**CITIZENS' INITIATIVE FOR THE PERMANENT PRESERVATION OF LA SIERRA HILLS AND RESTRICTED DEVELOPMENT OF LA SIERRA LANDS**

The People of the City of Riverside do ordain as follows:

**Section 1. Statement of Purposes and Intent**

The purposes and intent of this measure are to:

- Preserve and protect open space land.
- Establish La Sierra Hills as permanent public open space.
- Repeal zoning regulations that currently permit La Sierra Hills to be developed.
- Provide a public trails network.
- Repeal the Rancho La Sierra Specific Plan so Riverside's citizens will have a voice in the use of La Sierra Lands by removing outdated planning policies and providing a platform for open space preservation and a new, restricted residential development plan.
    - Such development plan will recognize the permanent preservation as public open space of privately owned hillside land consisting of approximately 650 acres of land in La Sierra Hills and an additional approximately 250 acres of land in La Sierra Lands. La Sierra Hills will be permanently preserved as open space whether or not the proposed development on La Sierra Lands occurs.
    - Such development plan will limit residential development of La Sierra Lands to no more than 400 of the approximately 650 acres of La Sierra Lands.
    - Such development plan will allow no more than 3.0 dwelling units per acre on average on La Sierra Lands (which is approximately 650 acres in size) resulting in no more than 1,950 residential homes being built.
- Amend Proposition R (1979) and Measure C (1986) to eliminate La Sierra Lands from the outdated land use planning policies embodied therein in order to accomplish the vision for permanent preservation of open space and the new restricted development plan.
- Amend the General Plan, Zoning Code, and the Zoning Map designations applicable to La Sierra Lands and La Sierra Hills to establish zoning designations consistent with restricted residential development and permanent preservation of public open space, provide tools to the City to promote smart balanced growth of La Sierra Lands, and permanently preserve La Sierra Hills as public open space on property which can currently be developed.

The people of the City of Riverside find that Proposition R and Measure C were adopted to reduce urban sprawl by preserving the City's remaining citrus groves,

agricultural land, natural resources, and historic Victoria Avenue. Those measures found that La Sierra Hills are a priceless and irreplaceable natural resource and civic amenity, which should be preserved for the citizens of the City of Riverside both now and for future generations.

Since their adoption by the voters, Proposition R and Measure C have controlled land development in the Arlington Heights Greenbelt and La Sierra Lands. However, in the decades following the passage of Proposition R and Measure C, it has become apparent that La Sierra Lands are different from the lands encompassed by the Arlington Heights Greenbelt. Whereas the Arlington Heights Greenbelt contains land that is illustrative of the City's citrus-based agricultural history with access to an inexpensive supply of water from the Gage Canal, La Sierra Lands are located at the western urban edge of the City and abut developed land located within the City of Riverside and the City of Norco.

La Sierra Lands are not illustrative of the City's citrus-based agricultural history and do not have readily available access to an inexpensive supply of water that can be used for agricultural purposes.

Subsequent to the passage of Proposition R and Measure C, the City of Riverside reviewed and adopted a series of policies and ordinances culminating in the 2002 Visioning Process and General Plan 2025, which are intended to reduce urban sprawl by adopting "Smart Growth" and environmentally responsible land use policies.

In addition, the Rancho La Sierra Task Force, consisting of local residents and stakeholders, was appointed by the City Council in 2003 to review the Rancho La Sierra Specific Plan, which was required to be prepared pursuant to Measure C. The Task Force's findings recommended that the Rancho La Sierra Specific Plan's boundaries be enlarged to encompass and preserve La Sierra Hills as public open space.

This measure preserves and provides additional permanent public open space to hillside property for public use. In addition, this measure amends Proposition R and Measure C to remove La Sierra Lands from land use policies imposed by Proposition R and Measure C. This measure also repeals the Rancho La Sierra Specific Plan in order to provide a platform for a new development plan in the future which will be presented for consideration to the City of Riverside and which will ensure balanced growth of privately owned hillside property and the permanent preservation of certain other hillside property as public open space. It will also provide an additional trails network to increase overall connectivity within the area. This measure also amends the City's General Plan and establishes zoning designations for La Sierra Lands and La Sierra Hills in order to accomplish this vision.

**Section 2. Findings.**

(a) La Sierra Lands and La Sierra Hills Provide Opportunities to Implement the City's General Plan: La Sierra Lands and La Sierra Hills are locations where development can be restricted by using smart growth principles and preserving public open space and hillsides. City Council Memorandum dated April 6, 2004, states: "The [Rancho La Sierra] task force further found that the La Sierra Hills represent an open space feature of city wide significance that should be preserved in perpetuity...."

(b) Outdated Land Use Policies in Proposition R and Measure C Prevent the Implementation of the Recommendations of the Rancho La Sierra Task Force: To implement the recommendations of the Rancho La Sierra Task Force, property owners prepared a conceptual development plan and related environmental studies for public hearings before the Planning Commission and City Council. In culmination of these efforts and subject to Court validation, on February 1, 2005, the City Council approved an amendment to the General Plan by adding a Specific Plan Overlay Designation in the La Sierra Lands area.

