed text amendment to Ordinance No. 348, the Riverside County Land Use Ordinance, to establish streamlined ministerial approval procedures and development standards for qualifying employee housing, including Polanco Parks and agricultural employee housing, consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8. The amendment includes related updates to zoning classifications and definitions to ensure consistency with State law. The request also includes approval of an Agricultural Employee Housing Covenant template and delegation of covenant administration and compliance monitoring authority to Housing and Workforce Solutions for qualifying developments approved pursuant to Health and Safety Code Section 17021.8. – Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-1964, or email at AdvancePlanning@rivco.org. [Department Budget 100%]

Planning Commission Date: May 06, 2026 / **Commissioner Vote:** 5-0

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|--|
| ☐ Place on Administrative Action | ☒ Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA) |
| ☒ Labels provided If Set For Hearing
☐ 10 Day ☒ 20 Day ☐ 30 day | ☒ Publish in Newspaper:
(Desert Sun/Press Enterprise) |
| | ☒ CEQA Exempt
☐ 10 Day ☐ 20 Day ☐ 30 day |
| | ☒ Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:
(Desert Sun/Press Enterprise)

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, AND ADOPTION OF ORDINANCE

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, July 14, 2026 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2200063, and Ordinance No. 348.5055**. Change of Zone No. 2200063 – ORDINANCE NO. 348.5055 is a proposed text amendment to Ordinance No. 348, the Riverside County Land Use Ordinance, to establish streamlined ministerial approval procedures and development standards for qualifying employee housing, including Polanco Parks and agricultural employee housing, consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8. The amendment includes related updates to zoning classifications and definitions to ensure consistency with State law. The request also includes approval of an Agricultural Employee Housing Covenant template and delegation of covenant administration and compliance monitoring authority to Housing and Workforce Solutions for qualifying developments approved pursuant to Health and Safety Code Section 17021.8. This proposed project is located: countywide in All Supervisorial Districts.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **TENTATIVELY APPROVE Change of Zone No. 2200063 (CZ2200063) and TENTATIVELY APPROVE Ordinance No. 348.5055.**

On May 6, 2026, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PRINCIPAL PLANNER, PHAYVANH NANTHAVONGDOUANGSY AT (951) 955-1964 ADVANCEPLANNING@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) 955-1069.

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

Dated: June 18, 2026

Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UN CAMBIO DE ZONA Y ADOPCIÓN DE ORDENANZA

SE HACE SABER por la presente que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 14 de julio de 2026 a las 10:00 A.M.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar el **Cambio de Zona No. 2200063 y la Ordenanza No. 348.5055**. Cambio de Zona No. 2200063 – ORDENANZA NO. 348.5055 es una enmienda de texto propuesta a la Ordenanza No. 348, la Ordenanza de Uso de Suelo del Condado de Riverside, para establecer procedimientos de aprobación ministerial simplificados y estándares de desarrollo para viviendas de empleados calificados, incluyendo Parques Polanco y viviendas para empleados agrícolas, en consonancia con las Secciones 17021.5, 17021.6 y 17021.8 del Código de Salud y Seguridad. La enmienda incluye actualizaciones relacionadas a las clasificaciones y definiciones de zonificación para asegurar la coherencia con la ley estatal. La solicitud también incluye la aprobación de una plantilla de Acuerdo de Vivienda para Empleados Agrícolas y la delegación de la autoridad para la administración del acuerdo y el monitoreo del cumplimiento a Housing and Workforce Solutions para los desarrollos calificados aprobados de acuerdo con la Sección 17021.8 del Código de Salud y Seguridad. Este proyecto propuesto está ubicado: en todo el condado en todos los Distritos Supervisoriales.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **APRUEBE TENTATIVAMENTE** el Cambio de Zona No. 2200063 (CZ2200063) y **APRUEBE TENTATIVAMENTE** la Ordenanza No. 348.5055.

El 6 de mayo de 2026, la Comisión de Planificación recomendó la aprobación del proyecto tal como se indicó a la Junta de Supervisores con una votación de 5-0. Los documentos de la reunión del Departamento de Planificación para el proyecto propuesto pueden verse en línea bajo la fecha de la audiencia de la Comisión de Planificación en la página de Audiencias Públicas del sitio web del Departamento de Planificación: <https://planning.rctlma.org/Public-Hearings>.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE AL PLANIFICADOR PRINCIPAL, PHAYVANH NANTHAVONGDOUANGSY AL (951) 955-1964 ADVANCEPLANNING@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en el momento y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán enviados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugna el artículo anterior en el tribunal, puede estar limitado a plantear solo aquellos temas que usted o alguien más planteó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en, o antes de, la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, estándares de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera diferente a la específicamente propuesta.

Formatos alternativos disponibles a solicitud para personas con discapacidades. Si necesita una adaptación razonable, por favor contacte a la Secretaria de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o correo electrónico cob@rivco.org

Fecha: 18 de junio de 2026

Kimberly A. Rector, Secretaria de la Junta
By: Ana Garcia, Asistente de la Secretaria de la Junta



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.5

(ID # 30417)

MEETING DATE:

Wednesday, May 06, 2026

SUBJECT: CHANGE OF ZONE NO. (CZ2200063) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – REQUEST: Change of Zone No. 2200063 is a proposed text amendment to Ordinance No. 348, the Riverside County Land Use Ordinance, that would allow Polanco Parks (up to 12 units) and agricultural employee housing (up to 36 units), consistent California Health and Safety Code Sections 17021.6 and 17021.8, as permitted uses subject to ministerial approval in zones that allow agricultural uses and within Agricultural (AG:AG) land use designation. The amendment streamlines the development of agricultural housing in compliance with State law and applicable health and safety requirements. These changes apply to all unincorporated areas of Riverside County. – Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-1964, or email at AdvancePlanning@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2200063
Environmental Type:	Exemption
Area Plan No.	N/A
Zoning Area/District:	N/A
Supervisory District:	All Districts
Project Planner:	Phayvanh Nanthavongdouangsy
Project APN(s):	
Continued From:	2/18/2026


John Hildebrand, Planning Director 4/29/2026

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2200063 (“Project”) is a proposal to amend Riverside County Ordinance No. 348 (Riverside County Land Use Ordinance) to incorporate streamlined, ministerial provisions for agricultural employee housing consistent with applicable California Health and Safety Code sections. The amendment includes the addition of Article XIXq to establish objective development standards and a ministerial review process, updates to permitted uses within applicable zoning classifications, and revisions to the definitions section to ensure consistency with State law.

