

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

605 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 10, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 862 (Entitlement/Policy)- Applicant: Albert Womble – Engineer/Representative: Randy Morris – Third Supervisorial District – Sun City Zoning District – Sun City/Menifee Area Plan - Community Development: Commercial Retail (CD: CR) (0.20-0.35 floor area ratio) – Location: Northerly of Lazy Creek Road and westerly of Bradley Road. – 4.79 gross acres – Zoning: One-family Dwellings (R-1) – REQUEST: The general plan amendment proposes to alter the site’s existing General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20-0.35 floor area ratio) to Community Development: Very High Density Residential (CD: VHDR) (14-20 dwelling units per acre). APN: 338-150-031

RECOMMENDED MOTION:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 862. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the Proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning

David Mares
Ron Goldman
Planning Director

David Mares for
Principal Planner

RG:nl

REVIEWED BY EXECUTIVE OFFICE

DATE 9/15/08
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.6

The Honorable Board of Supervisors
RE: General Plan Amendment No. 862
September 10, 2008
Page 2 of 2

Commission and the Board of Supervisors will not involve noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy GPA, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

Agenda Item No.:
Area Plan: Sun City/Menifee
Zoning District: Sun City
Supervisorial District: Third
Project Planner: Miguel Vazquez
Planning Commission: August 6, 2008

GENERAL PLAN AMENDMENT NO. 862
Applicant: Albert Womble
Engineer/Rep.: Randy Morris

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:

The following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth: No comments

Commissioner John Snell: No comments

Commissioner John Petty: The Commissioner acknowledged receipt of a letter in opposition to the proposed General Plan Amendment that was provided prior to the public hearing. However, the Commissioner agreed with Staff's recommendation to initiate the proposed General Plan Amendment.

Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments



Agenda Item No.: 6.8
Area Plan: Sun City/Menifee
Zoning District: Sun City
Supervisorial District: Third
Project Planner: Miguel Vazquez
Planning Commission: August 6, 2008

GENERAL PLAN AMENDMENT NO. 862
Applicant: Albert Womble
Engineer/Rep.: Randy Morris

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 862 proposes to alter the site's existing General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20-0.35 floor area ratio) to Community Development: Very High Density Residential (CD: VHDR) (14-20 dwelling units per acre).

The proposed amendment is located in the Sun City/Menifee Area Plan of Western Riverside County; more specifically, northerly of Lazy Creek Road and westerly of Bradley Road.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy GPA, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

REQUIRED FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General

ABR 7/22/08

Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 862 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

a. The proposed change does not involve a change in or conflict with:

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

(3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision. The proposed amendment would contribute to the fulfillment of the "Housing" Fundamental Value stated in Chapter No. 2 entitled "Vision" of the General Plan.

(2) Any General Plan Principle. Given staffs review, it is possible that the proposed land use designation could satisfy each of the General Plan Principals and Policies.

(3) Any Foundation Component designation in the General Plan. The project designation would be within the same Foundation Component of the General Plan. Thus, the proposed Amendment is consistent with the Community Development Foundation.

Second Required Finding: The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

The General Plan Amendment's proponent currently owns 15.06 acres comprised of the following two parcels:

PACEL No.	APN	ACREGE	RCIP LAND USE DESIGNATION
1	338-150-031	10.27	Very High Density Residential (VHDR)
2	338-150-029	4.79	Commercial Retail (CR)

The proposed General Amendment would enable the development of 15.06 acres of land at a density of 14 to 20 dwellings units per acre. This would mean a range for the development of 211 units to 301 units.

Because the Land Use Element of the General Plan "encourages a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments", the proposed amendment would contribute to the achievement of the purposes of the General Plan.

Conversely, the amendment would not pose a detriment to the existing allocation of Commercial Retail Land Use for the following reason:

According to the Sun City/ Menifee Valley Area Plan Table 2, the change in the availability of land use for Commercial Retail development would be from 958 acres to 953.21 acres or a reduction in 0.53% if the amendment was to be approved. This change is not significant.

Third Required Finding: In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is:

"Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan".

An existing church operates to the south of Parcel 2 on approximately 4.24 acres of land (APN 338-150-033) which fronts Lazy Creek Road to the south and Bradley Road to the east. This parcel is designated as Commercial Retail (CR). This configuration limits entry into parcel No.2 by restricting one point of access along Bradley Road. In turn, visibility for potential commercial uses along Bradley Road would be minimized. The proposed Amendment to the General Plan would prevent piecemeal development and the opportunity for the development of the entire vacant property between the southerly edge of Salt Creek channel and the northerly property line of the existing church, along the westerly side of Bradley Road.

Furthermore, on June 1, 2008 the Sun City and Menifee voters decided that their community becomes an autonomous city which was not anticipated when the General Plan was prepared. As such, a very high density Residential represents affordable residential opportunities for the existing and future workforce of the future city near major arterials and commercial and recreational opportunities. It is important to note however, that if General Plan Amendment is approved, a reduction of land designated for commercial development will have an impact on the City's Fiscal balance. The significance of this impact cannot be determined at this time.

A finding can be made that the existing surrounding uses and lot configurations coupled with the new City of Menifee creation are special circumstances and conditions that have emerged and were unanticipated in preparing the General Plan".

PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:

Staff recommends that the above-referenced findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 862. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20-0.35 floor are ratio) |
| 2. Proposed General Plan Land Use (Ex. #5) | Community Development: Very High Density Residential (CD: VHDR) (14-20 dwelling units per acre) |
| 3. Proposed Zoning (Ex. #3): | Multiple-Family Dwellings (R-2) |
| 4. Surrounding Zoning (Ex. #2): | Multiple-Family Dwellings (R-2) and Watercourse, Watershed and Conservation Areas (W-1) to the north, One-Family Dwellings (R-1) to south and west, General Residential – 7,200 square foot minimum (R-3-7,200) and One-Family Dwellings (R-1) to the south and Commercial Office (C-O) to the east. |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant land to the north and east, Single-Family residential uses to the east and west, Commercial uses to the east, and a place of religious worship to the south. |
| 7. Project Data: | Total Acreage: 4.79 gross acres |

RECOMMENDATIONS:

Staff recommends that the above-referenced findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 862. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

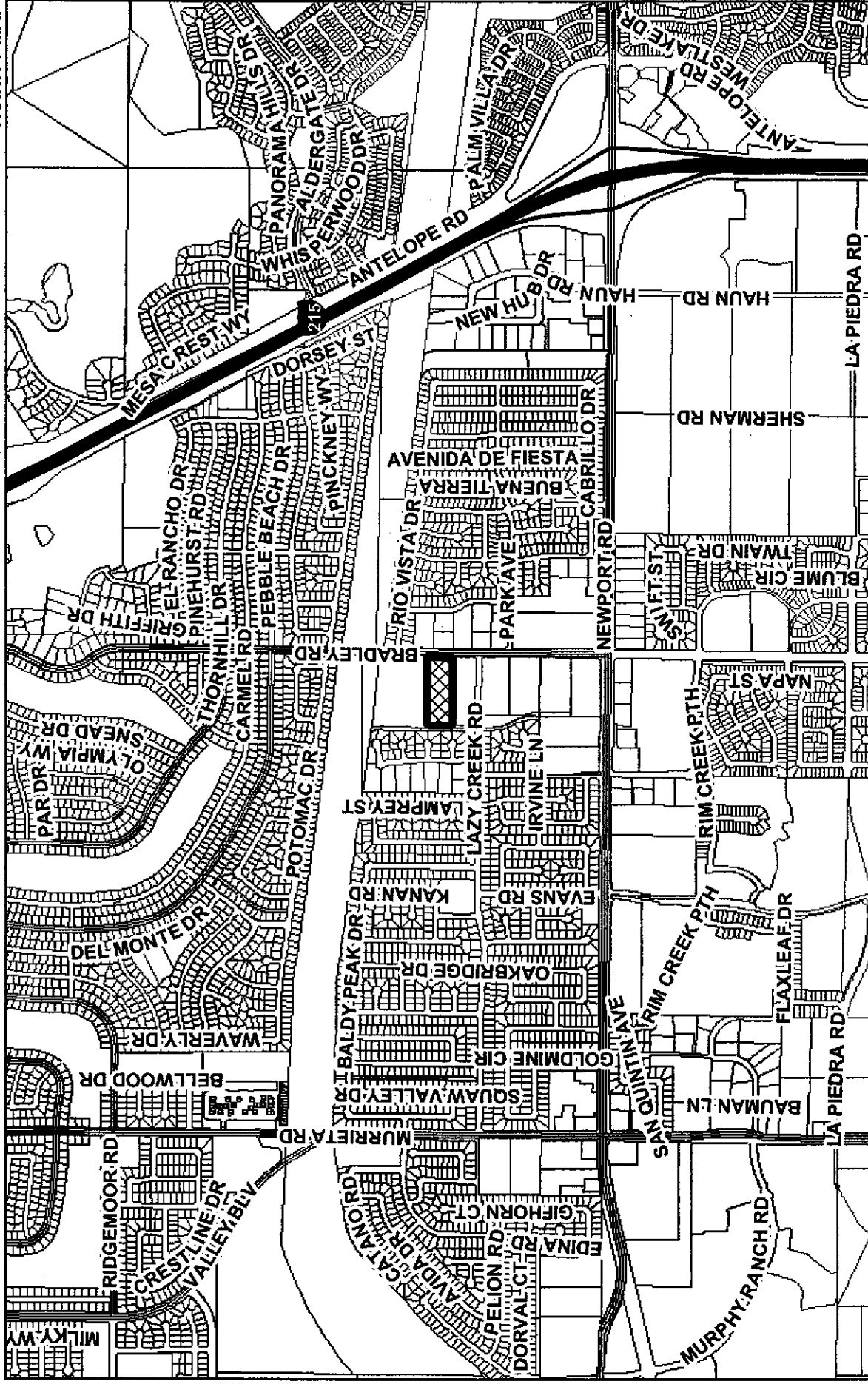
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Specific Plan;
 - b. A General Plan Policy Area;
 - c. An Agricultural Preserve;
 - d. A Redevelopment Area;
 - e. An Airport Influence Area;
 - f. A High Fire Area;
 - g. A Flood Zone;
 - h. A Fault Zone;
 - i. A MSHCP criteria cell or cell group; or,
 - j. A City Sphere of Influence.
3. The project site is locate within:
 - a. The Community of Sun City;
 - b. The Menifee Union School District;
 - c. The Perris Union High School District; and,
 - d. The Eastern Municipal Water District.
 - e. The future City of Menifee (October 1, 2008).
4. The subject site is currently designated as Assessor's Parcel Number 338-150-031.

