

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

October 26, 2009

SUBJECT: Initiation Proceedings for General Plan Amendment No. 924
(Foundation Amendment - Regular)

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors
FROM: Planning Department

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper: Press Enterprise |
| <input type="checkbox"/> Place on Policy Calendar | <input type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input checked="" type="checkbox"/> Place on Section of Initiation Proceeding | <input type="checkbox"/> Notify Property Owners |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration | <input type="checkbox"/> Labels provided |
| <input type="checkbox"/> Labels provided: | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing: Press Enterprise

Please include this item on the 11/10/09 agenda.

Clerk Of The Board

Please charge your time to case number(s): GPA00924

FILE COPY

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 924\GPA 924 BOS Package\GPA 924 11p coversheet.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

RM
10/27/09

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
October 26, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 924 – (Foundation-Regular) – Applicant: Paz Trevino– Engineer/Representative: Leonard Urquiza - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum Lot Size) – Location: Southerly of Cajalco Road, westerly of Seaton Avenue, northwesterly of Rider Street, easterly of Anderson Road – 11.89 Gross Acres – Zoning: Light Agriculture-1 Acre Minimum Lot Size (A-1-1) - **REQUEST:** This General Plan Amendment proposes to amend the Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Very Low Density Residential (RC:VLDR) (1 Acre Minimum Lot Size) to Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – APNs: 371-080-019, 317-080-020, 317-080-021 and 317-080-022.

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for the above referenced general plan amendment based on the attached report. 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 every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:th
[Signature]

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Rec.

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would 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 on 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.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 30, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 9.7: GENERAL PLAN AMENDMENT NO. 924 – Foundation / Regular – Applicant: Paz Trevino– Engineer/Representative: Leonard Urquiza - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum Lot Size) – Location: Southerly of Cajalco Road, westerly of Seaton Avenue, northwesterly of Rider Street, easterly of Anderson Road – 11.89 Gross Acres – Zoning: Light Agriculture-1 Acre Minimum Lot Size (A-1-1) - APN(s): 371-080-019, 317-080-020, 317-080-021 and 317-080-022.

II. PROJECT DESCRIPTION

This General Plan Amendment proposes to amend the Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Very Low Density Residential (RC:VLDR) (1 Acre Minimum Lot Size) to Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio).

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rctlma.org.

The following spoke in favor of the subject proposal:

Leonard Urquiza, Applicant's Representative, 28720 Old Town Front St., Ste. D-7, Temecula, California 92590

The following gave time to Leonard Urquiza:

Paz Trevino, Applicant, 19641 Seaton Ave., Perris, California 92570

No one spoke in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, recommended to the Board of Supervisors;

NO INITIATION of the GENERAL PLAN AMENDMENT

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 9.7
Area Plan: Mead Valley
Zoning District: North Perris
Supervisory District: First
Project Planner: Tamara Harrison
Planning Commission: September 30, 2009

General Plan Amendment No. 924
Applicant: Paz Trevino
Engineer/Representative: Leonard Urquiza

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 924 from Rural Community: Very Low Density Residential to Community Development: Light Industrial and the Planning Commission made the comments below. The Planning Director continues to recommend to tentatively decline to adopt an order initiating proceedings. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: Commissioner Roth agreed with staff's position not to initiate General Plan Amendment No. 924. Mr. Roth stated that Seaton Avenue has always been the demarcation line between Light Industrial and the rural designations. He also commented that there are plenty of vacant parcels that carry the Light Industrial designation just east of Seaton Avenue. Finally Commissioner Roth commented that he did not want to see land taken out of the Very Low Density Residential designation and moved to Community Development in this area.

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 9.7
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisorial District: First
Project Planner: Tamara Harrison
Planning Commission: September 30, 2009

General Plan Amendment No. 924
Applicant: Paz Trevino
Engineer/Rep.: Leonard Urquiza, P.E.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designations from "Rural Community: Very Low Density Residential" (RC: VLDR) (1 Acre Minimum) to "Community Development: Light Industrial" (CD: LI) (0.25-0.60 Floor Area Ratio) for an approximately 11.89-acre property. The project is located southerly of Cajalco, westerly of Seaton Avenue, northwesterly of Rider Street, and easterly of Day Street.