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The amendment provides zoning provisions for the ministerial approval of agricultural employee housing as required by State law, while other forms of employee housing remain subject to existing zoning requirements. It also establishes land use provisions to support the County's 6th Cycle Housing Element programs, including Employee Housing (Program H-7), Farmworker Assistance (Program H-18), and Polanco Parks (Program H-19).

State law establishes multiple categories of employee housing. Section 17021.5 provides that employee housing serving six or fewer persons shall be treated as a single-family residential use and permitted in the same manner as other one-family dwellings. Section 17021.6 establishes Polanco Parks, consisting of agricultural employee housing with no more than 36 beds in a group-quarters or 12 units or spaces designed for use by a single family or household. Section 17021.8 provides agricultural employee housing consisting of more than 12 and up to 36 units or spaces, subject to a streamlined, ministerial approval process.

LOCATION

The Project is not site-specific and amends Ordinance No. 348, which applies to all unincorporated areas of Riverside County. Employee housing pursuant to Section 17021.5 is permitted in any zone that allows one-family dwellings. Polanco Parks would be permitted in zoning classifications that allow agricultural uses, as specified in Ordinance No. 348, and agricultural employee housing pursuant to Section 17021.8 would be permitted on properties with an Agricultural (AG:AG) General Plan Land Use Designation.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), the pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), as it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200063, amending Ordinance No. 348 (Riverside County Land Use Ordinance) to establish standards and a streamlined ministerial approval process for agricultural employee housing, including related revisions to ensure consistency with applicable State law, based on the findings and conclusions in this staff report, and pending final adoption by the Board of Supervisors.

PROJECT BACKGROUND AND ANALYSIS

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BACKGROUND

State law establishes requirements for the development and permitting of employee housing under the California Health and Safety Code (HSC). HSC Section 17021.5 requires employee housing serving six or fewer persons to be treated as a single-family residential use and permitted in the same manner as other one-family dwellings. HSC Sections 17021.6 and 17021.8 require local jurisdictions to permit certain types of agricultural employee housing through a streamlined, ministerial approval process when specified criteria are met.

These State law provisions were in effect prior to adoption of the County's 2021–2029 Housing Element and form the basis for Housing Element programs addressing employee and farmworker housing, Programs H-7, H-18 and H-19.

Housing Program H-7

Housing Program H-7 includes a commitment to review and, where necessary, amend Ordinance No. 348 to ensure consistency with applicable State housing laws, including provisions of the California Health and Safety Code and Government Code related to employee housing and other housing types. This Project addresses the employee housing component by amending Ordinance No. 348 to allow employee housing consistent with Health and Safety Code Section 17021.5, while other components of Program H-7 (e.g., navigation centers, residential care facilities, parking standards, and reasonable accommodation provisions) will be addressed through future ordinance updates.

Housing Program H-18

Housing Program H-18 focuses on expanding farmworker housing opportunities and addressing the needs of farmworkers through a combination of regulatory, funding, and outreach efforts. A key component of Program H-18 is updating Ordinance No. 348 to establish zoning provisions that facilitate agricultural employee housing, including housing subject to a streamlined, ministerial approval process pursuant to Health and Safety Code Section 17021.8. This Project implements that component by establishing zoning provisions, development standards, and a ministerial permitting process consistent with State law.

In addition to this ordinance update, Program H-18 includes broader efforts to support farmworker housing, including site identification in coordination with community and advocacy groups, partnerships with nonprofit organizations to provide funding and technical assistance, and ongoing coordination with developers and the agricultural industry to address constraints to housing development. The County is also pursuing funding and programmatic initiatives to support farmworker housing opportunities, which are being implemented through separate programs and partnerships.

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Housing Program H-19

Housing Program H-19 focuses on improving and expanding Polanco Parks through coordinated regulatory, programmatic, and funding actions to address health and safety conditions and preserve affordable housing opportunities for farmworker communities. The program includes reviewing and revising the County's Polanco Park permitting process to simplify and expedite development, expansion, and rehabilitation while ensuring compliance with applicable health and safety standards.

This Project supports that effort by establishing zoning provisions, objective development standards, and a ministerial permitting process for Polanco Parks consistent with State law, providing a more predictable and streamlined path for new and existing parks.

Program H-19 also includes development of outreach and education materials, coordination with community organizations and park owners, and efforts to improve awareness of permitting and habitability requirements. In addition, the County will assess infrastructure needs and prioritize improvements.

The County is advancing funding strategies to support Polanco Park rehabilitation and development. On September 9, 2025, the Board of Supervisors adopted Resolution No. 2025-225 authorizing acceptance of up to \$696,722 in State Regional Early Action Planning (REAP 2.0) funds through the Southern California Association of Governments (SCAG) to establish a revolving loan fund for the rehabilitation and development of Polanco Mobile Home Parks. The Department of Housing and Workforce Solutions (HWS) is developing a pilot loan program in coordination with stakeholders to implement this effort. Additional coordination with partner organizations such as Rural Community Assistance Corporation and the County's Housing Authority supports financing opportunities and improvements to code compliance and infrastructure.

Collectively, these efforts are intended to reduce barriers to permitting, improve health and safety conditions, and expand access to safe and sanitary housing for farmworker households.

PROPOSED AMENDMENT TO ORDINANCE NO. 348

The proposed amendment to Ordinance No. 348 includes targeted updates to implement State law requirements related to employee housing and agricultural employee housing. The amendment adds Article XIXq to establish objective development standards and a ministerial review process, updates permitted uses within applicable zoning classifications, and revises definitions to ensure consistency with the California Health and Safety Code.

This section summarizes the proposed amendment to Ordinance No. 348, including Article XIXq and related updates. The complete ordinance text is included in Attachment A.

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1) Add new Article XIXq Agricultural Employee Housing.

- *Section 19.1500 Findings and Purpose*

This Section establishes the policy basis for ministerial approval of agricultural employee housing consistent with applicable State housing law.

- *Section 19.1501 Authority*

State law, including Health and Safety Code Sections 17021.6 and 17021.8, establishes requirements for the development and permitting of agricultural employee housing. This section identifies the County's authority to implement these provisions pursuant to its police powers and applicable State law.

- *Section 19.1502 Polanco Parks Pursuant to Health and Safety Code Section 17021.6*

- A. General Scope

- Pursuant to State law, Polanco Parks are eligible for ministerial approval and are required to be treated as an agricultural use. In the event of any inconsistency, State law governs.

- B. Minimum Requirements

- Polanco Parks are limited to 36 beds in group quarters or 12 units or spaces designed for use by a single-family household and must serve agricultural employees who do not work on the property where the housing is located. The development must also meet the State definition of employee housing, including requirements that the housing is not maintained in connection with a workplace, is provided by a non-agricultural employer, and serves five or more agricultural employees.