The Court's ruling in a subsequent validation action found that prior to implementing the City's resolutions, a vote of the people was required to amend the land use policies of Proposition R and Measure C as they relate to La Sierra Lands. This measure seeks a vote of the people to amend Proposition R and Measure C in order to allow restricted development of La Sierra Lands and permanently preserve La Sierra Hills as public open space.

(c) Public Participation in Land Use Decisions is Available: Subsequent to the passage of this measure, any development plan presented for consideration to the City of Riverside to La Sierra Lands and La Sierra Hills, will undergo all required administrative and public hearing processes in accordance with state and local law.

(d) Public Health, Safety, and Welfare: The public health, safety, and general welfare will be promoted by the adoption of this measure.

**Section 3. Definitions.**

For purposes of this measure, the following words and phrases shall have the following meanings:

(a) "Agricultural land(s)," "Agriculture," "Agricultural use" shall mean all lands designated for agricultural use in Section 3(c) of Measure C, excepting La Sierra Lands.

(b) "Greenbelt" shall mean the area defined by Sections 3(a) of Proposition R.

(c) "La Sierra Hills" shall mean the western hillside area of the City of Riverside comprised of land identified in Exhibit A.

(d) "La Sierra Lands" shall mean all property zoned Residential Agricultural on May 15, 1979, lying in the Arlanza-La Sierra area of Riverside within the area enclosed by a line beginning on the centerline of Tyler Street at its intersection with the centerline of Arlington Avenue, then proceeding northerly along the centerline of Tyler Street to its connection with the northwesterly line of the old Ohio Avenue (vacated) right-of-way, then proceeding northeasterly along the northwesterly line of the old Ohio Avenue (vacated) right-of-way to the City limits, then westerly and southerly along the City limits to the centerline of Arlington Avenue, then easterly along the centerline of Arlington Avenue to the point of beginning which is comprised of land identified in Exhibit B.

(e) "Measure C" shall mean the citizens' initiative labeled "Measure C" adopted by the voters of the City of Riverside in 1987, attached hereto as Exhibit E.

(f) "Proposition R" shall mean the citizens' initiative labeled "Measure R" adopted by the voters of the City of Riverside in 1979, attached hereto as Exhibit F.

(g) "Rancho La Sierra Task Force" shall mean that certain group consisting of local residents and stakeholders appointed by the City Council in 2003 to review the Rancho La Sierra Specific Plan.

(h) "Rancho La Sierra" shall have the same meaning as La Sierra Lands.

**Section 4: General Plan Amendments**

For purposes of this measure, text to be inserted is indicated in ***boldface italics*** type, while text to be stricken is indicated in ~~strikeout~~. The General Plan is hereby amended as follows:

(a) Amendment to the Land Use and Urban Design Element of the General Plan to Add a New Land Use Designation

***The Land Use and Urban Design Element of the General Plan is hereby amended to designate the entirety of La Sierra Hills as "Open***

***Space/Natural Resources" and the entirety of La Sierra Lands as "Medium Density Residential" as reflected on Exhibit C.***

(b) Amendments to the Land Use and Urban Design Element of the General Plan

The text of the Land Use and Urban Design Element of the General Plan is hereby amended as follows:

(1) Policy LU-59.1 is amended as follows:

"Preserve La Sierra's hillside areas in the natural state as much as feasible, consistent with ~~Proposition R and Measure C, each as amended by~~ ***the Citizens' Initiative for the Permanent Preservation of La Sierra Hills and Restricted Development of La Sierra Lands.***

(2) Objective LU-63 is amended as follows:

"Support development of the Rancho La Sierra River Ranch property consistent with ~~Proposition R and Measure C, each as amended by~~ ***the Citizens' Initiative for the Permanent Preservation of La Sierra Hills and Restricted Development of La Sierra Lands.***

(3) Policy LU-63.5 is amended as follows:

"***The specific plan envisioned by the Citizens' Initiative for the Permanent Preservation of La Sierra Hills and Restricted Development of La Sierra Lands, shall be consistent with*** the following criteria:

- ***Preserve approximately nine hundred (900) acres of privately and voluntarily donated hillside and public open space property within La Sierra Lands and La Sierra Hills as permanent public open space.***

- Housing shall be clustered to protect river bottom wildlife refuge~~, the agricultural lands along the river bluffs~~ and the open-space character of the areas;

- Natural open space areas shall be preserved to protect the natural features of the site such as significant natural hills, steep slopes, ***and*** rock outcroppings~~ and arroyos~~;

- The wildlife refuge~~, agricultural land~~ and open space character of the river shall be preserved;

- Any future roads ***and***/or utility service shall be located so as to protect the wildlife refuge; ~~and~~

- Public trail access along the river corridor compatible with protection of the wildlife refuge shall be maintained and provide for hiking, bicycling, and equestrian use;~~.~~

- ***Limit residential development to no more than 3.0 dwelling units on average per acre resulting in no more than 1,950 homes within La Sierra Lands; permanently preserve portions of La Sierra Lands and the entirety of La Sierra Hills for public open space;***

- ***Reserve land for senior housing;***

- ***Reserve land for city parkland and public recreational uses;***

- ***Reserve land for public safety facilities; and***

- ***Reserve land for school facilities.***

(4) Policy LU-64.1 is amended as follows:

"Ensure that the neighborhood's western hillsides are ~~developed in a sensitive manner~~ ***preserved*** consistent with ~~Proposition R and Measure C, *each as amended by the Citizens' Initiative for the Permanent Preservation of La Sierra Hills and Restricted Development of La Sierra Lands,*~~ preserving the landscape's natural, hilly characteristics to the maximum feasible extent."