CZ07524 GPA00862
VICINITY MAP

Planner: Miguel Vazquez
Date: 7/15/08
VICINITY MAP

Supervisor Stone
District 3
Date Drawn: 7/16/08

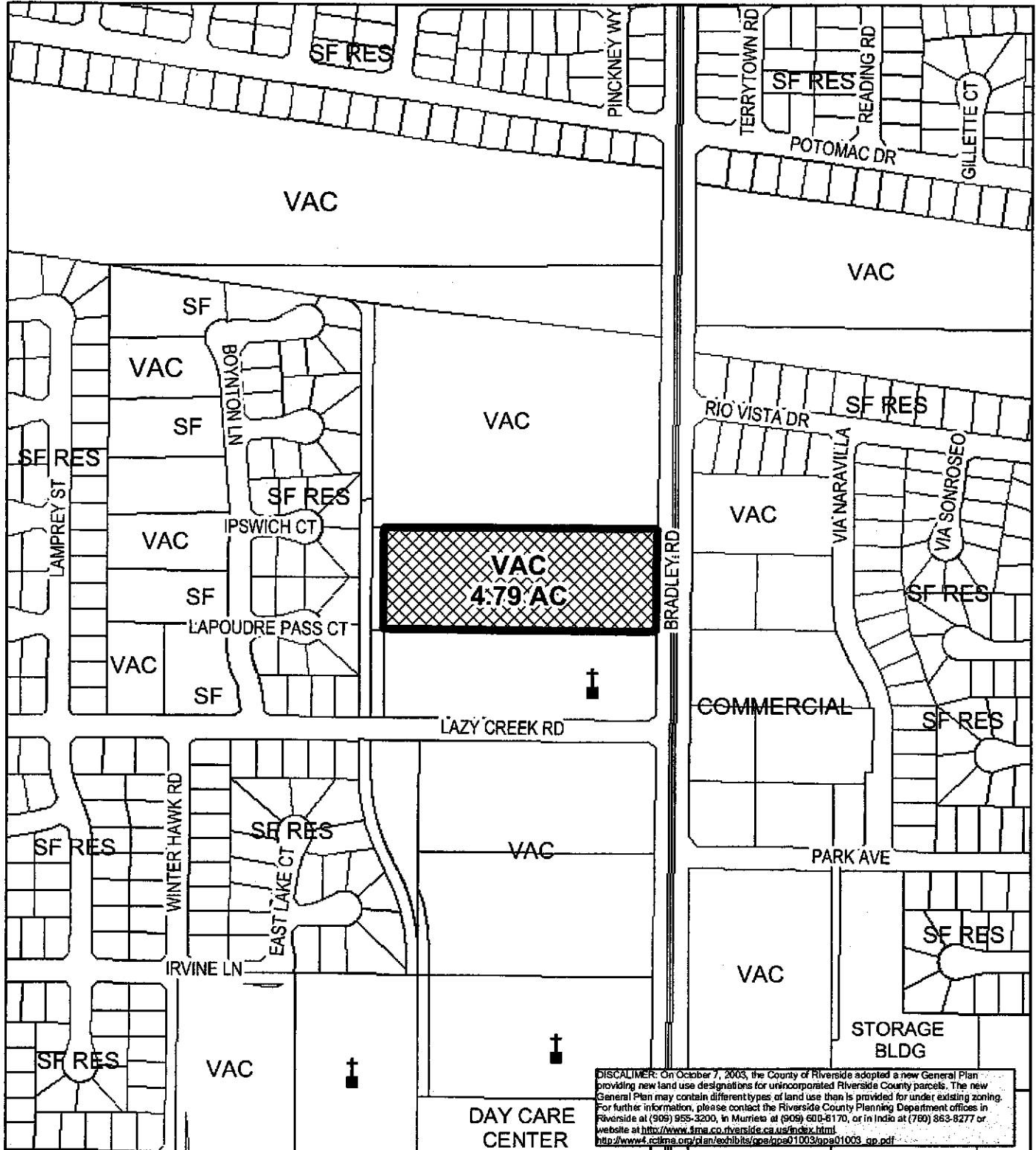


Zone District: Sun City
Township/Range: T5SR3W
Section: 33

Assessors Bk. Pg. 338-15
Thomas 868 C2
Bros. Pg. 9,600



Land Use



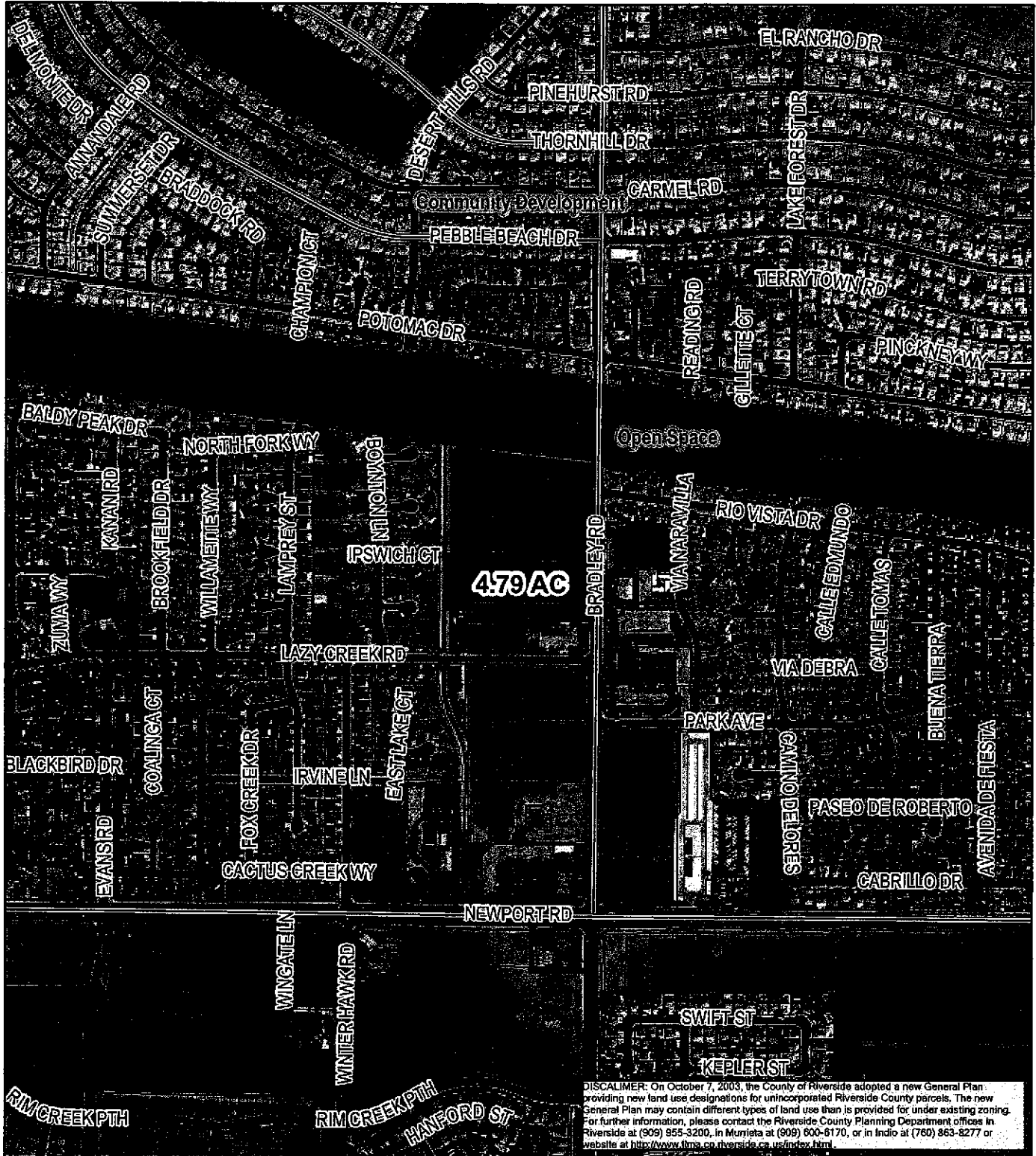
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.ci.riverside.ca.us/index.html> http://www4.celms.org/plan/exhibits/gpa/gpa01003/gpa01003_gp.pdf

Zone
 District: Sun City
 Township/Range: T5SR3W
 Section: 33

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg. 338-15
 Thomas
 Bros. Pg. 868 C2

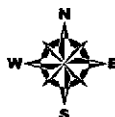




District
 Plan: Sun City
 Township/Range: T5SR3W
 Section: 33

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg. 338-15
 Thomas
 Bros. Pg. 868 C2