- C. Site Requirements [Applicable Zoning Classifications]

- Consistent with State law, Polanco Parks are permitted in the same manner as other agricultural uses. The identified zoning classifications allow agricultural uses under Ordinance No. 348 and therefore are appropriate for Polanco Parks, which are required by Health and Safety Code Section 17021.6 to be treated as an agricultural use. Polanco Parks may be permitted in the following zoning classifications: R-R (Rural Residential), R-R-O (Rural Residential, Outdoor Advertising), R-1 (One-Family Dwellings), R-1A (One-Family Dwellings - Mountain Resort), R-A (Residential Agricultural), R-2 (Multiple Family

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Residential), R-2A (Limited Multiple Family Dwellings), R-3 (General Residential), R-3A (Village Tourist Residential), R-T-R (Mobilehome Subdivision - Rural), M-SC (Manufacturing - Service Commercial), M-M (Manufacturing - Medium), M-H (Manufacturing - Heavy), M-R (Mineral Resources), M-R-A (Mineral Resources and Related Manufacturing), A-1 (Light Agriculture), A-P (Light Agriculture with Poultry), A-2 (Heavy Agriculture), A-D (Agriculture – Dairy), C/V (Citrus/Vineyard), WC-W (Wine Country- Winery), WC-WE (Wine Country- Winery Existing), WC-E (Wine Country- Equestrian), WC-R (Wine Country- Residential), W-2 (Controlled Development Areas), R-D (Regulated Development Areas), N-A (Natural Assets), W-2-M (Controlled Development Areas with Mobilehomes), W-1 (Watercourse, Watershed, and Conservation Areas).

D. Development Standards

Under State law, Polanco Parks are subject to the same development standards applicable to the underlying zoning classification and may only be regulated through objective health and safety requirements. Development must demonstrate availability of utilities, comply with access and public safety requirements, provide appropriate parking, and meet all applicable State and local health, safety, and building standards.

E. Operational Requirements

Polanco Parks must be operated and maintained in compliance with applicable State law, including the California Health and Safety Code and the Employee Housing Act.

F. Approval

Consistent with State law, Polanco Parks are subject to ministerial review and do not require discretionary approvals beyond those applicable to other agricultural uses. Applications are reviewed administratively for compliance with objective standards and are not subject to discretionary review under California Environmental Quality Act.

G. Fees

State law limits the imposition of fees on Polanco Parks to those applicable to other agricultural uses. Accordingly, the section prohibits additional fees not imposed on comparable uses, while allowing

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standard charges such as property taxes, utility fees, and routine inspection fees. Qualifying developments may be exempt from Transportation Uniform Mitigation Fees (TUMF) pursuant to applicable County ordinances.

- *Section 19.1503 Agricultural Employee Housing Pursuant to Health and Safety Code Section 17021.8*

A. General

Pursuant to State law, agricultural employee housing is eligible for ministerial approval and is treated as an agricultural use. State law controls in the event of any inconsistency.

B. Minimum Requirements

State law establishes minimum requirements for agricultural employee housing, including limitations on unit count, prohibition of dormitory-style housing, and requirements that housing serve agricultural employees. State law further requires that qualifying developments be operated by a certified affordable housing provider and maintain long-term affordability.

These requirements are reflected through objective standards, including verification of certified operator status, documentation of compliance, and the recordation of a long-term affordability covenant. The County also provides an alternative County-certified operator pathway, requiring demonstrated experience (e.g., a minimum of 10 years operating similar housing) and ongoing compliance to ensure qualified management and accountability.

C. Site Requirements

State law establishes location limitations for agricultural employee housing to ensure development occurs in appropriate areas and avoids environmental and hazard constraints. Development is limited to properties with an Agricultural (AG:AG) General Plan land use designation.

Consistent with these requirements, development is prohibited in constrained or unsafe areas, including wetlands, high fire hazard severity zones, hazardous waste sites (unless cleared for residential use), earthquake fault zones (unless compliant with seismic standards), floodways, and certain floodplain areas. Additional

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restrictions apply to lands designated for conservation, subject to conservation easements, or with groundwater conditions unsuitable for onsite wastewater systems. Limited exceptions may apply where compliance with applicable safety and environmental standards can be demonstrated.

D. Development Standards

Objective development standards ensure that agricultural employee housing is supported by adequate infrastructure and does not pose risks to public health and safety. Development must demonstrate availability of utilities, comply with access and public safety requirements, provide on-site parking consistent with applicable standards, and meet all applicable State and local health, safety, and building regulations, including the Employee Housing Act. Potential exposure to significant hazards must be mitigated in accordance with State and federal requirements.

E. Operational Requirements

Agricultural employee housing must be operated by a certified operator with on-site management and maintained in compliance with the California Health and Safety Code and Employee Housing Act. A long-term affordability covenant is required to ensure the development remains affordable to agricultural employees for a minimum of 55 years.

F. Approval

Consistent with State law, agricultural employee housing is subject to ministerial review and does not require discretionary approvals beyond those applicable to other agricultural uses. Applications are processed administratively and evaluated for compliance with objective standards, with defined timelines including a 30-day review for minimum and site requirements and a 90-day review for development and operational requirements, along with written documentation of any deficiencies.

G. Fees

Agricultural employee housing is subject to applicable fees and exactions authorized by law, including development impact fees necessary to support public services and infrastructure. Qualifying developments may be exempt from Transportation Uniform Mitigation Fees (TUMF) pursuant to applicable County ordinances.

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- *Section 19.504 Enforcement and Fee Recovery*
 - A. Enforcement

Polanco Parks and agricultural employee housing developments must comply with all applicable requirements and are subject to enforcement under Ordinance No. 348 for any violations.
 - B. Failure to Maintain a Permit to Operate

Failure to maintain a valid permit to operate within the first 10 years may result in notification to appropriate agencies and recovery of previously waived fees or charges, prorated based on the duration of compliance.
- 2) Amendment to Article XXI – Definitions. The project updates existing definitions and adds new definitions for Agricultural Employee Housing and Polanco Parks to ensure consistency with State law and the provisions of Article XIXq.
 - A. Section 21.3c: Employee Housing

The “Employee Housing” definition is updated to align with State law, including Health and Safety Code Sections 17008 and 17021.5, and clarifies that employee housing serving six or fewer persons is treated as a single-family residential use and permitted in the same manner as other one-family dwellings.
 - B. The project will add new Section 21.32d – “Employee Housing, Agricultural Employee Housing Health and Safety Code Section 17021.8.”