POTENTIAL ISSUES OF CONCERN:

The subject site is located in the community of "Mead Valley" within the "Mead Valley" Area Plan. The site is also located within the City of Perris's Sphere of Influence. According to the General Plan, Cajalco Road has been identified as the "anchor" of the "Mead Valley" community, providing the primary connection between Interstates 215 and 15 for the area and provides the opportunity for the commercial uses along Cajalco Road to assume a more prominent role in the future. The subject site's current designation, Rural Community: Very Low Density Residential, dominates the surrounding areas with the exception of Community Development: Light Industrial to the east of the site across Seaton Avenue and to the far south of the site. Community Development: Commercial Retail can also be found to the north of the subject site along Cajalco Road and the Public Facilities designation can be found directly south of the site.

Seaton Avenue serves as a demarcation line between high intensity and low intensity uses and designations in the immediate area. High intensity uses and designations within the Community Development foundation component can primarily be found to the east of Seaton. Low intensity uses and designations within the Rural Community foundation component can primarily be found to the west of Seaton where the subject site is located. The Community Development: Light Industrial designation does exist to the west of Seaton, south of the subject site, due to a business that existed prior to the adoption of the General Plan in 2003. Also, the Commercial Retail designation exists on the western side of Seaton Avenue along Cajalco Road due to Cajalco Road assuming a larger role for the future and in keeping with the vision for the area. The proposal would not be a reasonable extension of Light Industrial in the area and would be inconsistent with the existing vision and character of the area.

A number of industrial uses have been approved in the area since the adoption of the General Plan in 2003 including Specific Plan No. 341, "Majestic Freeway Business Center." However, these approved uses are located to the east of Seaton Avenue given the proximity to Interstate 215 and the more intense nature found there. No commercial approvals have been identified in the area immediately west of Seaton Avenue since the adoption of the General Plan and no substantial evidence of change or circumstances have been identified that would justify the proposal.

The recently approved "Majestic Freeway Business Center" is located within County Facilities District No. 88.8 (CFD 88.8) and along with other development in the area was approved as a County effort to recover monies owed from delinquent tax bonds. The delinquent taxes are a result of bonds that were issued in order to finance the installation of infrastructure that would support industrial development in the area. The infrastructure has since been installed and the hope is that revenue from the

development within CFD 88.8 will bring the delinquent tax bonds current. Again, efficient land use practices would see this area develop first, maintaining consistency with the current land use pattern and the County's vision for the area.

The subject site also falls within Cell #2334 of the County's Multiple Species Habitat Conservation Plan (MSHCP) in which conservation within the Cell will focus on the assembly of coastal sage scrub habitat. According to the plan, conservation within Cell # 2334 will be approximately 5% of the Cell, focusing on the southern portion of the Cell. The site is located in the northern half of the cell.

RECOMMENDATIONS:

The Planning Director recommends to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 924 from Rural Community: Very Low Density Residential to Community Development: Light Industrial.

INFORMATIONAL ITEMS:

