

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
December 29, 2011

**SUBJECT:** County of Riverside – TLMA – Planning Department – Western Riverside Ordinance Overlay

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Planning Commission's recommendation of **DENIAL** of Ordinance No. 348.4299 based upon public testimony and discussion and the Planning Commission's findings and conclusions.

**BACKGROUND:**

On November 2, 2010 the Board of Supervisors adopted an Interim Urgency Ordinance preventing grading and building permits on a temporary basis. On December 7, 2010 the Board of Supervisors extended this Ordinance for an additional 10 months and 15 days. The third and final extension was initially considered by the Board of Supervisors on October 4, 2011 and therefore extended to October 24, 2012. In the Board's action to extend the moratorium, Planning staff was directed to develop an ordinance amendment that would facilitate repealing the development moratorium and provide new standards for safe and sensitive land development within the project area while still preserving property values, development rights, and an efficient permit process. The Board's specific direction included the development of standards that would allow the continuation of property development while at the same time

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planning Director

(continued on next page)

Initials:  
CSL:ar

REVIEWED BY EXECUTIVE OFFICE  
DATE 12/22/11  
Tina Grande

Departmental Concurrence

Dept't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.**

**District:** First  
and Third

**Agenda Number:**

1.2

The Honorable Board of Supervisors

**Re: County of Riverside – TLMA – Planning Department – Western Riverside Ordinance Overlay**

Page 2 of 2

mitigating the destruction of irreplaceable natural resources, shifting of existing drainage patterns, increase soil erosion, the denudation of hillsides and scarring of the natural landscape in a visually obstructive manner. On November 16, 2011, the Planning Commission held a public hearing on the proposed overlay and accepted testimony from over 37 residents from the La Cresta and De Luz communities in opposition to the proposed overlay. The Planning Commission deliberated the matter and in light of the Board's direction to staff to expedite the Ordinance found that additional public outreach on the proposed overlay was warranted; yet not feasible under the timeline and budget allocated for the project and thus denied the Ordinance Amendment.