A new definition is added for “Agricultural Employee Housing” to ensure consistency with Health and Safety Code Section 17021.8 and Article XIXq. This definition identifies agricultural employee housing as employee housing eligible for streamlined, ministerial approval and limited to up to 36 units or spaces for agricultural employees within areas designated for agricultural use.
 - C. The project includes addition of a new Section 21.32e – “Employee Housing, Polanco Parks Health and Safety Code Section 17021.6”

A new definition is added for “Polanco Parks” to ensure consistency with Health and Safety Code Section 17021.6 and Article XIXq. This definition identifies Polanco Parks as employee housing for agricultural workers eligible for ministerial approval and limited to 36 beds in group quarters or 12 units or spaces within areas that allow agricultural uses.

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3) Zoning Classification Amendments for Agricultural Employee Housing and Related Use Clarifications

Consistent with State law, various zoning classifications are updated to include “Agricultural Employee Housing regulated by Article XIXq of this Ordinance” as a permitted use, where applicable. These updates apply to the following zoning classifications: R-R, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-T-R, M-SC, M-M, M-H, M-R, M-R-A, A-1, A-P, A-2, A-D, C/V, WC-W, WC-WE, WC-E, WC-R, W-2, R-D, N-A, W-2-M, W-1.

Within the R-R, R-A, A-1, A-P, A-2, A-D, C/V, W-2, R-D, and N-A zoning classifications, residential units associated with farming operations on parcels of 10 acres or greater are considered accessory and incidental to the agricultural use. Within the R-R, R-A, A-1, A-P, A-2, A-D, C/V, W-2, R-D, and N-A zoning classifications, residential units associated with farming operations on parcels of 10 acres or greater are considered accessory and incidental to the agricultural use and are subject to approval of a Plot Plan. Updates to these zoning classifications clarify that these housing types are not classified as Agricultural Employee Housing under Article XIXq or as accessory dwelling units under State law.

Employee housing that does not qualify for ministerial approval under State law may continue to be permitted through a Conditional Use Permit in the following zoning classifications: R-R, R-A, A-1, A-P, A-2, A-D, C/V, WC-W, WC-WE, WC-E, WC-R, and R-D. Updates to these zoning classifications further clarify that such housing is not eligible for ministerial approval pursuant to Health and Safety Code Sections 17021.5, 17021.6, or 17021.8.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed project, CZ2200063, and the associated amendment to Ordinance No. 348 is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15061 (b)(3) (Common Sense Exemption). This exemption is applied to projects that are certain to have no possibility the activities in question may have a significant impact on the environment.

The project does not propose any new development or disturb an existing physical environment and simply incorporates existing state law. Agricultural Employment Housing is subject to a streamlined, ministerial approval process, pursuant to Health & Safety Code Sections 17021.5, 17021.6 and 17021.8, this ordinance incorporates those state codes into Ordinance No. 348.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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Planning staff have conducted outreach and shared information on the proposed ordinance through housing committees, community meetings, and informal discussions since 2023. Presentations were made to the Housing Review Committee and members of the public at various stages throughout 2024 and 2025.

Draft ordinance materials were made available to the public, including members of the Housing Review Committee and other interested stakeholders. The proposed ordinance, along with eligibility and processing checklists, was distributed at public meetings and events and made available online.

When the project was first noticed for the February 18, 2026 Planning Commission hearing, staff received two public comments regarding the proposed Polanco Park provisions. The comments generally supported allowing existing Polanco Park owners and administrators to continue managing day-to-day operations and requested that third-party or nonprofit operator requirements not be imposed, citing potential increased costs and operational challenges. Additional input supported a streamlined annual permitting or certification process and emphasized maintaining oversight while preserving operational flexibility.

State law, however, establishes specific requirements for certain types of agricultural employee housing. Health and Safety Code Section 17021.8 requires qualifying developments to be operated by a certified affordable housing provider and to maintain long-term affordability. The proposed ordinance reflects these requirements while also providing flexibility through a County-certified operator pathway. In addition, Polanco Parks regulated under Health and Safety Code Section 17021.6 allow for a broader range of ownership and operational structures, including existing park owners where applicable. Accordingly, the ordinance balances compliance with State law and operational flexibility where permitted.

The public hearing was re-advertised for the May 6, 2026 Planning Commission meeting in the Press-Enterprise and the Desert Sun. Since publication of the advertisement, no additional written comments have been received.

ATTACHMENTS

Attachment A – Ordinance No. 348. YYY Agricultural Employee Housing

Attachment B – CA Health and Safety Codes 17021.5, 17021.6, and 17021.8

Attachment C – Public Comments

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

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

10 SECTION 17021.6

11 A. GENERAL.

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

17 B. MINIMUM REQUIREMENTS.

18 Polanco Parks shall meet the following minimum requirements:

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

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

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

5 C. SITE REQUIREMENTS.

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

9 D. DEVELOPMENT STANDARDS.

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

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

1 E. OPERATIONAL REQUIREMENTS.

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

4 F. APPROVAL.

5 1. Administrative Review.

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

9 b. Action taken on Polanco Park applications shall be ministerial and not a
10 project pursuant to the California Environmental Quality Act.

11 2. Application.

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

15 b. Polanco Park applications may utilize any applicable standard plans adopted
16 by the Building and Safety Department.

17 c. Permit Process. A Polanco Park application may receive a permit to operate if it
18 meets all of the following:

19 a. The minimum requirements, site requirements, development standards, and
20 operational requirements of this Section;

21 b. Any submittal document checklist(s); and

22 c. All applicable state and local building, health and safety laws or
23 requirements.

24 G. FEES.

25 1. Prohibited Fees.

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

subject.

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

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

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

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

A. GENERAL.

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

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

B. MINIMUM REQUIREMENTS.

1. Development. Agricultural Employee Housing shall satisfy all of the following:

a. The development is for agricultural employees as defined in Sections 17008 and 17021 of the Health and Safety Code and Section 1140.4 of the Labor Code.

b. The development does not contain dormitory-style housing.

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

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

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

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

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

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

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

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

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

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

6 b. County-Certified Operator.

7 i. Certification Process. This type of operator must be certified by the
8 County Housing Authority with more than ten (10) years of verified
9 experience operating a Polanco Park or other similar equivalent
10 development. The operator shall have no active Code Enforcement
11 violations and no documented pattern of recurring Code Enforcement
12 violations within the previous five (5) years, as determined by the
13 County Housing Authority.

14 ii. Certification Requirements.