(c) Amendments to the Open Space and Conservation Element of the General Plan

The text of the Open Space and Conservation Element of the General Plan is hereby amended as follows:

(1) Policy OS-3.1 is amended as follows:

"Promote and encourage agriculture as an essential industry and desirable open space use. The Arlington Heights Greenbelt ~~and La Sierra Lands (i.e. Rancho La Sierra) are~~ ***is*** important agricultural ~~lands,~~ ***land*** because of ~~their~~ ***its*** high soil quality, favorable climate, and low water costs."

(d) To the extent that any portion of the General Plan is inconsistent with this Citizens' Initiative for the Permanent Preservation of La Sierra Hills and Restricted Development of La Sierra Lands, the General Plan shall hereby be

deemed amended to be consistent with this Citizens' Initiative for the Permanent Preservation of La Sierra Hills and Restricted Development of La Sierra Lands.

**Section 5: Amendment to Proposition R**

The full text of Proposition R is attached hereto and incorporated herein by this reference. The intent of this measure is to completely remove La Sierra Lands from Proposition R. Otherwise, Proposition R is not repealed and remains in full force and effect, except as stated herein. With such intent in mind, Proposition R is hereby amended as follows:

(a) The following text of Section 3(b) of Proposition R is deleted:

~~"All property zoned Residential Agricultural on May 15, 1979, lying in the Arlanza-La Sierra area of Riverside within the area enclosed by a line beginning on the centerline of Tyler Street at its intersection with the centerline of Arlington Avenue, then proceeding northerly along the centerline of Tyler Street to its connection with the northwesterly line of the old Ohio Avenue (vacated) right-of-way, then proceeding northeasterly along the northwesterly line of the old Ohio Avenue (vacated) right-of-way to the City limits, then westerly and southerly along the City limits to the centerline of Arlington Avenue, then easterly along the centerline of Arlington Avenue to the point of beginning.~~

**Section 6: Amendments to Measure C**

The full text of Measure C is attached hereto and incorporated herein by this reference. The intent of this measure is to completely remove La Sierra Lands from Measure C. Otherwise, Measure C is not repealed and remains in full force and effect, except as stated herein. With such intent in mind, Measure C is hereby amended as follows:

(a) Section 1 of Measure C is amended as follows:

Limit housing densities in the Greenbelt~~, in La Sierra Lands,~~ and in the Sycamore Canyon Park area.

(b) The following text of Section 3(e) of Measure C is deleted:

~~"La Sierra Lands" shall mean that area defined by Section 3(b) of Proposition R.~~

(c) Section 5 of Measure C is amended as follows:

"(a) *Policy to Promote and Encourage Agriculture.* It is hereby declared to be the policy of the City of Riverside to

promote and encourage agriculture as an essential industry and a desirable open space use. The Greenbelt ~~and La Sierra Lands are~~***is*** important agricultural ~~lands~~ ***land*** because of ~~their~~ ***its*** high soil quality, favorable climate, and low water costs. It is further declared to be the policy of the City to retain, wherever feasible, agricultural lands in private ownership and to encourage and assist the maintenance and formation of family farms, especially for farmers who live on their land. The City shall forthwith adopt such policies, ordinances and resolutions as may be necessary to implement these policies."

(d) Section 5(c)(5) of Measure C is amended as follows:

"Plan and implement programs wherever feasible in the Greenbelt, ~~in the La Sierra Lands,~~ in the Sycamore Canyon Park area and in other appropriate areas for recreational opportunity for biking, equestrian, and hiking uses consistent with farming needs, agricultural uses and wildlife protection;"

(f) Section 5(c)(6) of Measure C is deleted in its entirety.

**Section 7: Amendments to Zoning Code**

Title 19, Section 19.100.010 of the Zoning Code of the City of Riverside is hereby amended to add the following two zoning designations and their definitions:

(H) Residential/Open Space ("ROS")

The Residential/Open Space ("ROS") Zone is established to provide flexible zoning areas where open space is required to be set aside; but which open space can be intermixed with an assortment of housing types in order to provide healthy, safe, livable, diverse, and attractive neighborhoods within the City of Riverside along with associated education, recreational, and infrastructure facilities. In this zone, for each 1.6 acres which is developed, 1 acre shall be set aside for open space. This zone limits development to no more than an average of 3.0 dwelling units per acre density spread across the entirety of each area zoned Residential/Open Space.

(I) Open Space ("OS")

The Open Space ("OS") Zone is established to preserve areas of permanent open space.

**Section 8: Base Zoning Designation for La Sierra Lands; Effect of No Specific Plan.**

The base zoning designation for La Sierra Lands shall be Residential/Open Space and the base zoning designation for La Sierra Hills shall be Open Space as reflected on Exhibit D". The Rancho La Sierra Specific Plan is repealed in its entirety. Development of La Sierra Lands shall be subject to the City of Riverside's power and authority to regulate land use in accordance with law; however, the approval of any Specific Plan is not a prerequisite for the development of La Sierra Lands or the preservation of La Sierra Hills.

**Section 9: Amendments to Zoning Map**

The City of Riverside Zoning Map is hereby amended to designate the entirety of La Sierra Hills as "Open Space" as reflected on Exhibit D and the entirety of La Sierra Lands as "Residential/Open Space" as reflected on Exhibit D.

**Section 10: Density Limit on La Sierra Lands**

The maximum density on La Sierra Lands shall not exceed 3.0 dwelling units per acre on average which results in no more than 1,950 residential homes being built.

**Section 11: Implementation**

This measure shall be implemented forthwith as a matter of the highest priority to the City of Riverside.

**Section 12: Amendment or Repeal**

This measure may be amended or repealed only by a majority of the voters voting in an election thereon, provided however, that nothing in this measure shall be deemed to limit the power or ability of the City of Riverside to regulate land use or process land use applications in accordance with law.

**Section 13: Severability**

If any section, subsection, sentence, clause, phrase, part or any portion of this measure is for any reason held to be invalid or unconstitutional by a final judgment of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this measure. It is hereby declared that this measure and each section, subsection, sentence, clause, phrase, part or portion thereof would have been adopted or passed irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts, or portions be declared invalid or unconstitutional.

# EXHIBIT “A”

Arlington Ave
La Sierra Hills
La Sierra Ave
La Sierra Ave
La Sierra Hills

## La Sierra Hills by Assessment Parcel Numbers

141 200 005, 149 030 008, 153 240 019, 153 250 012, 154 020 082, 154 020 089, 168 060 010, 168 060 016, 168 060 019, 168 060 022, 168 060 023, 168 070 001, 168 070 002, 168 070 004, 168 070 005, 168 070 007, 168 070 008, 168 100 036, 168 230 001, 168 230 010, 168 230 011, 168 240 001, 168 340 017

# EXHIBIT “B”

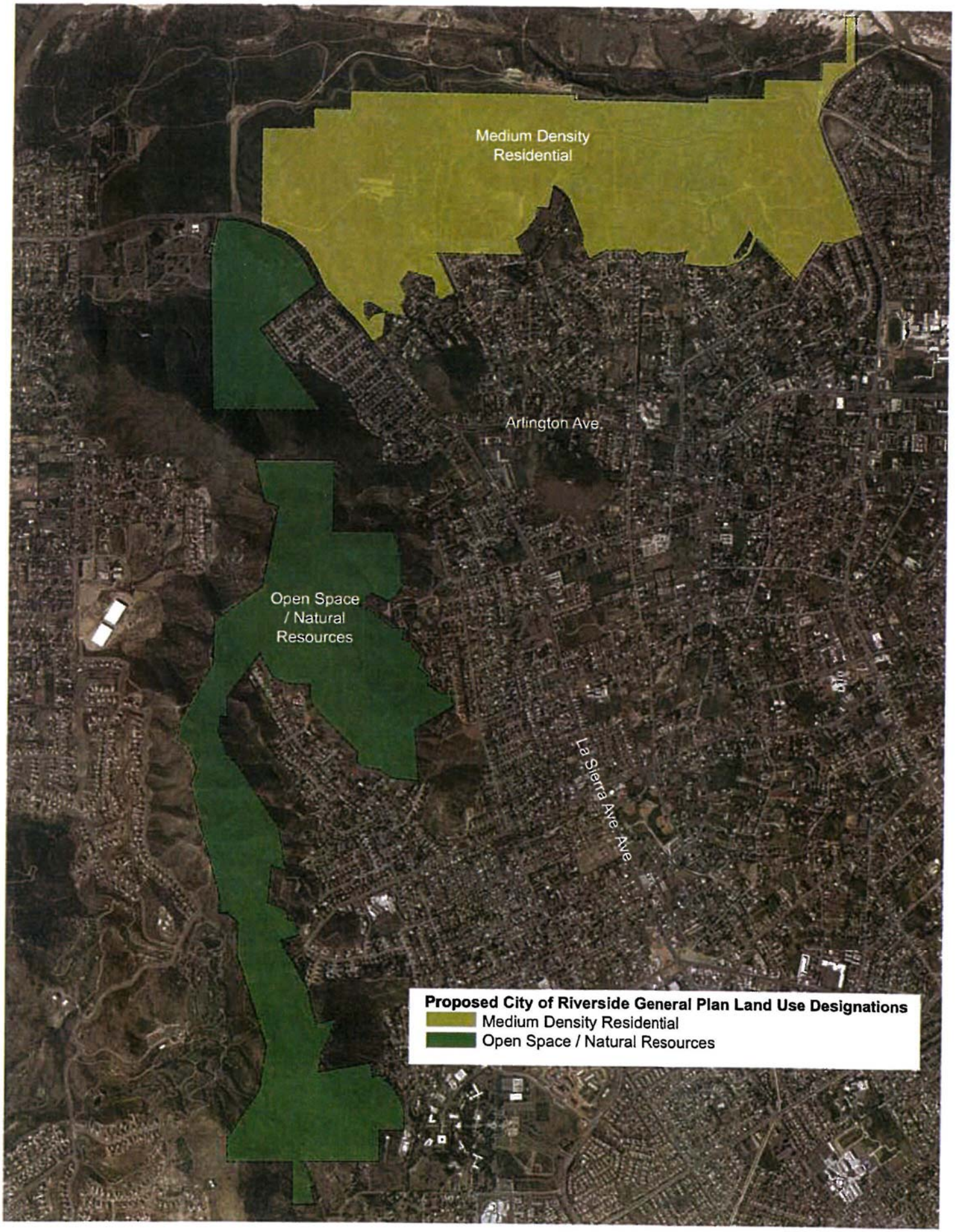
La Sierra Lands
Arlington Ave.
La Sierra Ave Ave.
La Sierra Lands