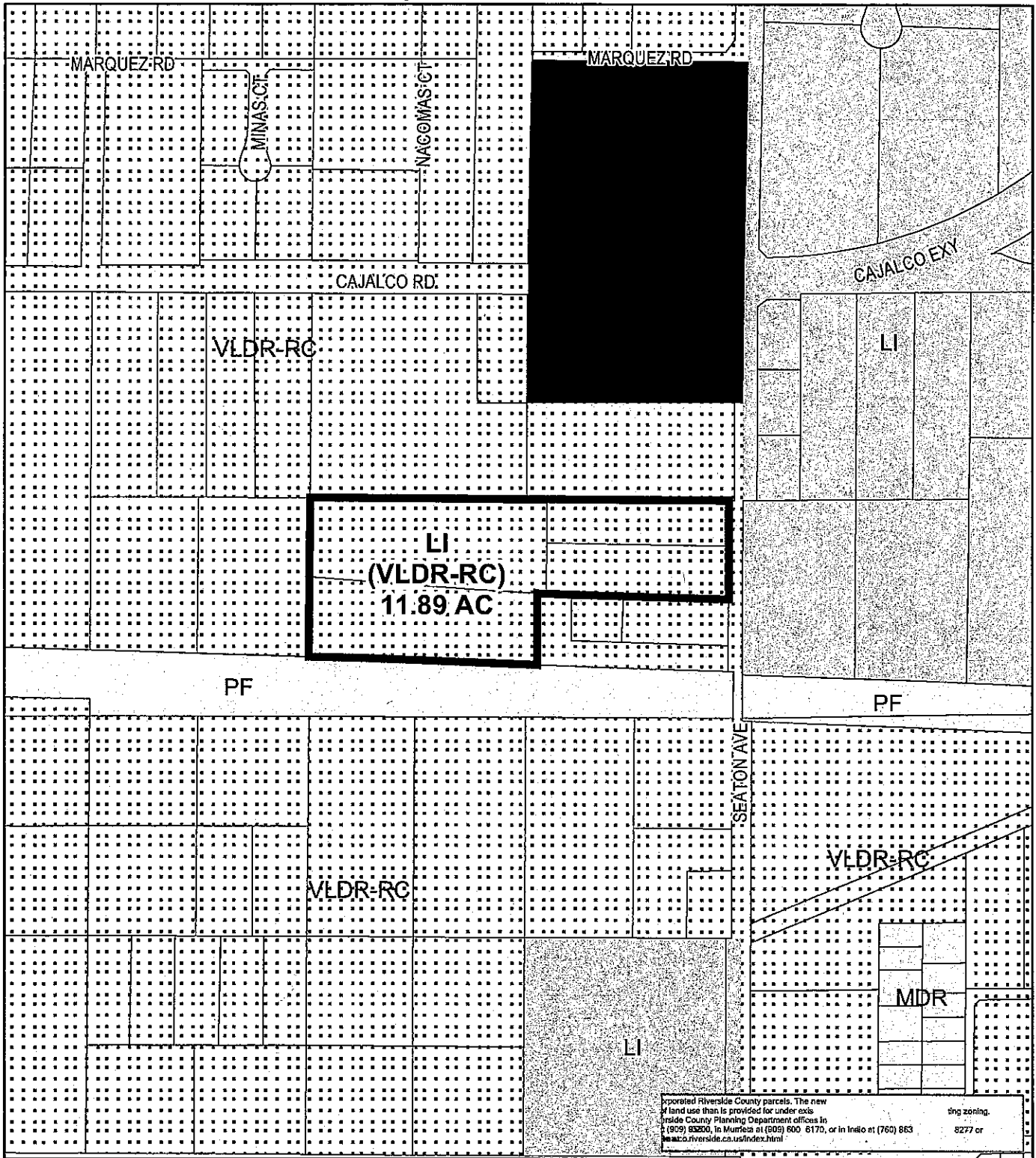
1. This project was filed with the Planning Department on February 6, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$3788.66.
3. The project site is currently designated as Assessor's Parcel Numbers 317-080-019, 317-080-020, 317-080-021 and 317-080-022.

Supervisor Buster
District 1
Date Drawn: 2/22/08

GPA00924

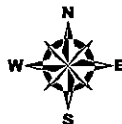
Planner: Amy Aldana
Date: 2/29/08
Exhibit 6

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: North Perris
Township/Range: T4SR4W
Section: 11



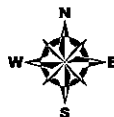
Assessors
Bk. Pg. 317-08
Thomas
Bros. Pg. 777 C3

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: North Perris
Township/Range: T4SR4W
Section: 11