- 15 1) The operator shall make available to any tenant contact
16 information to submit complaints to the County of Riverside.
17 2) The operator shall maintain their certification in good
18 standing with the County of Riverside, and furnish
19 information on rent charged, resident, or tenant complaints, or
20 other operational data as requested by any County
21 Department.

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

households, as defined in Section 50079.5 of the Health and Safety Code.

C. SITE REQUIREMENTS.

Agricultural Employee Housing shall comply with the following location requirements:

1. General Plan. The development shall be located on property with a General Plan land use designation of Agricultural (AG:AG).
2. Prohibited Locations. The development shall not be located on a site that is any of the following:
 - a. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
 - b. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.
 - c. A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
 - d. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901)), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the Government Code.

- e. Within a flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.
- f. Within a floodway as determined by maps promulgated by the Federal Emergency Management Agency.
- g. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.
- h. Lands under conservation easement. For purposes of this paragraph, “conservation easement” shall not include a contract executed pursuant to the Williamson Act (Chapter 7 (commencing with Section 51200) of Division 1 of Title 5 of the Government Code).
- i. Lands with groundwater levels within five feet of the soil surface and for which the development would be served by an onsite wastewater disposal system serving more than six housing units.

D. DEVELOPMENT STANDARDS.

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

1. Utilities. Demonstrate and provide availability of adequate utilities, including dry utilities, water supply, and wastewater disposal, in accordance with applicable state and local requirements, subject to approval by the County Environmental Health Department, County Waste Resources, and County Planning Department.
2. Access and Public Safety. Comply with all minimum requirements for access and

public safety, subject to approval by the County Transportation Department and County Fire Department.

3. Parking. Parking shall be on-site only and follow the standards for mobilehome parks pursuant to Section 18.12 of this ordinance.
4. Significant Hazards. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.
5. All Applicable Standards. Comply with all applicable state and local public health and safety codes, laws, regulations, and standards, including, but not limited to, California Employee Housing Act (Health and Safety Code Section 17000 et seq.), Riverside County Ordinance No. 457, and the County's Employee Housing Mobile Home Park Construction Handbook.

E. OPERATIONAL REQUIREMENTS.

Agricultural Employee Housing shall be maintained and operated as follows:

1. Agricultural Employee Housing shall be operated and maintained in compliance with applicable County and state law, including the California Health and Safety Code and California Employee Housing Act.
2. The Certified Operator shall provide for onsite management of the development.
3. The applicant shall record an affordability covenant on the property prior to certificate of occupancy to ensure the affordability of the proposed agricultural employee housing for agricultural employees for not less than 55 years. For purposes of this paragraph, "affordability" means the agricultural housing is made available at an affordable rent, as defined in Section 50053 of the Health and Safety Code, to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

F. APPROVAL.

1. Administrative Review.

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

4 b. Action taken on Agricultural Employee Housing applications shall be
5 ministerial and not a project pursuant to the California Environmental Quality
6 Act.

7 2. Application.

8 An application for Agricultural Employee Housing shall be made to the Building and
9 Safety Department on the forms provided and shall be accompanied by the fees set
10 forth in Riverside County Ordinances.

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

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

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

25 G. FEES.

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

- 1 1. Transportation Uniform Mitigation Fee (TUMF) Exemption. An Agricultural
2 Employee Housing development shall not be subject to the Western Riverside
3 County TUMF Program or Coachella Valley TUMF Program, if the development
4 qualifies for an exemption under Ordinance No. 824 or Ordinance No. 673,
5 respectively.

6 SECTION 19.504. ENFORCEMENT AND FEE RECOVERY

7 A. ENFORCEMENT.

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

12 B. FAILURE TO MAINTAIN A PERMIT TO OPERATE.

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

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

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

23 “EMPLOYEE HOUSING. As defined in California Health and Safety Code Section
24 17008, employee housing means housing accommodations provided by an employer
25 or any person for employees, whether maintained or connected with any work or
26 place where work is performed or provided independent of a specific worksite.
27 Employee housing also includes housing accommodations or property located in a
28 rural area, as defined in Health and Safety Code Section 50101, including housing

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

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

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

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

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

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

27 Section 5. Section 5.1.A.19 of Article V, R-R Zone (Rural Residential), of Ordinance No. 348
28 is amended to read as follows:

1 “19. Agricultural Employee Housing, as regulated under Article XIXq of this
2 Ordinance.”

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

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

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

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

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

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

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

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

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

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

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

No. 348 is amended to read as follows:

“21. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

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

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

“13. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

“12. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

“2. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

“8. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

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

1 less than 750 square feet.

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

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

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

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

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

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

27 D. Home Occupations.

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

Ordinance.”

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

“2. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

“2. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

“2. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

“5. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

“5. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

“18. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

“f. These dwellings are accessory to and incidental to an established farming

operation and shall not be considered Agricultural Employee Housing regulated under Article XIXq of this Ordinance, nor shall they be considered accessory dwelling units pursuant to state law.”

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

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

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

“8. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

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

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

“L. (Deleted)”

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

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

Section 30. Section 14.1.A.23 of Article XIV, A-2 Zone (Heavy Agriculture), of Ordinance No.

1 348 is amended to read as follows:

2 “23. Agricultural Employee Housing, as regulated under Article XIXq of this
3 Ordinance.”

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

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

10 Section 32. Section 14.1.C.3 of Article XIV, A-2 Zone (Heavy Agriculture), of Ordinance No.
11 348 is amended to read as follows:

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

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

17 “12. Agricultural Employee Housing, as regulated under Article XIXq of this
18 Ordinance.”

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

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

25 Section 35. Section 14.52.C.3 of Article XIVa, A-D Zone (Agriculture-Dairy), of Ordinance No.
26 348 is amended to read as follows:

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

regulated under Article XIXq of this Ordinance.”

Section 36. Section 14. 73.A.6 of Article XIVb, C/V Zone (Citrus/Vineyard), of Ordinance No. 348 is amended to read as follows:

“6. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

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

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

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

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

“8. Agricultural Employee Housing, as regulated under Article XIXq of this Ordinance.”

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

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

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

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

4 Section 42. Section 14.94.A.8 of Article XIVd, Wine Country Zones (WC), of Ordinance No.
5 348 is amended to read as follows:

6 “8. Agricultural Employee Housing, as regulated under Article XIXq of this
7 Ordinance.”

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

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

14 Section 44. Section 14.94.C.1 of Article XIVd, Wine Country Zones (WC), of Ordinance No.
15 348 is amended to read as follows:

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

19 Section 45. Section 14.96.A.14 of Article XIVd, Wine Country Zones (WC), of Ordinance No.
20 348 is amended to read as follows:

21 “14. Agricultural Employee Housing, as regulated under Article XIXq of this
22 Ordinance.”

