

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



**FROM:** Supervisor Buster and Supervisor Stone

**SUBMITTAL DATE:** October 28, 2010

**SUBJECT:** Ordinance No. 449.242, An Urgency Interim Ordinance of the County of Riverside Prohibiting New Residential Subdivisions and New Residential Uses in the Northern and Southern Santa Rosa Plateau Escarpment Areas.

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

1. Adopt Ordinance No. 449.242;
2. Find that the adoption of Ordinance No. 449.242 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and
3. Direct the Clerk of the Board to file a Notice of Exemption with the County Clerk for posting.

**BACKGROUND:**

(continued on next page)

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Bob Buster, First District Supervisor

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Jeff Stone, Third District Supervisor

3.65

**Form 11**

**SUBJECT:** Ordinance No. 449.242, An Urgency Interim Ordinance of the County of Riverside Prohibiting New Residential Subdivisions and New Residential Uses in the Northern and Southern Santa Rosa Plateau Escarpment Areas.

**BACKGROUND:** (continued)

New residential subdivisions and new residential uses in the Northern and Southern Santa Rosa Plateau Escarpment Areas ("Escarpment Areas") pose a current and immediate threat to the public health, safety and welfare. New residential subdivisions may conflict with a Planning Department zoning proposal that would increase the existing minimum lot size in the Escarpment Areas to ten (10) acres and impose hillside development standards. The development associated with new residential uses may destroy irreplaceable natural resources, shift existing drainage patterns, increase soil erosion, denude hillsides and scar the natural landscape in a visually obtrusive manner.

As an emergency measure, this interim zoning ordinance prohibits new residential subdivisions and new residential uses in the Escarpment Areas for forty-five (45) days and may thereafter be extended as provided by law. The purpose of this ordinance and any extensions thereafter is to give the County an opportunity to formulate and adopt regular zoning regulations that ensure development is compatible with the natural characteristics and topography of the Escarpment Areas.

Ordinance No. 449.242 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment because it prohibits, rather than allows, development.



1 adoption unless extended pursuant to law. In adopting this ordinance, the Board finds that new  
2 residential subdivisions and new residential uses in the Escarpment Areas pose a current and immediate  
3 threat to the public health, safety and welfare. New residential subdivisions may conflict with the  
4 above-referenced zoning proposal which may increase the existing minimum lot size in the Escarpment  
5 Areas to ten (10) acres and impose hillside development standards. The development associated with  
6 new residential uses may destroy irreplaceable natural resources, shift existing drainage patterns,  
7 increase soil erosion, denude hillsides and scar the natural landscape in a visually obtrusive manner.

8           Section 3. In adopting this ordinance, the Board reports that measures to alleviate the  
9 condition that led to its adoption will be taken and that such measures shall include, but not be limited  
10 to, the formulation and adoption of regular zoning regulations that ensure development is compatible  
11 with the natural characteristics and topography of the Escarpment Areas.


12           Section 4. The Clerk shall schedule a public hearing before the Board to consider any  
13 extension of this ordinance which shall normally be at its second regular meeting before expiration of  
14 the initial forty-five (45) day period. The Clerk shall publish notice ten (10) days before the hearing. A  
15 public hearing need not, however, be scheduled if any of the following occurs: a regular zoning  
16 ordinance regulating development in the Escarpment Areas is adopted and effective before such  
17 expiration, this ordinance is repealed, or the Board otherwise orders.




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# NORTHERN SANTA ROSA PLATEAU ESCARPMENT AREA

URGENCY INTERIM  
ORDINANCE  
NO. 449.242  
EXHIBIT "A"