# La Sierra Lands by Assessment Parcel Numbers

154 200 022, 154 430 010, 154 430 011, 154 430 012, 154 430 013, 154 430 014, 154 430 015, 154 430 016, 154 430 017, 154 430 018, 154 430 019, 154 430 020, 154 430 021, 154 430 022, 154 430 023, 154 430 024, 154 430 025, 154 430 026, 154 430 027, 154 430 028, 154 430 029, 154 430 030, 154 430 031, 154 430 032, 154 430 033, 154 430 034, 154 430 035, 154 430 036, 154 430 037, 154 431 002, 154 431 003, 154 431 004, 154 020 086, 154 200 060, 154 200 062, 154 200 068, 154 450 041, 154 450 042, 154 450 043, 141 200 005, 149 030 008, 154 020 078, 154 020 079, 154 020 080, 154 020 085, 154 410 003, 154 420 001, 154 420 002, 154 420 003, 154 420 004, 154 420 005, 154 420 006, 154 420 007, 154 420 008, 154 420 009, 154 420 010, 154 420 011, 154 420 012, 154 420 013, 154 420 014, 154 420 015, 154 420 016, 154 420 017, 154 420 018, 154 420 019, 154 420 020, 154 420 021, 154 420 022, 154 420 023, 154 420 024, 154 420 025, 154 420 026, 154 420 027, 154 420 028, 154 420 029, 154 420 030, 154 420 031, 154 420 032, 154 420 033, 154 420 034, 154 420 035, 154 420 037, 154 430 001, 154 430 002, 154 430 003, 154 430 004, 154 430 005, 154 430 006, 154 430 007, 154 430 008, 154 430 009, 154 431 001, 154 440 001, 154 440 002, 154 440 003, 154 440 004, 154 440 005, 154 440 006, 154 440 007, 154 440 008, 154 440 009, 154 440 010, 154 440 011, 154 441 001, 154 441 002, 154 441 003, 154 441 035

154 441 005 2, 154 441 006 3, 154 441 007 4, 154 441 008 5, 154 441 009 6, 154 441 010 6, 154 441 011 7, 154 441 012 8, 154 441 013 9, 154 441 014 0, 154 441 015 1, 154 441 016 2, 154 441 017 3, 154 441 018 4, 154 441 019 5, 154 441 020 5, 154 441 021 6, 154 441 022 7, 154 441 023 8, 154 441 024 9, 154 441 025 0, 154 441 026 1, 154 441 027 2, 154 441 028 3, 154 441 029 4, 154 441 030 4, 154 441 031 5, 154 441 032 6, 154 441 033, 154-441-034, 154 450 001 6, 154 450 002 7, 154 450 003 8, 154 450 004 9, 154 450 005 0, 154 450 006 1, 154 450 007 2, 154 450 008 3, 154 460 028 2, 154 460 029 3, 154 460 030 3, 154 450 009 4, 154 450 010 4, 154 450 011 5, 154 450 012 6, 154 450 013 7, 154 450 014 8, 154 450 015 9, 154 450 016 0, 154 450 017 1, 154 450 018 2, 154 450 019 3, 154 450 020 3, 154 450 021 4, 154 450 022 5, 154 450 023 6, 154 450 024 7, 154 450 025 8, 154 450 026 9, 154 450 027 0, 154 450 028 1, 154 450 029 2, 154 450 030 2, 154 450 031 3, 154 450 032 4, 154 450 033 5, 154 450 034 6, 154 450 035 7, 154 450 036 8, 154 460 001 7, 154 460 002 8, 154 460 003 9, 154 460 004 0, 154 460 005 1, 154 460 006 2, 154 460 007 3, 154 460 008 4, 154 460 009 5, 154 460 010 5, 154 460 032 5, 154 460 011 6, 154 460 033 6, 154 460 012 7, 154 460 013 8, 154 460 014 9, 154 460 015 0, 154 460 016 1, 154 460 017 2, 154 460 018 3, 154 460 019 4, 154 460 020 4, 154 460 021 5, 154 460 022 6, 154 460 023 7, 154 460 024 8, 154 460 025 9, 154 460 026 0, 154 460 027 1, 154 450 037 9, 154 450 038 0, 154 450 039 1, 154 450 040, 154 460 031, 154 460 034, 163 290 004, 163 290 005

# EXHIBIT “C”


Medium Density Residential
Arlington Ave.
Open Space / Natural Resources
La Sierra Ave.
Proposed City of Riverside General Plan Land Use Designations
Medium Density Residential
Open Space / Natural Resources

# EXHIBIT "D"

Residential / Open Space
(ROS)
Open Space
(OS)
Arlington Ave.
Open Space
(OS)
La Sierra Ave.
Proposed City of Riverside Zoning Designation
Residential / Open Space (ROS)
Open Space (OS)

# EXHIBIT “E”

## Measure C

CITIZENS' RIGHTS INITIATIVE TO REDUCE COSTLY URBAN SPRAWL, TO REDUCE TRAFFIC CONGESTION, TO MINIMIZE UTILITY RATE INCREASES, AND TO FACILITATE PRESERVATION OF RIVERSIDE'S CITRUS AND AGRICULTURAL LANDS, ITS SCENIC HILLS, RIDGELINES, ARROYOS AND WILDLIFE AREAS.

### Section 1. Statement of Purposes and Intent.

The purposes and intent of this measure are to:

- Guarantee the right of Riverside's citizens to determine Riverside's future growth and quality of life.
- Reduce costly urban sprawl and minimize future tax and utility rate increases.
- Preserve, protect and promote citrus and agriculture uses.
- Reduce traffic congestion resulting from rapid growth.
- Limit housing densities in the Greenbelt, in La Sierra Lands, and in the Sycamore Canyon Park area.
- Preserve and protect open space lands.
- Preserve the vitality of older neighborhoods.

### Section 2. Findings.

a. Riverside's quality of life is deteriorating because it is located in one of the fastest growing areas in the State. Rapid growth is causing:
   1. Traffic congestion;
   2. Loss of agricultural and open space lands;
   3. Higher taxes and utility rates to subsidize growth;
   4. Increased air, water, and noise pollution;
   5. Crowding, congestion and increased crime; and
   6. Inadequacy of services and facilities.

b. City government has failed to implement the minimum requirements of Riverside's 1979 initiative, Proposition R.

c. The City's residential and small business electric rates and per capita debt are among the highest in the State.

d. The cost of developing agricultural lands for urban uses is more expensive to the taxpayer and utility rate payer than preserving them for agriculture.

e. Unplanned expansion of the City boundaries by annexation can have high costs and significant negative impacts on the City's quality of life, yet the City has no comprehensive plan for such annexations and expansions.

f. Sufficient vacant and developable land exists within the current City boundaries to meet projected housing needs, including housing for low and moderate income families, and still preserving agricultural and open space lands.

g. The public health, safety, and general welfare will be promoted by the adoption of this measure.

**Section 3. Definitions.**

For purposes of this measure, the following words and phrases shall have the following meanings:

a. "Effective date" shall mean the date on which this initiative measure was adopted by the City Council of the City of Riverside or the date on which it was passed by the voters at the polls, whichever occurs first.

b. "Proposition R" shall mean the citizens initiative labeled "Measure R" adopted by the voters of the City of Riverside in 1979 attached hereto.

c. "Agricultural land(s)," "Agriculture," "Agricultural use" shall mean all lands designated for agricultural use in the City's General Plan and/or zoning ordinance as of June 1, 1987 and all parcels of land greater than ten acres in size in active agricultural production as of the effective date of this measure or within one year prior thereto.

d. "Greenbelt" shall mean that area defined by Section 3(a) of Proposition R.

e. "La Sierra Lands" shall mean that area defined by Section 3(b) of Proposition R.

f. "Sphere of Influence" means the Sphere of Influence for the City of Riverside as adopted and amended from time to time by the Local Agency Formation Commission (LAFCO).

**Section 4. Amendment to Proposition R to Correct City Abuse of Proposition R.**

It is the purpose of the following amendments to Proposition R, in addition to the purposes stated in Section 1, to assist the City in carrying out its planning and zoning programs so as to limit the City's future growth, to preserve Riverside's quality of life and to ensure the City's ability to provide adequate traffic circulation, police, fire, and other services while minimizing utility rate increases. The full text of Proposition R is attached hereto and incorporated herein by this reference. Section 7 of Proposition R is hereby amended to read as follows (overstrike indicates proposed deletion):

> **Section 7.** "These provisions are minimum requirements for the promotion of the public health safety and general welfare. This Ordinance may be amended ~~by a two-thirds affirmative vote of the City Council only to further its purposes~~ or repealed only by a vote of the people".

**Section 5. Additions to Proposition R to Promote Agriculture.**

Subparagraph 3(c) is hereby added to Proposition R to read as follows:

"a. *Policy to Promote and Encourage Agriculture.* It is hereby declared to be the policy of the City of Riverside to promote and encourage agriculture as an essential industry and a desirable open space use. The Greenbelt and La Sierra Lands are important agricultural lands because of their high soil quality, favorable climate, and low water costs. It is further declared to be the policy of the City to retain, wherever feasible, agricultural lands in private ownership and to encourage and assist the maintenance and formation of family farms, especially for farmers who live on their land. The City shall forthwith adopt such policies, ordinances, and resolutions as may be necessary to implement these policies.

b. *Allocation of Funds for Replanting.* The City shall allocate funds under its annual budget for at least the next five (5) years to establish programs for one time, low cost loans for the replanting of dying groves and/or vacant agricultural land and/or for the protection of agricultural land from theft, vandalism and dumping.

c. *Additional Agricultural/ and Open Space Policies.* To further promote and preserve agricultural uses and agricultural lands in the City of Riverside, the City shall forthwith take any and all appropriate actions to carry out this measure, including but not limited to the following:

1. Insure that the Gage Canal water is reserved for agricultural use as the highest priority;
2. Protect Greenbelt streets from heavy traffic;
3. Minimize the extension of City services and urban infrastructure into agricultural land areas, except as needed for agricultural purposes;
4. Develop and implement public service and infrastructure standards compatible with and appropriate for agricultural lands;
5. Plan and implement programs wherever feasible in the Greenbelt, in the La Sierra Lands, in the Sycamore Canyon Park area and in other appropriate areas for recreational opportunities for biking, equestrian and hiking uses consistent with farming needs, agricultural uses and wildlife protection;
6. Prepare, or cause to be prepared, approve and adopt a Specific Plan pursuant to Government Code Section 65450 el seq. for the La Sierra Lands area of the City which meets, at minimum, all of the following criteria;
    a. New housing units shall be clustered to protect the river bottom wildlife refuge, the agricultural land along the river bluffs and the open space character of the area;
    b. The total number of housing units permitted shall be no more than as permitted under the existing zoning, but requiring that the housing areas be developed consistent with the standards and criteria of the RC "Residential Conservation" Zone;
    c. The wildlife refuge, agricultural land and open space character of the river area shall all be preserved;
    d. Any future roads and/or utility service shall be located so as to protect the wildlife refuge, agricultural land, and open space character of the area;
    e. Public trail access along the river corridor compatible with protection of the wildlife refuge shall be maintained and provided for hiking, bicycling and equestrian uses".

**Section 6. Protection of Sycamore Canyon Park.**

To protect the Sycamore Canyon Park area as an important wildlife habitat area and open space area, the City shall limit any future increases in housing unit density granted to developers in or near the Park in exchange for land donations to the Park to the percentage set forth in the Sycamore Canyon Park Specific Plan (fifteen percent).

**Section 7. Planning to Minimize Adverse Impacts to the City's Sphere of Influence Area.**

The City shall forthwith initiate a planning process leading to the development and adoption of a Plan for the ultimate development of the City's Sphere of Influence area. Until such Plan is adopted by the City, the City shall not, unless compelled by law to do so, initiate nor approve any annexations to the City. Upon adoption of the Plan required by this Section, the City may initiate and/or approve annexations consistent with the Plan.

The City's Plan for the Sphere of Influence area shall meet at minimum all of the following criteria:

a. The plan shall extend, at minimum, the provisions of Proposition R and of this measure to the Sphere of Influence area;
b. The plan shall identify and make provision to protect sensitive wildlife open space and agricultural lands, including but not limited to, lands adjacent to Lake Mathews;
c. The process leading to adoption of the Plan and its implementation shall include residents of the Sphere of Influence area and shall include notice and pubic hearing; and
d. The Plan shall require that upon annexation new development in the Sphere of Influence area shall pay all costs of providing pubic services and urban infrastructure to such development.

**Section 8. Implementation.**

The City Council and all City agencies, boards, and commissions are hereby directed to take any and all actions necessary to carry out this initiative measure, including but not limited to, adoption and implementation of any amendments to the City General Plan, Zoning Ordinance, and/or City Code. This measure shall be implemented forthwith as a matter of the highest priority to the City.

**Section 9. Guidelines.**

The City Council may adopt guidelines to implement and interpret this initiative measure following public notice and public hearing provided that any such guidelines shall be consistent with the provisions and intent of this measure. Any such guidelines must be adopted by two-thirds vote of the City Council.

**Section 10. Exemptions for Certain Projects.**

This measure shall apply to all properties and projects covered by its terms except it shall not apply to any development project which has obtained a vested right as of the effective date of this measure. For purposes of this measure, a vested right shall have been obtained only if each and all of the following criteria are met:

a. The proposed project has received a building permit or its final discretionary approval;

b. Substantial expenditures have been incurred in good faith reliance on the permit or final discretionary approval; and
c. Substantial construction has been performed in good faith reliance on the permit or final discretionary approval.

The "substantiality" of expenditures incurred and of construction performed and the question of whether or not such expenditures and construction were in "good faith" are questions of fact to be determined on a case by case basis by the City Council following application by the developer and notice and public hearing. Actions taken by a developer to speed up or expedite a development project with knowledge of the pendency of this measure shall not be deemed to be in "good faith" and shall not qualify for vested rights. Phased projects shall be considered for exemption on a phase by phase basis to the extent permitted by California law.

**Section 11. Amendment or Repeal.**

This measure may be amended or repealed only by a majority of the voters voting in an election thereon.

**Section 12. Severability.**

If any section, subsection, sentence, clause. phrase, part or portion of this measure is for any reason held to be invalid or unconstitutional by a final judgment of any court of competent jurisdiction such decision shall not affect the validity of the remaining portions of this measure. It is hereby declared that this measure and each section, subsection, sentence. clause phrase, part or portion thereof would have been adopted or passed irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions be declared invalid or unconstitutional.

# EXHIBIT “F”

Proposition R

TAXPAYERS' INITIATIVE ORDINANCE TO REDUCE COSTLY URBAN SPRAWL BY PRESERVING RIVERSIDE'S CITRUS AND AGRICULTURAL LANDS, ITS UNIQUE HILLS, ARROYOS, AND VICTORIA AVENUE

**THE PEOPLE OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, DO ORDAIN AS FOLLOWS:**

**Section 1.** The people of the City of Riverside find that the City's present general plan and growth policies permit disorderly development and have caused conditions harmful to the public health, safety and general welfare. The City's plans and policies reduce the availability of public funds to maintain essential public services for present and future City residents. Tax dollars are being diverted to extend costly new services to outlying subdivisions. Overcrowding of schools, reduced police and fire protection, flood hazards, insufficient sewage treatment capacity, heavy traffic, air pollution, energy waste, deterioration of older neighborhoods, and increased utility and service fees are the result.

These plans and policies also destroy the city's remaining citrus groves, agricultural land, natural resources, and historic Victoria Avenue. Our hills, ridgelines, arroyos, and watersheds are being bulldozed. All these are priceless and irreplaceable civic amenities which enhance the quality of life and which we wish to preserve for ourselves and future generations.

**Section 2.** The people hereby declare that the foregoing conditions can be avoided or alleviated by the adoption and implementation of this Ordinance.

**Section 3.** Except as stated herein, the Residential Agricultural (RA) Zone, as set forth in the Riverside Municipal Code on May 15, 1979, is hereby applied to:

a. all property lying in the Riverside Arlington Heights Greenbelt within the area enclosed by a line beginning on the centerline of Washington Street 712 feet northwesterly of its intersection with the centerline of Victoria Avenue, then proceeding southwesterly parallel to and 712 feet northwesterly of the centerline of Victoria Avenue to the centerline of Harrison Street, along the centerline of Harrison Street northwesterly to the southeasterly property line of the Riverside Canal, along the property line of the Riverside Canal southwesterly to the City Limits, along the City Limits in a generally easterly direction to the centerline of Washington Street, then northerly along the centerline of Washington Street to the point of beginning.

b. all property zoned Residential Agricultural on May 15, 1979, lying in the Arlanza-La Sierra area of Riverside within the area enclosed by a line beginning on the centerline of Tyler Street at its intersection with the centerline of Arlington Avenue, then proceeding northerly along the centerline of Tyler Street to its connection with the

northwesterly line of the old Ohio Avenue (vacated) right-of-way, then proceeding northeasterly along the northwesterly line of the old Ohio Avenue (vacated) right-of-way to the City Limits, then westerly and southerly along the City Limits to the centerline of Arlington Avenue, then easterly along the centerline of Arlington Avenue to the point of beginning.

The text of the RZ Zone as of May 15, 1979, shall be the zone text to be applied to the property described herein, except that one single family dwelling shall be permitted per lot and the minimum area of each such lot shall be five acres. The uses permitted in the RA Zone as of May 15, 1979, shall be the uses allowable, except that those uses defined in Paragraphs 6 and 12 of Section 19.08.020 of the Municipal Code shall not be allowed unless mandated by State Law.

Residential subdivisions which have been issued building permits as of the date this Ordinance is enacted shall be exempt from the requirements of this Section provided that substantial investment toward actual construction has been made under the permit within one-hundred twenty days of the issuance of the building permit.

Individuals may construct one single family dwelling on a lot of less than five acres existing as of May 15, 1979, in the RA Zone created herein if such individuals occupy the residence after construction. To aid in the implementation of this Section, the City shall adopt a policy that will continue to make water and electricity available for agricultural use.

**Section 4.** The Residential Conservation (RC) Zone as described in the Riverside Municipal Code on May 15, 1979, is hereby applied to all property having an average natural slope of 15 percent or more, except that all lots having an average natural slope of 15 to 30 percent shall be limited to one single family dwelling per two acres. Lots having an average natural slope of greater than 30 percent shall be limited to one single family dwelling per five acres. Further, the uses permitted in the RA Zone as of May 15, 1979, shall be the uses allowable in the RC Zone, except that those uses defined in Paragraphs 6 and 12 of Section 19.08.020 of the Municipal Code shall not be permitted unless mandated by State law.

Residential subdivisions which have been issued building permits as of the date this Ordinance is enacted shall be exempt from the requirements of this Section provided that substantial investment toward actual construction has been made under the permit within one-hundred twenty days from the issuance of the building permit.

Individuals may construct one single family dwelling on a lot existing as of May 15, 1979, in the RC Zone created herein of less than the minimum lot size required by this Section if such individuals occupy the residence after construction.

This Section shall not apply to land zoned RC prior to May 15, 1979.

Notwithstanding any provision of this Section to the contrary, if property otherwise subject to this Section is also subject to the RA Zoning pursuant to Section 3 of this initiative, then the provisions of Section 3 shall prevail.

**Section 5.** This Ordinance does not apply to the restoration or rehabilitation of, or to any additions to, residential dwellings existing prior to, or under construction on, the date of enactment of this Ordinance or to dwellings later constructed in accordance with this Ordinance.

**Section 6.** The City's General Plan shall be amended in the manner required by law to conform with these provisions. To the extent that any policy or provision of this Ordinance is not self-executing, the City Council shall promptly enact such regulations and ordinances as may be necessary to carry out the directives and intent hereof.

**Section 7.** These provisions are minimum requirements for the promotion of the public health, safety and general welfare. This Ordinance may be amended by a two-thirds affirmative vote of the City Council only to further its purposes. This Ordinance may be amended or repealed by a vote of the people.

**Section 8.** If any portion of this Ordinance is held invalid, the remaining portions shall survive intact, because it is expressly declared that this Ordinance would have been prepared, submitted and approved irrespective of the fact that any section or portion thereof might be held invalid.