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

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

1 Section 47. Section 14.94.C.1 of Article XIVd, Wine Country Zones (WC), of Ordinance No.
2 348 is amended to read as follows:

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

6 Section 48. Section 14.98.A.9 of Article XIVd, Wine Country Zones (WC), of Ordinance No.
7 348 is amended to read as follows:

8 “9. Agricultural Employee Housing, as regulated under Article XIXq of this
9 Ordinance.”

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

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

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

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

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

23 “9. Agricultural Employee Housing, as regulated under Article XIXq of this
24 Ordinance.”

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

27 “15. Agricultural Employee Housing, as regulated under Article XIXq of this
28 Ordinance.”

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

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

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

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

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

15 “18. Agricultural Employee Housing, as regulated under Article XIXq of this
16 Ordinance.”

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

19 “10. Agricultural Employee Housing, as regulated under Article XIXq of this
20 Ordinance.”

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

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

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

1 “8. Agricultural Employee Housing, as regulated under Article XIXq of this
2 Ordinance.”

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

4 BOARD OF SUPERVISORS OF THE COUNTY
5 OF RIVERSIDE, STATE OF CALIFORNIA
6

7
8 By: _____
9 Chair, Board of Supervisors
10

11
12 ATTEST:

13 CLERK OF THE BOARD:
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17 By: _____
18 Deputy
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20 (SEAL)
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25 APPROVED AS TO FORM

26 September ____, 2026
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1 By: _____
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3 Deputy County Counsel
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State of California

HEALTH AND SAFETY CODE

Section 17021.5

17021.5. (a) Any employee housing which has qualified, or is intended to qualify, for a permit to operate pursuant to this part may invoke the provisions of this section.

(b) Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) or local building codes.

(c) Except as otherwise provided in this part, employee housing that serves six or fewer employees shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings of the same type in the same zone are not likewise subject. Nothing in this subdivision shall be construed to forbid the imposition of local property taxes, fees for water services and garbage collection, fees for normal inspections, local bond assessments, and other fees, charges, and assessments to which other family dwellings of the same type in the same zone are likewise subject. Neither the State Fire Marshal nor any local public entity shall charge any fee to the owner, operator or any resident for enforcing fire inspection regulations pursuant to state law or regulation or local ordinance, with respect to employee housing which serves six or fewer persons.

(d) For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing which serves six or fewer employees shall be considered a residential use of property and a use of property by a single household, notwithstanding any disclaimers to the contrary. For purposes of this section, "employee housing" includes employee housing defined in subdivision (b) of Section 17008, even if the housing accommodations or property are not located in a rural area, as defined by Section 50101.

(e) The Legislature hereby declares that it is the policy of this state that each county and city shall permit and encourage the development and use of sufficient numbers and types of employee housing facilities as are commensurate with local

needs. This section shall apply equally to any charter city, general law city, county, city and county, district and any other local public entity.

(Amended by Stats. 1993, Ch. 952, Sec. 1. Effective January 1, 1994.)

State of California

HEALTH AND SAFETY CODE

Section 17021.6

17021.6. (a) The owner of any employee housing who has qualified or intends to qualify for a permit to operate pursuant to this part may invoke this section.

(b) Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, or that is approved pursuant to Section 17021.8, shall be deemed an agricultural land use for the purposes of this section. Except as provided in Section 17021.8, for the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

(c) Except as otherwise provided in this part, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other agricultural activities in the same zone are not likewise subject. This subdivision does not forbid the imposition of local property taxes, fees for water services and garbage collection, fees for normal inspections, local bond assessments, and other fees, charges, and assessments to which other agricultural activities in the same zone are likewise subject. Neither the State Fire Marshal nor any local public entity shall charge any fee to the owner, operator, or any resident for enforcing fire inspection regulation pursuant to state law or regulations or local ordinance, with respect to employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household.

(d) For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, or that is approved pursuant to Section 17021.8, shall be considered an agricultural use of property, notwithstanding any disclaimers to the contrary. For purposes of this section, "employee housing" includes employee housing defined in subdivisions (b) and (c) of Section 17008, even if the housing accommodations or property are not located in a rural area, as defined by Section 50101.

(e) The Legislature hereby declares that it is the policy of this state that each county and city shall permit and encourage the development and use of sufficient numbers

and types of employee housing facilities as are commensurate with local need. This section shall apply equally to any charter city, general law city, county, city and county, district, and any other local public entity.

(f) If any owner who invokes the provisions of this section or Section 17021.8 fails to maintain a permit to operate pursuant to this part throughout the first 10 consecutive years following the issuance of the original certificate of occupancy, both of the following shall occur:

(1) The enforcement agency shall notify the appropriate local government entity.

(2) The public agency that has waived any taxes, fees, assessments, or charges for employee housing pursuant to this section may recover the amount of those taxes, fees, assessments, or charges from the landowner, less 10 percent of that amount for each year that a valid permit has been maintained.

(g) Subdivision (f) shall not apply to an owner of any prospective, planned, or unfinished employee housing facility who has applied to the appropriate state and local public entities for a permit to construct or operate pursuant to this part prior to January 1, 1996.

(Amended by Stats. 2019, Ch. 866, Sec. 10. (AB 1783) Effective January 1, 2020.)

State of California

HEALTH AND SAFETY CODE

Section 17021.8

17021.8. (a) A development proponent may submit an application for a development that is subject to a streamlined, ministerial approval process, provided in subdivision (b), and is not subject to a conditional use permit if all of the following requirements are met:

(1) The development is located on land that meets one of the following:

(A) Is designated as agricultural in the applicable city or county general plan.

(B) Is located in the Counties of Fresno, Madera, Merced, Santa Clara, or Santa Cruz, is within 15 miles of an area designated as farmland or grazing by the Department of Conservation, and is not a site or adjoined to a site where more than one-third of the square footage on the site is dedicated to industrial use. For the purposes of this subparagraph, parcels separated by a street shall be considered adjoined.

(2) The development is not located on a site that is any of the following:

(A) Within the coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.

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

(C) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.

(D) A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Article 5 (commencing with Section 78760) of Chapter 4 of Part 2 of Division 45, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

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

(F) Within a flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and

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

(G) Within a floodway as determined by maps promulgated by the Federal Emergency Management Agency.

(H) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

(I) Lands under conservation easement. For purposes of this section, "conservation easement" shall not include a contract executed pursuant to the Williamson Act (Chapter 7 (commencing with Section 51200) of Division 1 of Title 5 of the Government Code).