 Land Within Urgency Interim Ordinance

 Streets  
 Parcel Lines  
 Lakes, rivers

**CITIES**

 Interstate Highway  
 California State Highway  
 US Highway

11-02-10



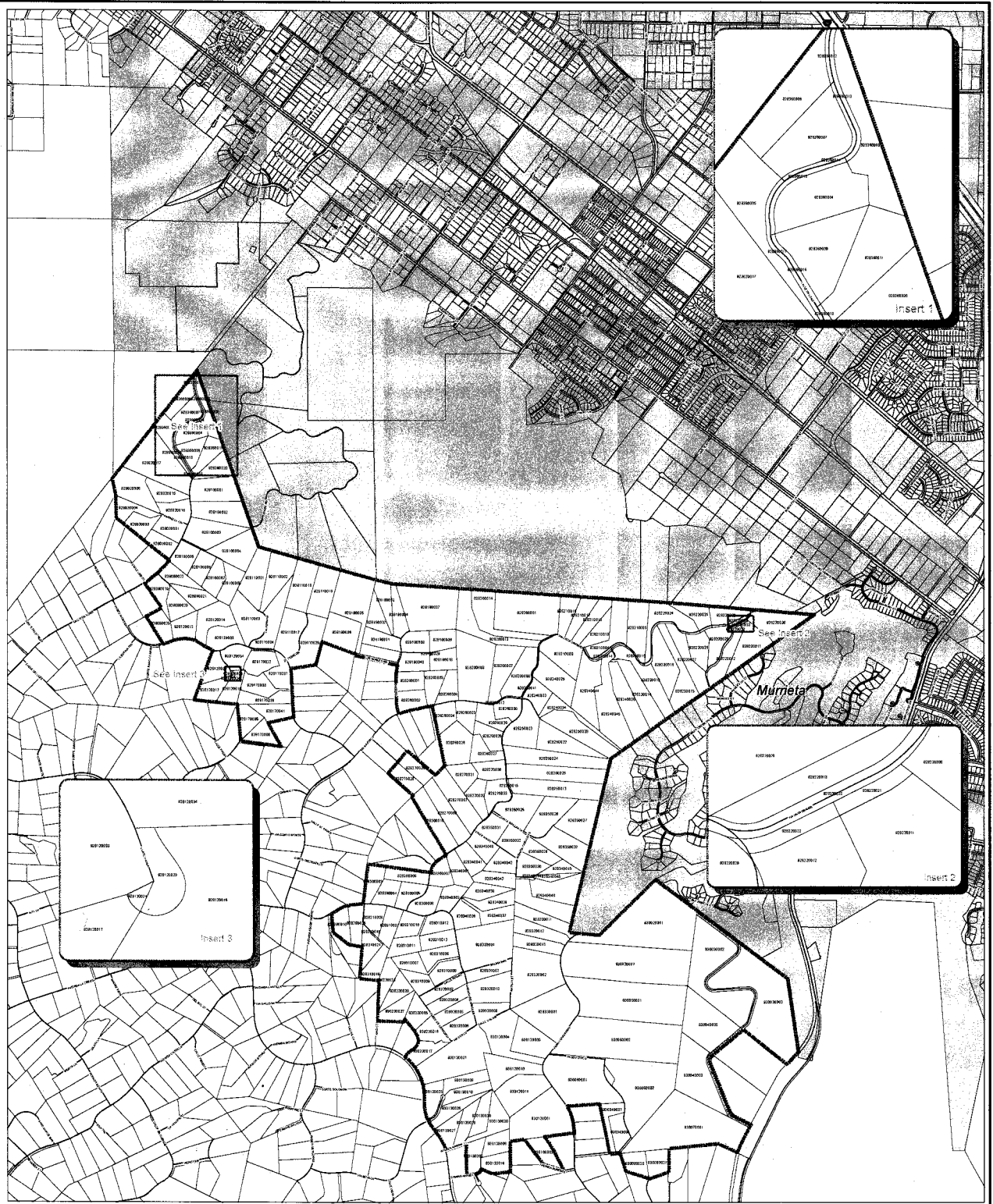
0 1,000 2,000  
Feet



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Coordinate System  
Projection: North American 1983 StatePlane California Zone 6, EPS 9001 feet  
Original: Geographic Coordinate System NAD 83

Source: TMAA  
Prepared by: Philip King, GIS Analyst  
Date: June 26, 2008  
Location: C:\ProgramData\Stanislaus\GIS\Info\Production\stanislaus\_04062008\216.mxd



# SOUTHERN SANTA ROSA PLATEAU ESCARPMENT AREA

URGENCY INTERIM  
ORDINANCE  
NO. 449.242  
EXHIBIT "B"

 Land Within Urgency Interim Ordinance

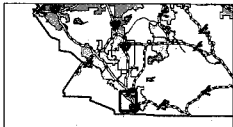
 Streets  
 Parcel Lines  
 Lakes, rivers  
 Cities

**HIGHWAYS**  
 Interstate Highway  
 California State Highway  
 US Highway

11-02-10



0 1,000 2,000  
Feet



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Coordinate System  
Projected: North American 1983 StatePlane California Zone 5, FIPS 5406 feet  
Geographic: Geographic Coordinate System North American 1983

Source: TSM&ES  
Prepared by: Mike King, GIS Analyst  
Date: June 28, 2006  
Location: C:\:\Projects\GIS\Projects\California\Projects\InterimOrdinance\sub\2006\2006\_06\_28\