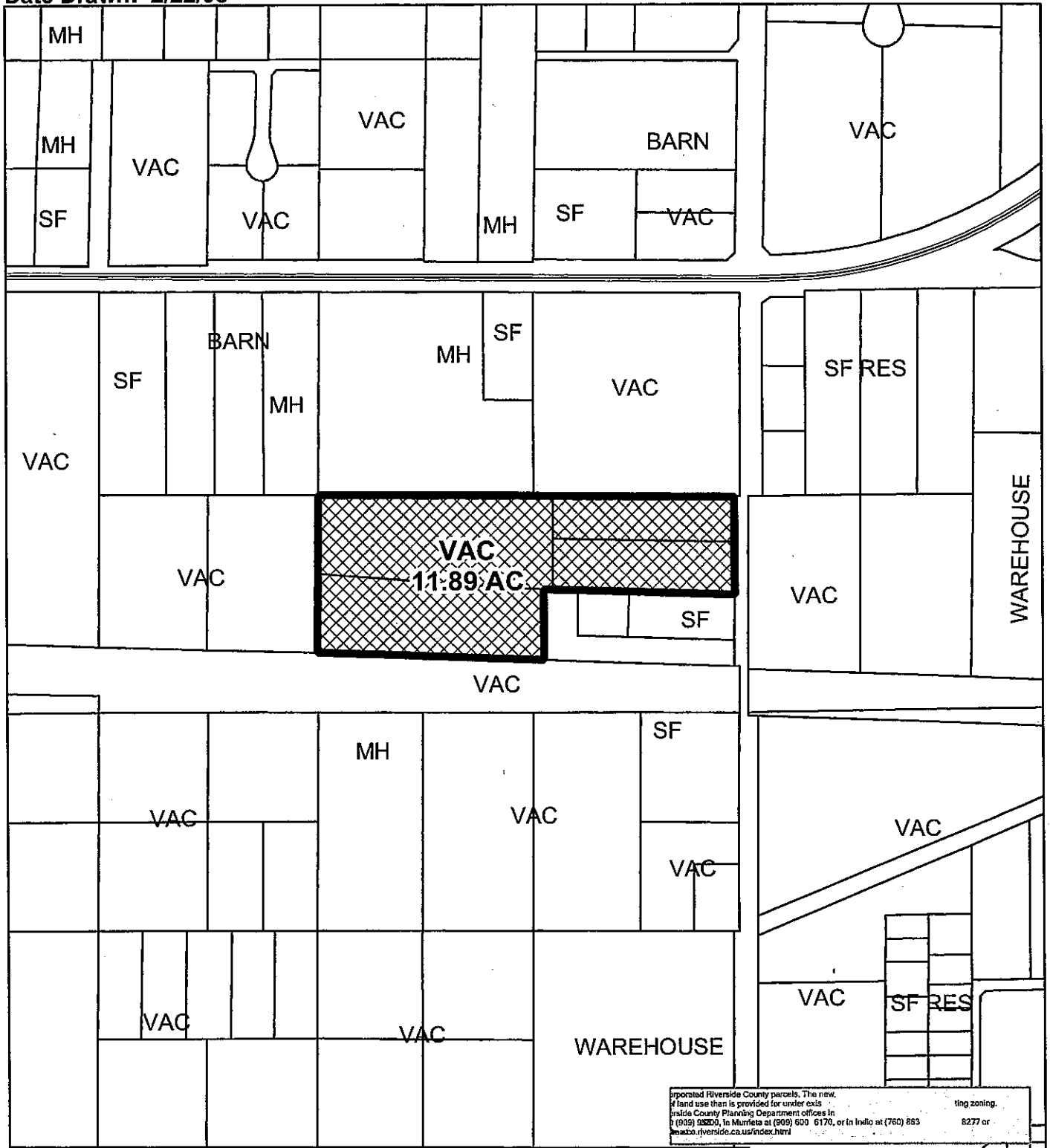
Assessors
Bk. Pg. 317-08
Thomas
Bros. Pg. 777 C3

Supervisor Buster
District 1
Date Drawn: 2/22/08

GPA00924

Planner: Amy Aldana
Date: 2/29/08
Exhibit 1

Land Use



Unincorporated Riverside County parcels. The new
land use than is provided for under exist
Riverside County Planning Department offices in
(909) 982-0000, in Murrieta at (909) 600-6170, or in Indio at (760) 853-8277 or
www.co.riverside.ca.us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: North Perris
Township/Range: T4SR4W
Section: 11