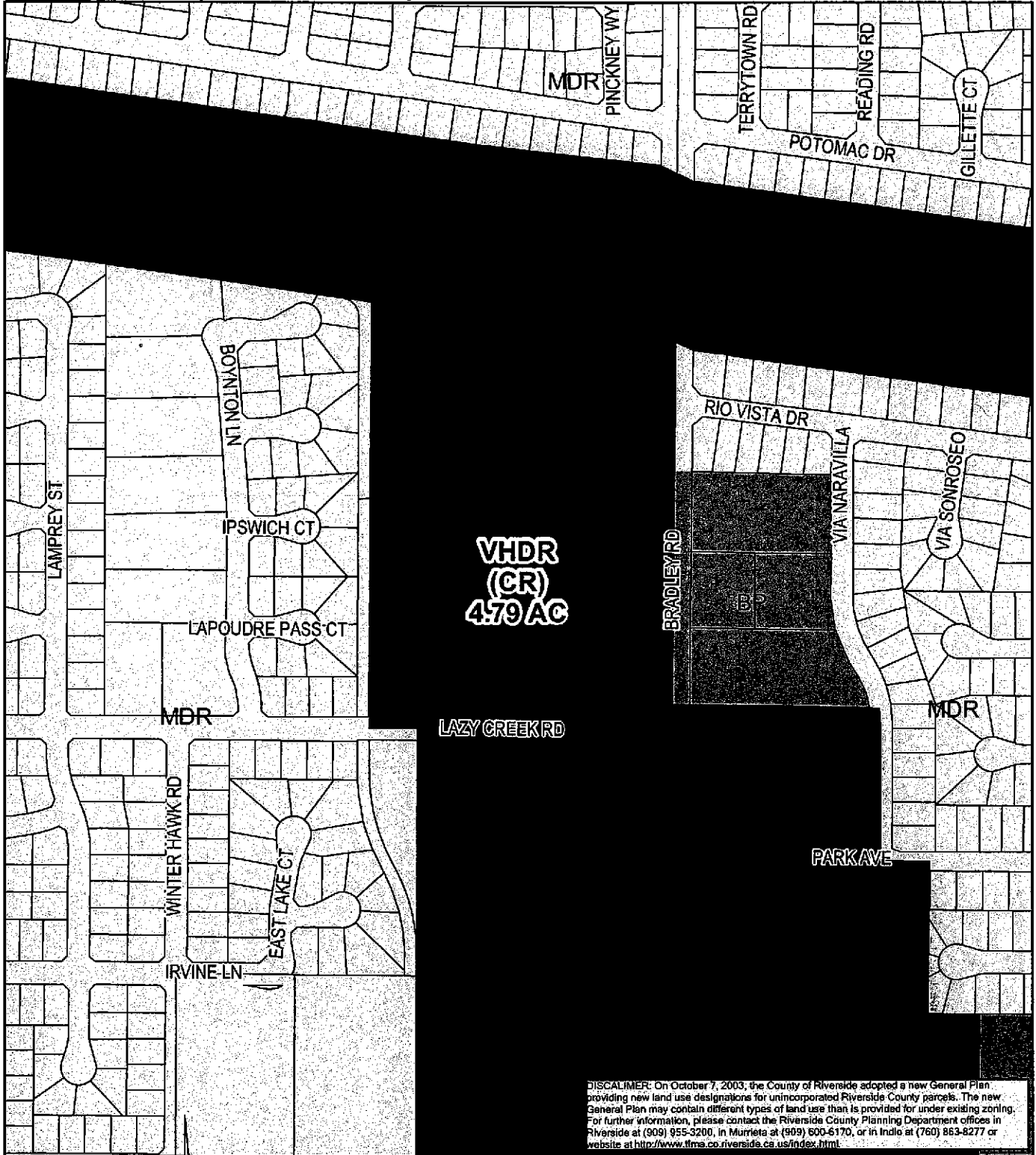


Supervisor Stone
 District 3
 Date Drawn: 7/16/08

CZ07524 GPA00862

Planner: Miguel Vazquez
 Date: 7/15/08
 Exhibit 6

Proposed General Plan



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tmsa.co.riverside.ca.us/index.html>

Zone
District: Sun City
Township/Range: T5SR3W
Section : 33

RIVERSIDE COUNTY PLANNING DEPARTMENT

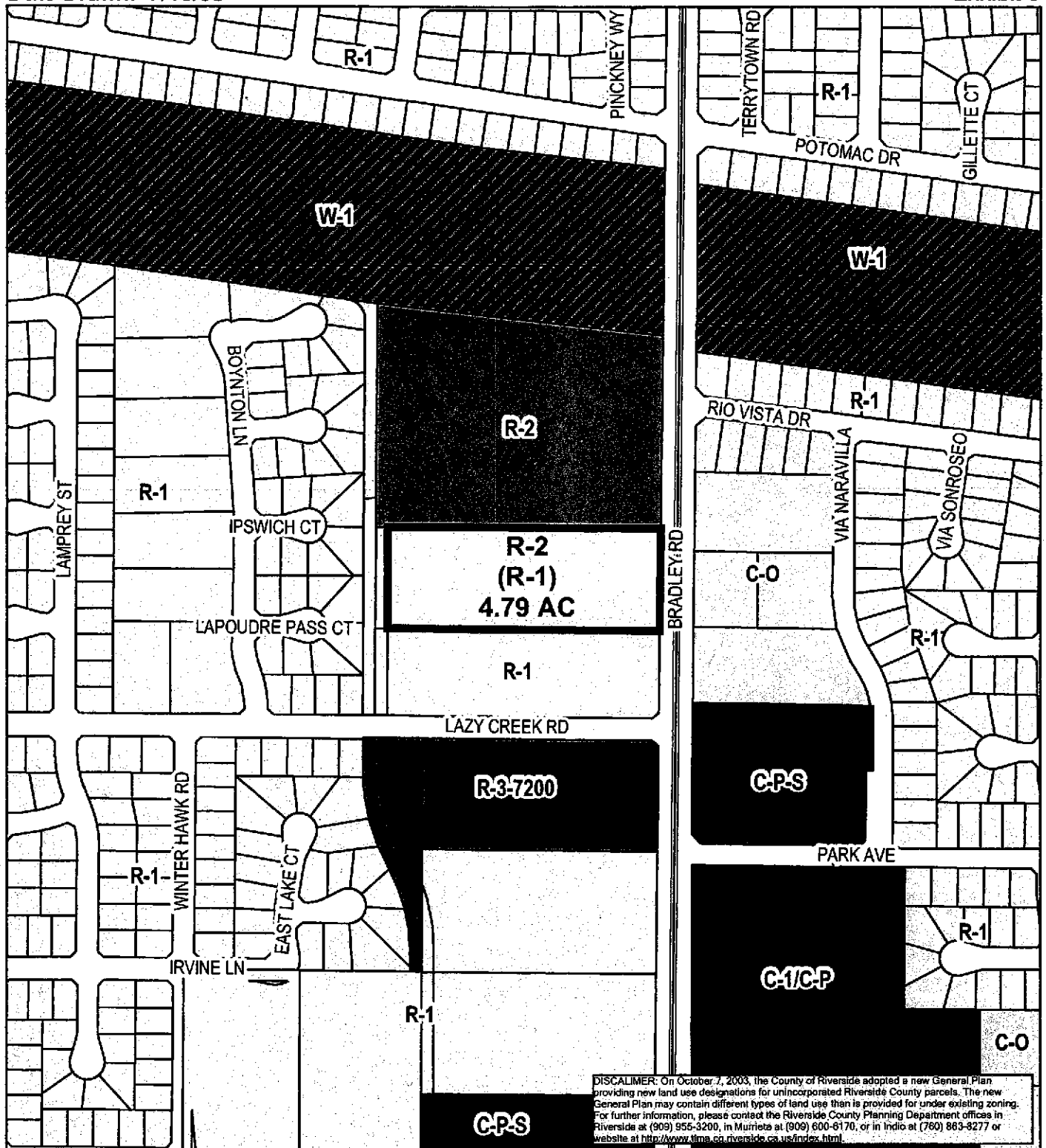
Assessors
Bk.Pg. 338-15
Thomas
Bros. Pg. 368 C2



