

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

410 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
September 29, 2011

**SUBJECT:** County of Riverside – First and Third Supervisorial Districts – Northern and Southern Escarpment Areas

**RECOMMENDED MOTION:** That the Board of Supervisors:

Adopt an order initiating an amendment to Riverside County Ordinance No. 348 to amend Article 19 to include provisions for the Western Ridgeline Area Plan (WRAP) Ordinance Overlay located within the northern and southern escarpment areas.

**BACKGROUND:**

On November 2, 2010, the Board adopted Urgency Interim Ordinance No. 449.242 prohibiting

*Carolyn Syms Luha*  
Carolyn Syms Luha  
Planning Director

Initials:  
CSL: ar

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 17,628.70	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0.00	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0.00	For Fiscal Year:	11/12
<b>SOURCE OF FUNDS:</b> 100% U.S. Department of Energy (DOE) Grant Funding.				<b>Positions To Be Deleted Per A-30</b> <input type="checkbox"/>
				<b>Requires 4/5 Vote</b> <input type="checkbox"/>

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

APPROVE

BY: *Tina Grande*  
Tina Grande

**County Executive Office Signature**

☒ Policy

☐ Consent

Dep't Recomm.:  
Per Exec. Ofc.:

**Prev. Agn. Ref.**

**District:**

**Agenda Number:**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.33

The Honorable Board of Supervisors

RE: County of Riverside – First and Third Supervisorial Districts – Northern and Southern Escarpment Areas

Page 2 of 2

new residential subdivisions and new residential uses in the northern and southern Santa Rosa Escarpment Areas. This ordinance was valid for a period of forty-five (45) days and was further extended by Urgency Interim Ordinance No. 449.243 for a period of ten (10) months and fifteen (15) days to October 24, 2011. This Interim Ordinance is anticipated to be extended for an additional twelve (12) months to November of 2012. This timeframe will allow the Planning Department the necessary time to prepare and complete permanent regulations for ridgeline development, prior to the expiration of the Interim Ordinance in November of 2012.

The Planning Department is requesting initiation of an ordinance amendment to include permanent regulations that will allow residential development within these areas as identified under the Exhibit A and B contained within the Urgency Interim Ordinance pursuant to the implementation of existing General Plan policies for Ridgeline development practices.

**FISCAL:**

Board Policy A-67 requires the development of a fiscal analysis to determine the appropriate level and appropriation of funding required for an ordinance amendment. Planning staff has prepared the following scope of services and budget to establish an overlay zone that would Western Ridgeline Area Plan (WRAP) Overlay Ordinance. The overlay zone would provide a set of minimum standards to protect the public health, safety, & welfare and implement existing General Plan policies established to protect hillside development. Completion of the overlay zone includes Board initiation; staff time and review for site inspection and research; agency coordination; public outreach and public hearings; and final Board action. Planning Staff estimates a timeframe of 6-8 months at a proposed cost of \$17,628.70 to complete this task.

The funding source for the overlay zone will be provided through the U.S. Department of Energy (DOE) Grant. One of the goals of this grant is to improve sustainability in a variety of sectors, including new residential development and preservation of open space. Thus, protecting hillside areas through the establishment of this overlay zone is consistent with the goals of the DOE Grant.



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** June 9, 2011  
**TO:** Mr. Frank Coyle, REA I, Deputy Director  
**FROM:** Adam Rush, Principal  
**RE:** Budget Allocations for Escarpment Zoning and Grading Standards

**Purpose:**

To amend Ordinance No. 348 to create permanent standards that will replace the Hillside grading moratorium currently adopted under Interim Ordinance No. 449.243. The provisions of the Ordinance Overlay are intended to implement the goals and policies of the General Plan in relation to land use, view sheds, site planning, open space and community character in furtherance of the General Plan. It is the intent of this Article is to implement the Hillside Development & Slope policies and evaluate projects on a case by case basis to protect ridgelines, limit visibility from public viewing areas, and prevent significant grading of hillside terrain visible from the Temecula Basin. The following provisions will implement of the General Plan specified as Land Use Policy 11.1 and Southwest Area Plan (SWAP) Policy 16.1 of the General Plan.

The proposed ordinance, once initiated, is anticipated to be completed within 4-6 months. Such an ordinance amendment will require submission to the Riverside County Planning Commission and the Board of Supervisors, which is anticipated to encompass over half of the proposed timeline. The schedule below details the proposed budget for this amendment proposal.

**Background:**

Ordinance No. 449.243 was adopted by the Board of Supervisors on December 7, 2010 to prevent grading and development within hillside areas of the first and third Supervisorial Districts.

What is the Hillside Ordinance?

1. This ordinance impacts the Northern and Southern Santa Rosa Plateau  
(See attached exhibits - Maps #1 and #2)
2. The ordinance overlay evaluate projects on a case by case basis to protect ridgelines, limit visibility from public viewing areas, and prevent significant grading of hillside terrain visible from the Temecula Basin.

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

3. The overriding purpose is to restrict development on visually significant ridgelines, canyon edges and hilltops through sensitive siting and appropriate landscaping to ensure development is visually unobtrusive
4. The project will identify the slope and topographical constraints of each parcel already identified within Map 1 and Map 2, which are included as attached exhibits in the Interim Ordinance.
5. The Ordinance Amendment will develop a zoning overlay implement General Plan Policies LU 11.1 and SWAP 16.1.

**Time & Labor Estimate:**

**Initial Research/GIS Spatial Studies:**

Review areas of the northern and southern Santa Rosa Plateau to establish a baseline geographical boundary (air photo and site visit review):

Principal Planner: 10 hours x \$186.00/hr = \$1,860.00

GIS: 10 hours x \$139.00/hr = \$1,390.00  
(Research and catalog existing information)

**Sub-total: \$3,250.00**

**Initial Study (Research and Drafting):**

Principal Planner: 8 hours x \$186.00/hr = \$1,488.00

**Sub-total: \$1,488.00**

Preparation of the Draft and Final Ordinance Amendment(s):

Principal Planner: 15 hours x \$186.00/hr = \$2,790.00

County Counsel Review: 20 hours x \$143.18/hr = \$2,863.60

**Sub-total: \$5,653.60**

**Public Hearings (2 Planning Commission & 2 Board of Supervisors):**

Principal Planner: 15 hours x \$186.00/hr = \$2,790.00

County Counsel: 15 hours x \$143.18/hr = \$2,147.70

**Sub-total: \$4,937.70**

**Total: \$17,628.70 (including 15% Contingency)**