



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

☒ County of Riverside County Clerk

Project Title/Case No.: Change of Zone No. 2600012, Ordinance No. 348.5056 – Riverside County Land Use Ordinance, Additional Residential Accommodations Ordinance Update

Project Location: Countywide

Project Description: Change of Zone No. 2600012 – ORDINANCE NO. 348.5056 is a proposed text amendment to Ordinance No. 348, the Riverside County Land Use Ordinance, that would update regulations for Additional Residential Accommodations, update mobile home and manufactured home regulations, and establish procedures allowing certain applications to be referred from the Director's Hearing to the Planning Commission. The amendment would reorganize Article XIXj (Additional Residential Accommodations), add Senate Bill (SB) 9 Units as a new housing type, and update development standards and procedures. The updated list of housing types would include: (1) Accessory Dwelling Units, (2) Junior Accessory Dwelling Units, (3) SB 9 Units, (4) Second Units, (5) Guest Quarters, (6) Ranchets, and (7) Multiple Owner Group Units. The amendment would remove mobile home-specific development standards and apply the same development standards as other one-family residences, consistent with State law. This amendment also amends administrative provisions in Article I to allow the Planning Director to elevate projects from a Director's Hearing to the Planning Commission as warranted. The proposed ordinance amendments would apply to all unincorporated areas of Riverside County.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
☒ Categorical Exemption (Sec. 15303 Small Structures)

- ☒ Statutory Exemption (Public Resources Code Section 21080.17)
☒ Other: 15061(b)(3) Common Sense Exemption

Reasons why project is exempt: The proposed project, CZ2600012, and the associated amendment to Ordinance No. 348, is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, which statutorily exempts the adoption of an ordinance implementing State accessory dwelling units law; Article 19, Section 15061 (b)(3) (Common Sense Exemption), as it can be seen with certainty that there is no possibility that the activities in question may have a significant impact on the environment; and Section 15303 (New Construction or Conversion of Small Structures), which exempts the construction of limited numbers of new, small structures or facilities. The Project does not propose any new development or disturb an existing physical environment. The proposed amendments do not authorize new development, increase development intensity, or result in any direct physical changes to the environment. Instead, the amendments update Ordinance No. 348 to reflect current State housing law, reorganize and clarify regulations for small-scale Additional Residential Accommodations, align mobilehome and manufactured housing regulations with State law, and revise administrative procedures related to public hearing authority. Future development authorized under Ordinance No. 348 will continue to be subject to the applicable permitting requirements and environmental review, where required by law. Accordingly, it can be seen with certainty that the proposed ordinance amendments will not have a significant effect on the environment.

Jonathan P. Bell

County Contact Person

951-955-0588

Phone Number

Senior Planner

Title

August 18, 2026

Date

Date Received for Filing and Posting at OPR: _____

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Revised: 08/18/2026: Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOE.docx

Please charge deposit fee case#: ZEA No. **XXXXX** ZCFG No. **XXXX** - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION NUMBER: 526410 – 10000 – 3120100000 – CZ2600012

AMOUNT: \$50.00

DATE: 09/08/2026

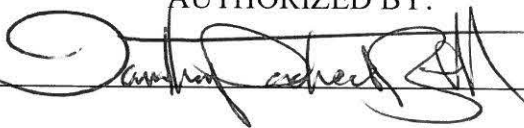
AGENCY: TLMA – Planning

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO ISSUE A VOUCHER FOR PAYMENT OF ALL FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY:

Signature:



PRESENTED BY: Jonathan P. Bell

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -