

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

806



FROM: TLMA-Planning Department

SUBMITTAL DATE:
August 17, 2004

SUBJECT: Santa Rosa Plateau Escarpment Development Rules and Guidelines

RECOMMENDED MOTION: That the Board of Supervisors approve the recommendations outlined below.

BACKGROUND: Due to excessive grading on steep hillsides and development intrusion on the skyline of the Santa Rosa Plateau Escarpment has resulted in widespread expressions of concern from residents in DeLuz, La Cresta, Temecula, Murrieta and Wildomar. As a result, Supervisor Buster requested that the Planning Department develop a work program to develop guidelines and ordinances to ensure more sensitive hillsides and ridgeline development. Based on the work effort, staff recommends the following actions:

* Establish a working committee including representatives from County Staff, the Cities of Temecula and Murrieta, the BIA, and area property owners, and within 90 days recommend hillside development rules and guidelines to the Planning Commission that:

- * Regulate grading, cut & fill and restoration of disturbed land on individual parcels on slopes of 15% or greater.
- * Regulate ridgeline development to ensure that the new development is designed to blend in with view-sensitive peaks and ridges.
- * Develop guidelines for parcel maps and subdivisions to ensure that new development within hillside areas conforms to the natural features of the land.



Robert C. Johnson

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature



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

Prev. Agn. Ref.: _____ **District:** First **Agenda Number:** _____

3.71

The Honorable Board of Supervisors

RE: Santa Rosa Plateau Escarpment Development Rules and Guidelines

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- * Regulate lighting in hillside areas to ensure it is screened to reduce its visual impact in sensitive view shed areas.
- * Identify programs to acquire land parcels in sensitive slope and habitat areas including land donations, open space easements, and local, state, federal and non-profit funding opportunities.

And, because many of the steep slopes within the Santa Rosa Plateau Escarpment have been identified as having high potential for land instability:

- * Require that Environmental Assessments (EAs) be required on all grading permit applications on parcels with slopes of 15% or greater within the Santa Rosa Plateau Escarpment area between I-15 and the Cleveland National Forest in Wildomar.
- * Within 120 days evaluate whether expansion of this requirement for all parcels within unincorporated Riverside County is appropriate.