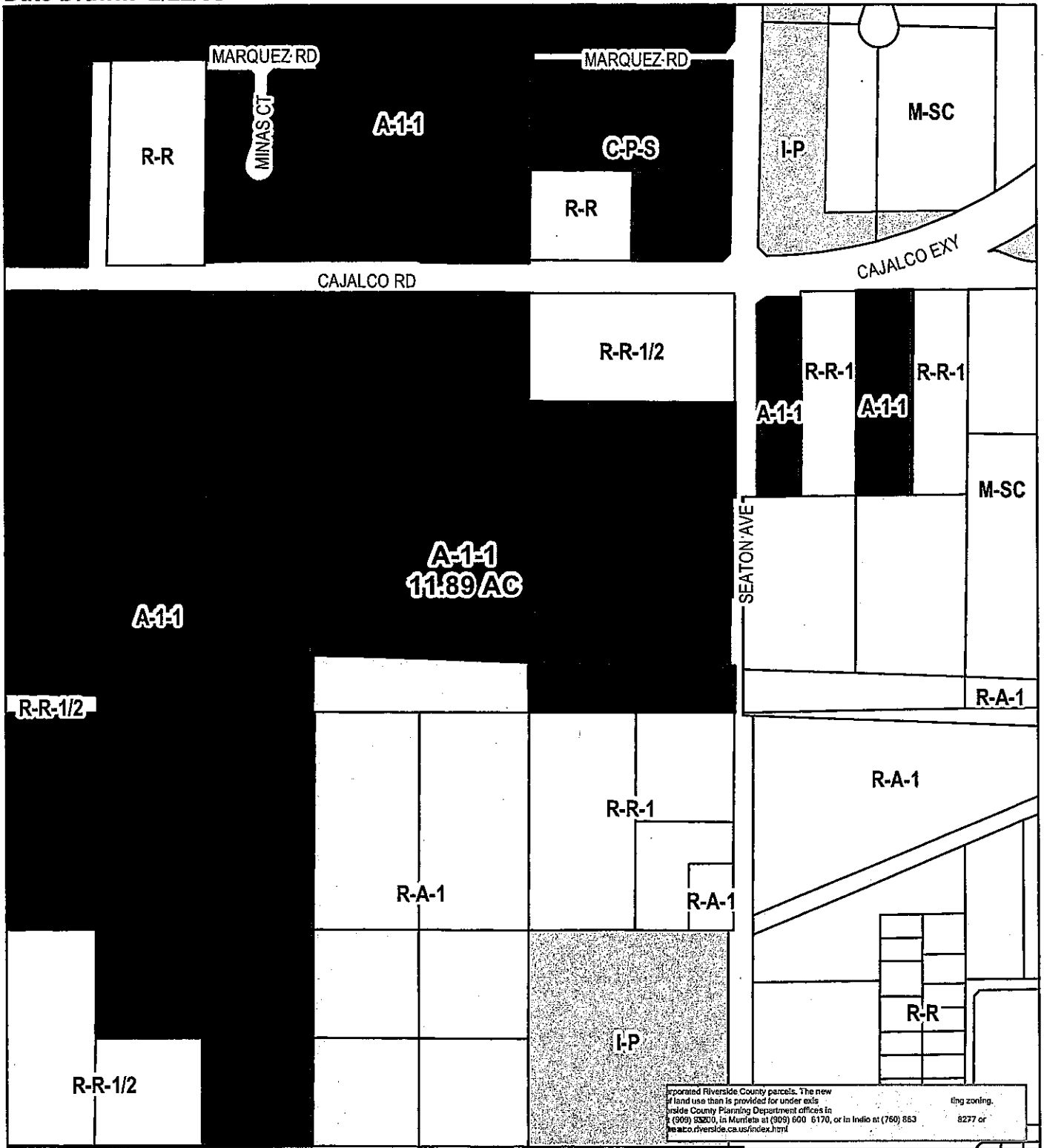


Assessors
Bk. Pg. 317-08
Thomas
Bros. Pg. 777 C3

Supervisor Buster
District 1
Date Drawn: 2/22/08

GPA00924
EXISTING ZONING

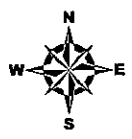
Planner: Amy Aldana
Date: 2/29/08
Exhibit 2



Incorporated Riverside County parcels. The new land use than is provided for under existing zoning. Riverside County Planning Department offices in (909) 53200, in Murrieta at (909) 600 6170, or in Indio at (760) 863 8277 or seaco.riverside.ca.us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: North Perris
Township/Range: T4SR4W
Section: 11