(J) Lands with groundwater levels within five feet of the soil surface and for which the development would be served by an onsite wastewater disposal system serving more than six family housing units.

(3) The development is an eligible agricultural employee housing development that satisfies the requirements specified in subdivision (i).

(b) (1) If a local government determines that a development submitted pursuant to this section does not meet the requirements specified in subdivision (a), the local government shall provide the development proponent written documentation of which requirement or requirements the development does not satisfy and an explanation for the reason or reasons the development does not satisfy the requirement or requirements, as follows:

(A) Within 30 days of submission of the development to the local government pursuant to this section if the development contains 50 or fewer housing units.

(B) Within 60 days of submission of the development to the local government pursuant to this section if the development contains more than 50 housing units.

(2) If the local government fails to provide the required documentation pursuant to paragraph (1), the development shall be deemed to satisfy the requirements specified in paragraph (2) of subdivision (a).

(c) The local government's planning commission or an equivalent board or commission responsible for review and approval of development projects, or the city council or board of supervisors, as appropriate, may conduct a development review or public oversight of the development. The development review or public oversight shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective development standards described in this section. For purposes of this subdivision, "objective development standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submission. The development review or public oversight shall be completed as follows and shall not in any way inhibit, chill, or preclude the ministerial approval provided by this section or its effect, as applicable:

(1) Within 90 days of submission of the development to the local government pursuant to this section if the development contains 50 or fewer housing units.

(2) Within 180 days of submission of the development to the local government pursuant to this section if the development contains more than 50 housing units.

(d) An agricultural employee housing development that is approved pursuant to this section shall not be subject to the density limits specified in Section 17021.6 in order to constitute an agricultural land use for purposes of that section.

(e) Notwithstanding Section 17021.6, a local government may subject an agricultural employee housing development that is approved pursuant to this section to the following written, objective development standards:

(1) (A) A requirement that the development have adequate water and wastewater facilities and dry utilities to serve the project.

(B) A requirement that the development be connected to an existing public water system that has not been identified as failing or being at risk of failing to provide an adequate supply of safe drinking water.

(C) If the development proposes to include 10 or more units, a requirement that the development connect to an existing municipal sewer system that has adequate capacity to serve the project. If the local agency has adopted an approved local agency management program for onsite wastewater treatment systems, those requirements shall apply to the development.

(2) A requirement that the property on which the development is located be either:

(A) Within one-half mile of a duly designated collector road with an Average Daily Trips (ADT) of 6,000 or greater.

(B) Adjacent to a duly designated collector road with an ADT of 2,000 or greater.

(3) A requirement that the development include off-street parking based upon demonstrated need, provided that the standards do not require more parking for eligible agricultural employee housing developments than for other residential uses of similar size within the jurisdiction.

(4) Notwithstanding Section 17020 or any other law, health, safety, and welfare standards for agricultural employee housing, including, but not limited to, density, minimum living space per occupant, minimum sanitation facilities, minimum sanitation requirements, and similar standards.

(5) Standards requiring that if a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.

(f) Neither the approval of a development pursuant to this section, including the permit processing, nor the application of development standards pursuant to this section shall be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(g) Notwithstanding Section 17021.6, a local agency may impose fees and other exactions otherwise authorized by law that are essential to provide necessary public services and facilities to the eligible agricultural employee housing development.

(h) This section shall not be construed to:

(1) Prohibit a local agency from requiring an eligible agricultural employee housing development to comply with objective, quantifiable, written development standards, conditions, and policies that are consistent with subdivision (e) and appropriate to, and consistent with, meeting the jurisdiction's need for farmworker housing, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583 of the Government Code.

(2) Prohibit a local agency from disapproving an eligible agricultural employee housing development if the eligible agricultural employee housing development as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to lower income households, as defined in Section 50079.5, or rendering the development financially infeasible. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(3) Prohibit a local agency from disapproving an eligible agricultural employee housing development if that project would be in violation of any applicable state or federal law.

(4) Change any obligations to comply with any other existing laws, including, but not limited to, Section 116527, Section 106.4 of the Water Code, Division 7 (commencing with Section 13000) of the Water Code, and Part 12 (commencing with Section 116270) of Division 104.

(i) For purposes of this section, "eligible agricultural employee housing development" means an agricultural employee housing development that satisfies all of the following:

(1) The agricultural employee housing does not contain dormitory-style housing.

(2) The development consists of no more than either of the following:

(A) Thirty-six units or spaces designed for use by a single family or household.

(B) One hundred fifty units or spaces designed for use by a single family or household if the development is located in the Counties of Fresno, Madera, Merced, Santa Clara, or Santa Cruz.

(3) (A) Except as otherwise provided in subparagraph (B), the agricultural employee housing will be maintained and operated by a qualified affordable housing organization that has been certified pursuant to Section 17030.10. The development proponent shall submit proof of issuance of the qualified affordable housing organization's certification by the enforcement agency. The qualified affordable housing organization shall provide for onsite management of the development.

(B) In the case of agricultural employee housing that is maintained and operated by a local public housing agency or a multicounty, state, or multistate agency that has been certified as a qualified affordable housing organization as required by this paragraph, that agency either directly maintains and operates the agricultural employee

housing or contracts with another qualified affordable housing organization that has been certified pursuant to Section 17030.10.

(C) The local government ensures an affordability covenant is recorded on the property to ensure the affordability of the proposed agricultural employee housing for agricultural employees for not less than 55 years. For purposes of this paragraph, “affordability” means the agricultural housing is made available at an affordable rent, as defined in Section 50053, to lower income households, as defined in Section 50079.5.

(4) The agricultural employee housing is not ineligible for state funding pursuant to paragraph (1) of subdivision (b) of Section 50205 or paragraph (1) of subdivision (b) of Section 50517.10. All subdivisions of agricultural employee housing in the development and the entire scope of the development are not ineligible for funding pursuant to paragraph (1) of subdivision (b) of Section 50205 or paragraph (1) of subdivision (b) of Section 50517.10. The use of the term “unit or space” shall not be construed to limit those provisions’ prohibition on the use of state funding to support H-2A employer obligations. Consistent with paragraph (2) of subdivision (b) of Section 50205 and paragraph (1) of subdivision (b) of Section 50517.10, any employer or other recipient of state funding who utilizes state funding for a purpose prohibited under those provisions shall reimburse the state or the state agency that provided the funding in an amount equal to the amount of that state funding expended for those prohibited purposes.

