

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

535 B



FROM: TLMA-PLANNING DEPT.

SUBMITTAL DATE:
December 16, 2004

SUBJECT: Discussion of the Draft Protected Peaks and Ridges and Hillside Grading Ordinance

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

BACKGROUND: On August 24, 2004, as a result of numerous issues raised by the public concerning grading within the Santa Rosa Escarpment area, the Board of Supervisors directed County Planning staff to prepare an amendment to Ordinance No. 348 that would regulate grading and establish guidelines for architectural design and lighting. A committee was established to advise the Department during the preparation of the ordinance. The committee participants included representatives from the cities of Murrieta and Temecula, the Save Our Southwest Hills citizen group, the Building Industry Association, various environmental advocates, County departments, and private landowners within the Santa Rosa Plateau area.

Once the process was started, other Supervisorial Districts wanted to include areas that are or may be impacted by hillside development. Planning staff determined that the best process to use would be the development of an overlay zone that would have specific guidelines and requirements on allowed development. Planning staff is recommending the institution of an overlay zone for areas of Extraordinary Resources. Extraordinary resources are defined as any County, State or Federal site which has significant or potentially significant social, cultural, historical, archaeological, biological, recreational or scenic

Robert C. Johnson
Robert C. Johnson, Planning Director
(continued on attached page)

FINANCIAL DATA	Current F.Y. Total Cost:	N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	N/A	For Fiscal Year:	2004/05

SOURCE OF FUNDS: Deposit Based Fees	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 *James L. Siefert*

- Dep't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: | **District:** | **Agenda Number:**

3.40

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resources, or which plays or potentially could play a significant role in improving the visual quality of the County. Properties located within an overlay zone would be required to meet certain specific standards that limit the potential impact to property as a result of development.

Specific requirements include:

- Grading or development not permitted within a horizontal radius of 200 feet from a protected peak point or 200 feet from a protected ridgeline.
- Minimum lot size of twenty (20) acres with a minimum gross width of 400 feet.
- Proposed agricultural uses will require approval of a Plot Plan that shows all grading for agricultural uses, including access roads, irrigation lines or accessory buildings used exclusively for agricultural purposes.
- An appeal process is provided if a property cannot meet the requirements of the ordinance. The appeal will be heard at a public hearing of the Planning Commission which will forward its recommendation to the Board of Supervisors for approval, conditional approval, or denial.
- A performance bond in the amount equal to the cost of revegetating all disturbed areas, will be required for a period of five (5) years unless a biologist or other appropriate professional can certify that all revegetation materials are established and viable.
- The maximum height of any cut used to establish a building site cannot exceed thirty feet (30') in height.
- All surplus excavated material remaining after any filled slopes, landscaping berms or other onsite usage must be removed from the lot prior to the final building inspection or Certificate of Occupancy. All surplus excavation materials is required to be deposited on a site approved by the County and such site must obtained all necessary permits for depositing the materials.
- No recreational use of Off-highway Vehicles (OHV) will be allowed within the overlay zone.
- Architectural guidelines will ensure that the visual impacts of a proposed hillside development is mitigated through site design and building massing by configuring building pad parallel to the natural contour lines, by varied roof-plains, by terraced building pad, or by reducing the overall height of the building.
- All fences and walls will require a Plot Plan.
- Lighting guidelines will ensure the low light levels. The objective is to allow only the quantity and level of lighting necessary for safety, security and the enjoyment of outdoor living while protecting against direct glare and excessive lighting; protecting the ability to view the night sky; and preventing light trespass.

The total of all disturbed areas including building pad, all access ways (driveway, parking, and fire turn-arounds), septic systems, cellar, and landscaped or hardscaped areas, should conform to the following table:

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Parcel/Lot Size per Dwelling Unit	Grading Calculation of Maximum Disturbance
Less than ½ acre	50% of the lot
½ acre – less than 1 acre	10,000 sq ft or 40% of lot, whichever is greater
1 acre – less than 2 acres	17,425 sq ft or 25% of lot, whichever is greater
2 acres – less than 5 acres	21,780 sq ft or 15% of lot, whichever is greater
5 acres – less than 10 acres	32,670 sq ft or 10 % of lot, whichever is greater
10 acres or greater	43,560 sq ft