

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



FROM: County Counsel

SUBMITTAL DATE: May 19, 2006

SUBJECT: Ordinance No. 449.226, An Ordinance of the County of Riverside Establishing Interim Zoning Requiring a Five (5) Acre Minimum Lot Size in the Cahuilla Hills Area.

RECOMMENDED MOTION: That the Board: (1) Adopt Ordinance No. 449, 226 (4/5ths vote required), and; (2) Direct the Clerk of the Board of Supervisors to notice a public hearing for June 20, 2006, to determine whether the ordinance should be extended.

BACKGROUND: There is currently a single point of access to the Cahuilla Hills area. Land divisions in the area have recently increased significantly, rendering this access 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. Land divisions proposing lots smaller than five (5) acres will exacerbate this already very serious problem. Such land divisions may also conflict with zoning ordinance amendments currently being processed by the Riverside County Planning Department that would increase the minimum lot size in the area to at least five (5) acres and would impose hillside development standards. Ordinance No. 449.226 will give the Fire Department an opportunity to more closely study the area and formulate an access plan. Ordinance No 449.226 will give the Planning Department an opportunity to complete its processing of the above-referenced zoning ordinance amendments.

*Katharine A. Hind* for  
JOE RANK, COUNTY COUNSEL

C.E.O. RECOMMENDATION:

REQUIRES  
4/5th's VOTE

APPROVE.

County Executive Office Signature

*Kathy Malach*

Policy  
 Policy

Consent  
 Consent

Department Recommendation:

Per Executive Office:

Prev. Agn. ref.

Dist. FOURTH

AGENDA NO.

3 . 47





**EXHIBIT A**

The unincorporated area of the County of Riverside lying within Section 36, Township 5, South, Range 5, East, San Bernardino Base and Meridian, in the State of California.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28