Assessors
Bk. Pg. 317-08
Thomas
Bros. Pg. 777 C3

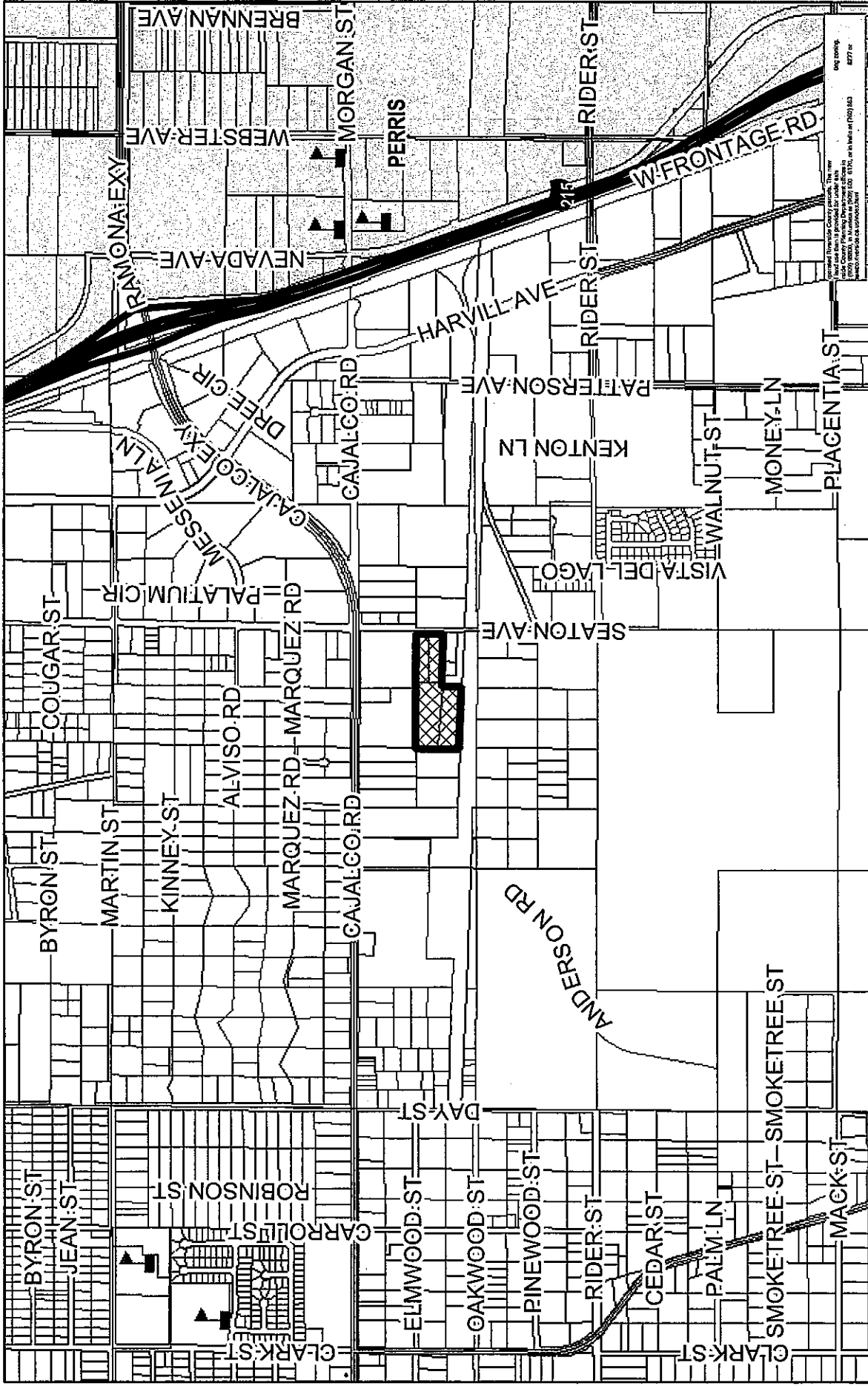


Supervisor Buster
District 1

Date Drawn: 2/22/08

GPA00924 POLICY AREAS

Planner: Amy Aidana
Date: 02/29/08
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: North Perris
Township/Range: T4SR4W
Section: 11