Supervisor Stone
 District 3
 Date Drawn: 7/16/08

CZ07524 GPA00862
PROPOSED ZONING

Planner: Miguel Vazquez
 Date: 7/15/08
 Exhibit 3

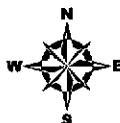


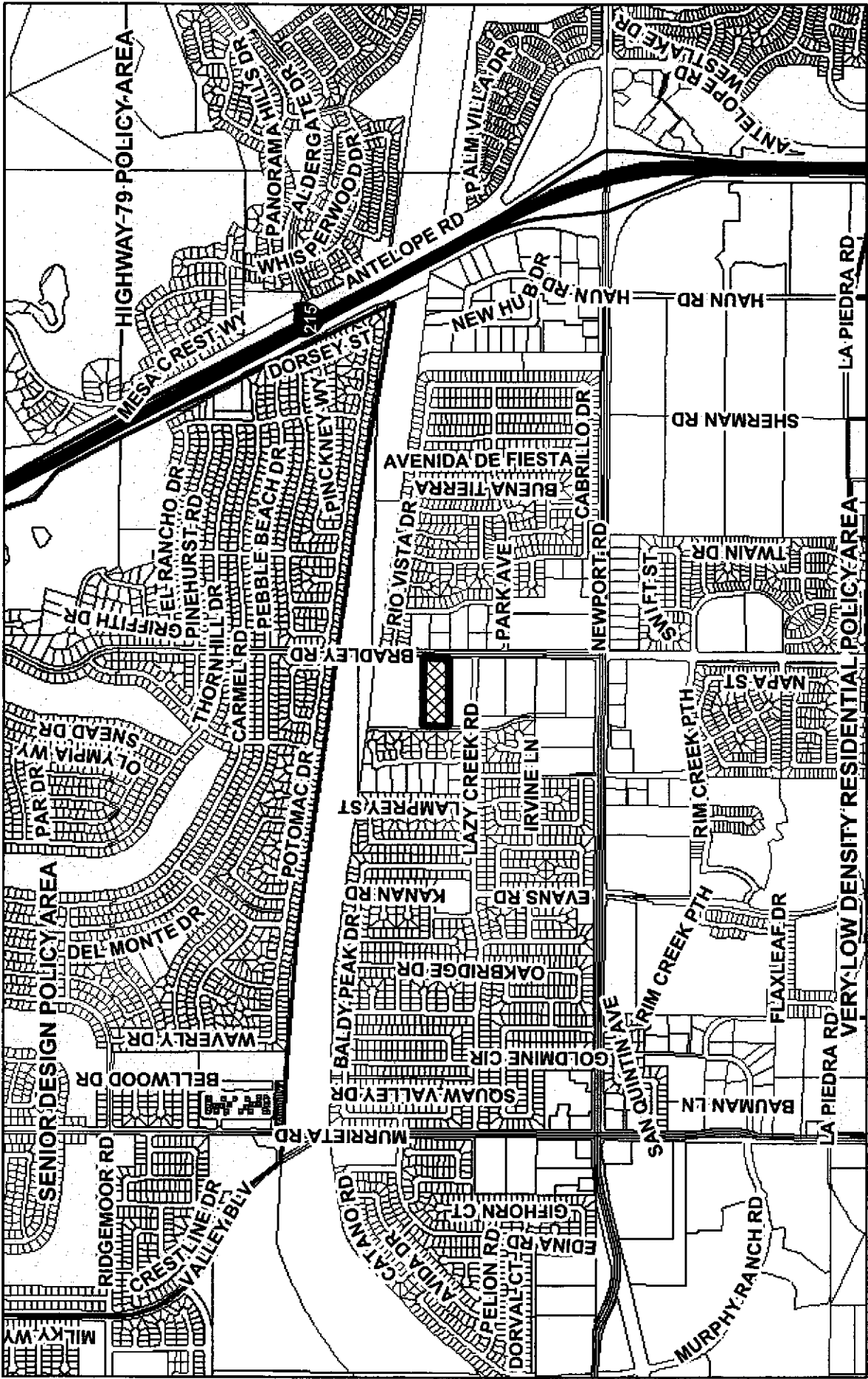
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Zone
 District: Sun City
 Township/Range: T5SR3W
 Section : 33

