

AUG 15 2014

City of Riverside
City Clerk's Office**Impartial Analysis by City Attorney of Measure L**

Development in the La Sierra Hills and La Sierra Lands is generally governed by the City of Riverside's General Plan 2025, Zoning Code, Proposition R, which set forth goals and policies for development in the La Sierra Lands, and Measure C, which required adoption of the Rancho La Sierra Specific Plan ("Planning Documents").

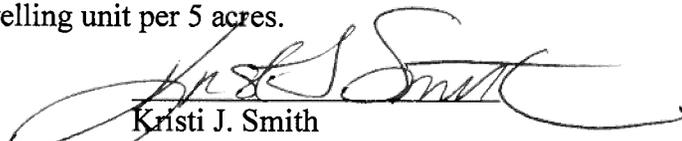
The existing Planning Documents generally allow for single-family residential uses ranging from 0.20 to 2.0 dwelling units per acre in the La Sierra Hills and the La Sierra Lands. Development of hillside areas in the La Sierra Hills is limited, and allowable uses include single-family residences, orchards and other crops, limited keeping of poultry, rabbits, horses and bees, parks and playgrounds, golf courses, accessory buildings and uses, and family daycare homes. Allowable uses in the La Sierra Lands, set forth in the Rancho La Sierra Specific Plan, include recreation and open space, community facilities, single-family residences and agriculture, as well as the requirement for natural open space for projects proposed in the area.

Measure L has been placed on the ballot by a petition signed by the requisite number of voters and would amend the City's Planning Documents as follows: repeal the Rancho La Sierra Specific Plan in its entirety; amend Proposition R and Measure C to eliminate their applicability to the La Sierra Lands; amend General Plan 2025 by setting forth a new vision for the Rancho La Sierra Specific Plan, adding an Open Space/Natural Resources Land Use Designation to the La Sierra Hills and the Medium Density Residential Land Use Designation to the La Sierra Lands, and amending various policies and objectives in the Land Use and Urban Design and Open Space and Conservation Elements to ensure consistency with Measure L; amend Title 19 (Zoning) of the Riverside Municipal Code by adding two new zones, the Open Space Zone applicable to the La Sierra Hills and the Residential/Open Space Zone applicable to the La Sierra Lands.

Measure L would permanently preserve the La Sierra Hills as public open space. The Open Space/Natural Resources Land Use Designation is limited to private and public lands used for resource conservation and open space, while the new Open Space Zone added by Measure L indicates only that it is established to preserve areas of permanent open space. A legal question exists regarding whether Measure L's limitation on allowable uses within the La Sierra Hills would constitute a taking of private property without just compensation under the federal and State constitutions.

Measure L would allow for residential development of the La Sierra Lands tied to the preservation of open space, by requiring one acre of open space to be set aside for each 1.6 acres developed. Development is limited to an average of 3.0 dwelling units per acre, resulting in the construction of no more than 1,950 residential homes. This increases allowable density from the current zoning applicable to La Sierra Lands, which allows for 1 dwelling unit per 5 acres.

Dated: August 14, 2014



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