(j) For purposes of this section, “agricultural employee housing” means employee housing for agricultural employees as both terms are defined in Sections 17008 and 17021, respectively.

(k) For the purposes of this section:

(1) “Dedicated to industrial use” means any of the following:

(A) The square footage is currently being used as an industrial use.

(B) The most recently permitted use of the square footage is an industrial use, and the site has been occupied within the past three years.

(C) The site was designated for industrial use in the latest version of a local government’s general plan adopted before January 1, 2022, and residential uses are not the principally permitted use.

(2) (A) Except as otherwise provided in subparagraph (B), “industrial use” means utilities, manufacturing, transportation storage and maintenance facilities, warehousing uses, and any other use that is a source that is subject to permitting by a district, as defined in Section 39025, pursuant to Division 26 (commencing with Section 39000), or the federal Clean Air Act (42 U.S.C. Sec. 7401 et seq.).

(B) “Industrial use” does not include any of the following:

(i) Power substations or utility conveyances, including, but not limited to, power lines, broadband wires, or pipe.

(ii) A use where the only source permitted by a district is an emergency backup generator.

(iii) Self-storage for the residents of a building.

(l) The Legislature hereby declares that it is the policy of this state that each county and city shall permit and encourage the development and use of sufficient numbers and types of agricultural employee housing as are commensurate with local need. The Legislature further finds and declares that this section addresses a matter of statewide concern rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this section applies to all cities, including charter cities.

(Amended by Stats. 2025, Ch. 490, Sec. 1. (AB 457) Effective January 1, 2026.)

36 Polanco Park

From Jesus Montanez <jmontanez30@hotmail.com>

Date Wed 2/4/2026 6:48 PM

To Richard Marshalian <rmarshalian@rivco.org>

Cc Amy Cuen <acuen@rivco.org>

Hello Richard, I'm reaching out to you in reference to 36 space Polanco mobile home park. I'm in full support of Polanco Park owners to manage and run their own Polanco park, if they build a 36 space Polanco Park. I also agree that these Polanco Park owners, that wish to build a 36 space would have to have a good reputation based on their Polanco mobile home parks being up to code with the county inspector and that they don't have any outstanding citations or delinquent tax regarding their Polanco Park.

These are some of the reasons why I feel that Polanco owners should run their own Polanco Parks. For one the majority of Polanco parks that are approved by the county and have good standing records with tenants. Second, they running their Polanco parks in maintaining them to function correctly and properly. Third, Polancos have been life line to many families that want to improve their living conditions. The existing owners have a good relationship and understand the communities, because that's what real Polancos stand for, better communities and owners understand that, they have deep ties to want to improve and help people in our communities.

Owners who lived in the east end off the valley know the importance of the Polanco community that's the reason many families love to live in Polancos. It's more that a place to live it's a place that we as neighbors can help each other and make it feel like a community because not just the tenants want a community. So do the Polanco owners, Polancos are a pride in the east Coachella valley. Give the owners and opportunity to grow their Polancos is an opportunity for building better communities with in a Polanco.

Thank you for your support and hope we speak and see each other before the 36 Polanco space goes up for the Board. It's imperative that the east Coachella Valley meets before that Board meeting.

Thank you Richard and Amy,

Sent from my iPhone

36 space Polanco

From Sergio Duran <sergiod57@yahoo.com>

Date Tue 2/3/2026 9:57 PM

To Richard Marshalian <rmarshalian@rivco.org>

Cc Amy Cuen <acuen@rivco.org>

 1 attachment (366 KB)

Notes_260126_164958.pdf;

Hello Richard,

I hope this email finds you well. I have put together some ideas with the hope that we can go over regarding the 36 space ordinance. It is extremely important that we insert some of these items into the ordinance before it goes to the planning Commission. Hopefully you and others can schedule a meeting to go over them? There will also be another Polanco owner/manager emailing you his thoughts. Please feel free to contact me to schedule the meeting. Thank you

[Yahoo Mail: Search, Organize, Conquer](#)

36 space Polanco

1.Current Polanco administrators should be allowed to manage, run and make all decisions relating to the day to day operations of mhp.

Pros. Polanco administrators have proven that they are capable of this role.

Cons. Mandating that a non-profit be the administrators is expensive, counter productive, and it causes conflict with the owners of the MPH.

2.Yearly "certificate to operate "to be filed with Riverside county similar to what is currently filed with HCD. The current administrators/park owners are knowledgeable with this practice and would make an easy transition.

3.Title restriction

Pros. Riverside county officials will stand to benefit from this by guaranteeing some type of control.

Cons. Property owners will have a more difficult time trying to obtain loans or refinancing property in order to obtain money to make improvements or repair to MHP .



*John Hildebrand
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: May 5, 2026

TO: Riverside County Planning Commission

FROM: Phayvanh Nanthavongdouangsy, Principal Planner

RE: **PC May 6, 2026 Agenda Item 3.5** CZ2200063 – Agricultural Employee Housing Ord.
348 Update

Since publication of the staff report, additional information has been received regarding the applicability of Regional Early Action Planning (REAP 2.0) funds and implementation of Housing Program H-19. This memorandum provides an update to the information presented in the staff report and does not alter any component of the proposed ordinance or Program H-19.

Program H-19 focuses on improving and expanding Polanco Parks through regulatory streamlining, coordination, and funding strategies to address health and safety conditions and preserve affordable housing for farmworker communities. The staff report previously identified REAP 2.0 funds as a potential funding source for these efforts.

Since receiving funds from the Southern California Association of Government (SCAG), the Riverside County Department of Housing and Workforce Solutions (HWS) has confirmed that REAP 2.0 funds are restricted to infill housing activities and are not eligible for direct use on Polanco Park rehabilitation or development.

The County offers an over the counter funding application for Permanent Local Housing Allocation (PLHA) funds provided by the California Department of Housing and Community Development. These funds are administered by HWS and available to property owners seeking financing to support the construction and rehabilitation of affordable housing.

Efforts to support Polanco Park improvements will continue through outreach and coordination with park owners, community organizations, and partner agencies, as well as ongoing efforts to seek funding opportunities. The proposed update to Ordinance No. 348 advances implementation of Housing Element Program H-19 by providing objective standards and establishing a ministerial review process consistent with State law.

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Palm Desert, California 92211
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"Planning Our Future... Preserving Our Past"

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME:

Aida Aguirre

Address:

47-423 Calle Diamante

City:

Indio

Zip:

Ca

Phone #:

760 578-3330

Date:

7/14/24

Agenda #

23.1

ORD 348

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:



Support

Oppose

Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support

Oppose

Neutral

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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