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg. 338-15
 Thomas
 Bros. Pg. 868 C2





Zone: Sun City
 District: T5SR3W
 Section: 33

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors: 338-15
 Bk. Pg. Thomas
 Bros. Pg. 868 C2



ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA862 Supervisorial District: Third Existing Zoning: One Family Dwellings (R-1)

Area Plan: Sun City Menifee Acreage: 4.79 gross

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development

Existing General Plan Land Use Designation: Commercial Retail (CR) (0.20-0.35 floor area ratio)

Existing Policy Area(s) or Overlay(s): None

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

PROPOSED GENERAL PLAN CHANGES

(For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development

Proposed General Plan Land Use Designation: Very High Density Residential (Very High Density Residential) (14-20 dwelling units per acre)

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A - 100 Year)		X	
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		Low and Moderate Potential
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence		X	
Proposed Annexation/Incorporation Area		X	
Other Issues* (see below)	X		The project is located within the boundaries of the new city of Menifee.

* OTHER ISSUES:		
<i>Item</i>	<i>Policy</i>	<i>Discussion</i>

ENTITLEMENT/POLICY FINDINGS (Check all that apply)

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?*

Finding	Yes	No	Comment
The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.	X		See Staff Report
The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.	X		See Staff Report
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.	X		See Staff Report
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.			
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.			
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.			
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.			

* **THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

STAFF COMMENTS:

Department	Comments
Planning	See Staff Report
Transportation	N/A
EPD	N/A
Fire	N/A
Flood	N/A
Building and Safety	N/A
Geologist	N/A

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: August 6, 2008
TO: Planning Commission
FROM: Miguel A. Vazquez, Contract Planner
RE: Item No. 6.8—Public Comment for GPA862

Please find attached an e-mail communication from Mr. and Mrs. Adrian J. and Dennis J. McGregor concerning GPA862

From: Adrian McGregor <macsgarden2004@yahoo.com>
To: <cob@rcbos.org>
CC: <mvazquez@rctlma.org>
Date: 8/3/2008 11:55 PM
Subject: Aug. 6th, 2008 Agenda Item 6.8

August 3, 2008

To: the Clerk of the Board of Supervisors, I request that you enter my Public Testimony into Public Record to all of the Planning Commissioners, as well as to the County of Riverside Supervisors.

To the Clerk: cob@rcbos.org

To the Principal Planner mvazquez@rctlma.org
August 6th Hearing, 2008
Being Held at 4080 Lemon St., Riverside, CA

6.8 of August 6th Hearing

GENERAL PLAN AMENDMENT NO. 862 - (Entitlement/Policy) - Applicant: Albert Womble - Engineer/Representative: Randy Morris - Third Supervisorial District - Sun City Zoning District - Sun City/Menifee Area Plan - Community Development: Commercial Retail (CD: CR) (0.20-0.35 floor area ratio) - Location: Northerly of Lazy Creek Road and westerly of Bradley Road. - 4.79 gross acres - Zoning: One-family Dwellings (R-1)

REQUEST: The general plan amendment proposes to alter the site's existing General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20-0.35 floor area ratio) to Community Development: Very High Density Residential (CD: VHDR) (14-20 dwelling units per acre).

APN: 338-150-031

I request that you vote NO for the General Plan Amendment mentioned above, in that the CEQA would be violated within the entire 2003 RCIP EIR due to the known facts that there is no Paper WATER to support more density within the entire 2003 approved RCIP.

The 2003 approved density zoning for the ENTIRE RCIP for 1.3 million knew that with ONLY the approved density that the plan would run out of water before the 20 year plan was to be completed, as per public presentation at the Simpson Senior Center of the RCIP EIR Planning Commissioners' Hearing for the entire RCIP on Sept. 12, 2003.

Due to the known MWD studies of Global Warming Climatic Changes the CA snow packs and the Colorado River can no longer be counted upon to supply water to the present residences and businesses of Riverside County. It is a known fact that without a 60 year drought forecasting by the MWD and the international/national scientific community of weather, that in 2000 with the ending of the 100 Year Colorado River Treaty the County of Riverside was reduced to receive only 60 Percent of its established water shares. These no longer exist. The entire Colorado River system of snow pack and 120 percent high mark reservoirs now at 120 percent below levels of water available, and the introduction of the State of Colorado's Hay stacking to remove as much volumes of water from the Colorado River and its system with their 2009 hydraulic Pumping Pipelines throughout the entire state of Colorado, UNKNOWN AVAILABLE drinking water will be available. As of July 10,

2008 Lake Shasta Reservoir is at 48 Percent Capacity and other Reservoirs are forecasted by the MWD to be at 20 Percent Capacity in December, 2008. \

The MWD due to the CA State Supreme Court Ruling of 2002 of NO MORE PAPER WATER, and now in 2008 discovery that species of fish are endangered in the Sacramento Delta, that all SEVEN COUNTIES are to be cut back in their available allotted Water supplies at least 30 Percent before the CUT BACKS from the declared 30 Year Drought by the MWD was declared in the month of July 2008

