

ORDINANCE NO. 449.233
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
EXTENDING ORDINANCE NO. 449.226 ESTABLISHING
INTERIM ZONING REQUIRING A FIVE-ACRE MINIMUM
LOT SIZE IN THE CAHUILLA HILLS AREA

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Notwithstanding any provision of County law to the contrary, Ordinance No. 449.226, previously extended by Ordinance No. 449.227, is hereby further extended for one (1) additional year from the date of expiration of Ordinance No. 449.227, during which time land divisions proposing lots smaller than five (5) acres shall not be approved in the Cahuilla Hills Area of the County more particularly described in Exhibit "A", which exhibit is attached hereto and incorporated herein by this reference.

Section 2. This ordinance shall not apply to land division applications filed before the effective date of Ordinance No. 449.226 or to applications to revise or make minor changes to land divisions tentatively approved before the effective date of Ordinance No. 449.226, provided that the revisions or minor changes will result in fewer lots.

Section 3. Pursuant to Section 65858 of the Government Code and Section 20.4 of Ordinance No. 348, this ordinance is hereby declared to be an urgency measure and shall take effect upon its adoption. It shall be of no further force or effect two (2) years from the date of expiration of Ordinance No. 449.226. In adopting this ordinance, the Board finds that there is a current and immediate threat to the public health, safety and welfare because land divisions in the Cahuilla Hills Area have recently increased significantly, rendering the single point of access to the area inadequate for both emergency and ordinary purposes. In the event of a fire or other catastrophic event, the Riverside County Fire Department believes that area residents may be at risk. In addition, further land divisions may conflict with zoning proposals currently being processed by the Riverside County Planning Department. These proposals would increase the existing minimum lot size in the area to at least five (5) acres and would impose hillside development standards.

Section 4. In adopting this ordinance, the Board reports that measures will be taken to alleviate the condition which led to its adoption and the adoption of Ordinance No. 449.226 and that such measures shall include, but not be limited to, the study and formulation of an access plan for the above-referenced area and final processing of the above-referenced zoning proposals.

Section 5. At least ten (10) days prior to the expiration of this ordinance, the Planning Director shall make a written report to the Board describing therein all measures taken to alleviate the condition which led to the adoption of this ordinance and Ordinance No. 449.226.

Adopted: 449.226 Item 3.47 of 05/23/2006 (Eff: Immediately)

Amended: 449.233 Item 15.3 of 05/08/2007 (Eff: Immediately)