Also, the NEPA of fatiguing the electrical energy and adding to the gridlock of nine car trips per day per

additional home will make Levels 6 Hot Spots of Carbon Monoxide, that the County has forecasted to the City of Temecula in their EIR forecasting for their 20 year plan presented in 2005, and that ANY more high density than approved for by the Entire County of Riverside Board of Supervisors in 2003 for the approved 2003 RCIP aborts the standards of the entire RCIP and responsibility for health standards of Air Basins, and not introduced 500kV Transmission Tower Lines Introduction into the 2003 would ALSO add OZONE contamination from the introduction of NEW DEMANDS for increased Energy Plants and Aerial Circulation of Transportation upon the existing communities of our valleys. With the disclosure of new findings that electrical 500kV Transmission High Voltage Lines DUE CAUSE FIRES and EMF and EML electromagnetic Force Fields KNOWN NOW to CLUSTER cancer around such lines, as declared by the ISO CA STATE Health Standards of 2003, and the newer findings of completed research from Loma Linda and UCLA/SC Medical Researching, that the NATIONAL Studies done in 1989 are obsolete and misleading to the safety of we, your public residents.

Since the Air Basins of San Bernardino and Riverside has the WORST solid particulate matter past National Standards in the entire state of CA, and , additional high density into the RCIP out from 2003 to 2023 can not be permitted. The Santa Ana Wind morning conditions of the inland valleys means that the OZONE and Carbon Monoxide Solids particulate matters does not blow away, but stays upon its given aerial and geographical miles.

Increasing anywhere within the 2003 RCIP BY METHOD OF amendments of term to increase zoning density I believe violates All of the Citizens' "PROPERTY RIGHTS WITHIN THE GOVERNANCE OF THE EIR 2003 RCIP ZONING APPROVED IN 2003 within Supervisors' Districts ONE, TWO, THREE, FOUR, AND FIVE since the Year of 2005 WHEN CEQA DECLARED THERE IS NOT ENOUGH WATER" TO CONTINUE FARMING AND GROWING FOOD FOR OUR RESIDENTS NOR TO SUPPLY THEIR HOMES WITH AN ADEQUATE "GUARANTEED" WATER SUPPLY."

YOU CAN NOT violate the RCIP CEQA Laws

You CAN NOT violate your LAFCO Laws

YOU CAN NO LONGER ISSUE MORE HIGHER DENSITY INTO "ANYWHERE WITHIN THE RCIP 2003 APPROVED PLAN" AS THE AIR QUALITY BEING INCREASED BY NINE TRIPS PER DAY PER NEW ADDITIONAL UNIT CONTRIBUTING TO MORE AIR POLLUTION DUE "Simply to give DEVELOPERS higher Bonus Points for Higher Density, WHICH IS IN COMPLETE VIOLATION(S) OF THE ENTIRE 2003 EIR RCIP.

Any new density "Amendment of term" will affect and endanger the quality of life of the Current Residents within the 2003 RCIP EIR, effectively August 6th, 2008....All amendment of terms which result in Higher Density to the RCIP CANNOT be ALLOWED from this day forward, AS there are NO PAPER WATER for the current Residents of this state, nor to maintain the existence of life by our agricultural crops being grown.

All increases to density and AMENDMENT of TERM(s) has to follow the MWD Climatic Report of 2007 and the MWD and Governors Announcement of a 30 year Drought, which is globally recognized to be a 60 Year Drought in an increasing rising temperatures of climate, in that additional zoning density increases DO VIOLATE CEQA LAWS AND EIR OF YOUR OWN 2003 EIR RCIP.

Our family participated in the development of the RCIP studies and community hearings which resulted in the protection and development of a well planned 2003 EIR and completed Zoned Density RCIP vision from 2003 to 2023.

Amending the RCIP can not and should not be DONE with a LACK of Notice Process. You are mandated by law when you influence the quality of life and changing of SUCH AN IMPORTANT DOCUMENTATION AS THE RCIP FINALIZED 2003 DOCUMENT IS, THAT YOU CAN NOT IGNORE THE NOTIFICATION PROCESS OF THE RCIP TO USE THE LEGAL MAILING LIST OF RESIDENTS FROM THE COUNTY OF RIVERSIDE ASSESSOR'S OFFICE TO NOTIFY ALL OF THE RESIDENTS WITHIN THE RCIP THAT YOU ARE PUTTING ALL OF US AT RISK DUE TO WATER AND INCREASE IN OZONE AND AIR QUALITY REDUCTION WITH THE ADDED INCREASE OF CARS INTO OUR AIR BASINS.

(Not o mention any new quarry's air contamination and thousands of trucks that would be introduced into valleys with each new Quarry, when a San Diego Quarry to the South where road base is needed.)

You can no longer use the games that each additional amendment of term does not affect the entire RCIP of 2003 in 2008 and/or through 2023.

Signed,

Mr. and Mrs. Adrian J. and Dennis J. McGregor
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32 Year Residents within the sphere of the 2003 RCIP approved zoning density and land approved zoning densities. Bonus points are over; THERE IS NO WATER Guarantees which can be approved, due to the pollution and acid fallout within our country. THE MWD can not make statements, "We think we CAN". 2002 CA STATE Supreme Court LAW Judge's Ruling: NO MORE PAPER WATER TO DEVELOPERS WHEN THE CURRENT POPULATIONS' WATER SHARES WOULD BE PUT AT RISK.

Our homes water usage has been cut 50 percent, as of Jan. 1, 2008.