Assessors
Bk. Pg. 317-08
Thomas
Bros. Pg. 777 C3

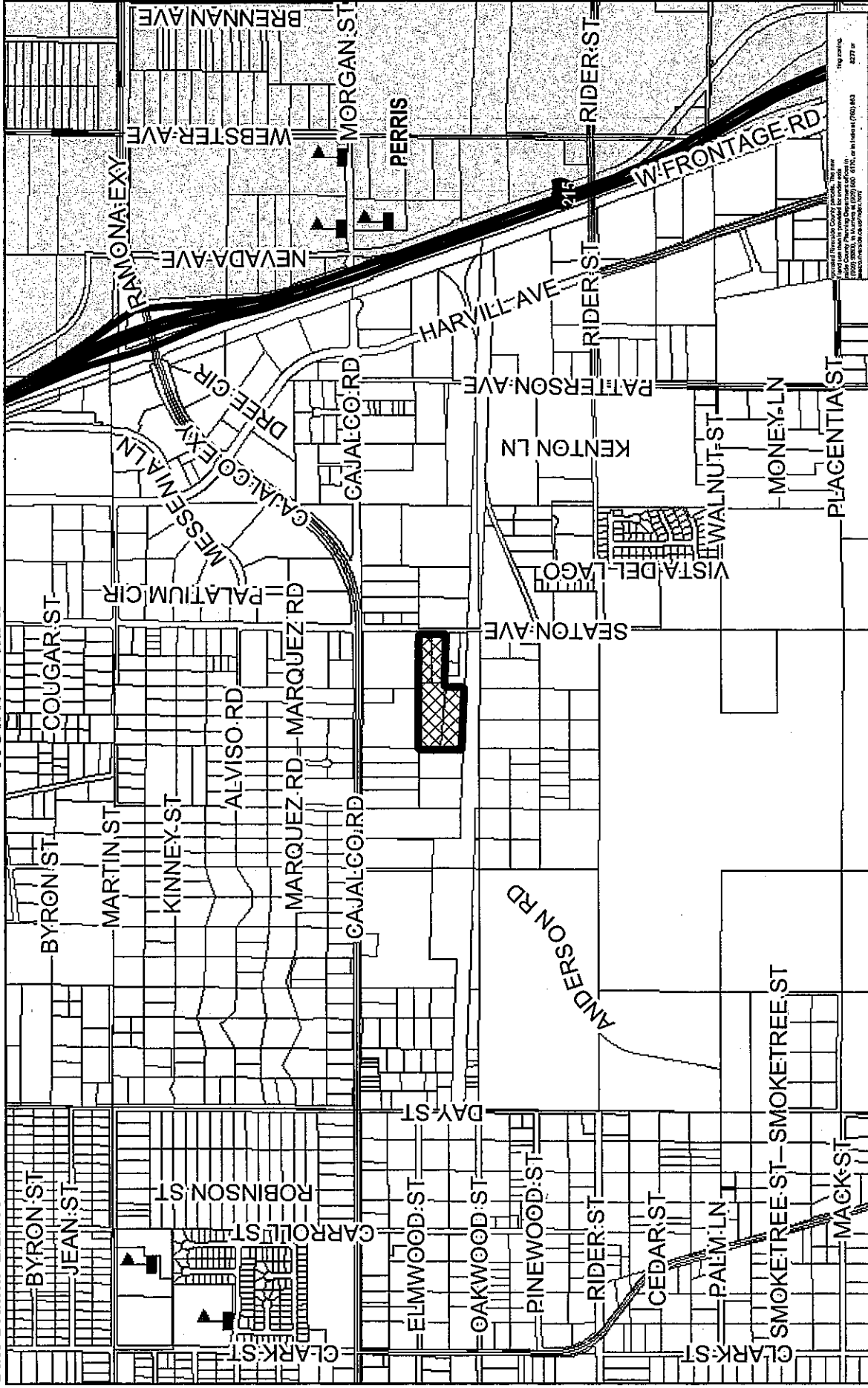


Map made by
02/29/08

Supervisor Buster
District 1
Date Drawn: 2/22/08

GPA00924 VICINITY MAP

Planner: Amy Aldana
Date: 02/29/08
VICINITY MAP



Zone
Area: North Perris
Township/Range: T4SR4W
Section: 11

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 317-08
Thomas
Bros. Pg. 777 C3



APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

EXISTING PROPOSAL IS FILED WITHIN THE WINDOW OPENING FROM THE RIVERSIDE COUNTY FROM JANUARY 02 TO FEBRUARY 15 ALSO THE FRONT OF THE EXISTING PROPERTY DIRECTLY ACROSS THE STREET OF SEATON AVE. THE LAND USE DESIGNATION IS LI, THEREFORE THE PROPOSED USE WILL BE CONSISTENT TO THE SURROUNDING PROPERTY.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: MEAD Valley.

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

NONE

C. PROPOSED POLICY (Attach more pages if needed): _____

N/A.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

TO BE CONSISTENT WITH THE LAND USE PRESENTLY DIRECTLY ACROSS THE
STREET OF SEATON AVE.

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. Preferably a copy of a grant deed of each property involved, if available.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½" x 14".
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
8. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
9. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit.

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



September 26, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
408. Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 9.0, General Plan Amendment Initiation Proceedings
(September 30, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. In all cases, we commend the staff recommendations for upholding the planning integrity of the General Plan, for following the directives of the Administrative Element, and in respecting public safety and MSHCP imperatives.

Item 9.1. GPA 780 (Elsinore)

Concur with staff recommendation to deny initiation. There are numerous compelling reasons to deny this complex proposal, which responds to no changed circumstances. It would markedly intensify residential uses in an intrinsically unsafe high fire hazard area, whose emergency egress route – Highway 74 – is already severely challenged. The lack of proper secondary access cannot be mitigated, and the proposal is opposite to the recommendation of the Riverside County Fire Hazard Reduction Task Force:

Update the Riverside County General Plan and complete consistency zoning actions to limit residential growth within or adjacent to high fire hazard areas.

As the cogent staff report demonstrates, if land currently designated as Open Space-Conservation Habitat needs redesignation on technical grounds, alternative designations such as Rural Mountainous or Open Space-Rural that are more appropriate are available, and future development could still be consolidated via clustering. Furthermore, the loss of Public/Quasi Public MSHCP lands under the exchange scenario creates General Plan and MSHCP inconsistencies. Finally, such intensification in a relatively remote area is inconsistent with the General Plan Vision of avoiding leapfrog development away from services. Indeed, the General Plan Advisory Committee rejected a Rural Village Overlay for El Cariso for all these reasons

Item 9.2. GPA 1033 (SWAP)

Concur with recommendation in staff report to deny initiation. This proposal to extend the Citrus Vineyard Policy Area to Vail Lake is wholly unsuited for this locale. As pointed out in the thorough staff report, it would introduce a type and intensity of development far in excess of that anticipated by the General Plan's Vail Lake Policy Area and the policies of SWAP. The small farm and commercial development model of Citrus Vineyard has no relevance to the biological, viewshed, and recreational imperatives of Vail Lake. No changed circumstances justify this wholesale change. A massive upzoning to 2-acre lots would introduce large scale residential uses into a high fire hazard area, decimate the biological resources needed for MSCHP assembly, and constitute a leapfrog pattern of development apart from services and infrastructure. Finally, according to the Planning Department, "The proposed amendment also creates an internal inconsistency among the Elements of the General Plan, particularly the Multipurpose Open Space Element and the Safety Element."

Item 9.3. GPA 1000 (SWAP)

Concur with staff recommendation to deny initiation. Conversion of this 379-acre rural location to Community Development/Specific Plan would defy all relevant planning principles. It would urbanize an intact rural area discontinuous from urban infrastructure and services, maximize greenhouse gas emissions, and, contrary to the recommendation of the Fire Hazard Reduction Task Force, place development in a rugged, high fire hazard location. No new circumstance justifies this Foundation change, which would thus conflict with the Administrative Element of the General Plan. According to the staff report, this increase in intensity "would be contrary to the existing character and land use pattern in the area."

Item 9.4. GPA 988 (Elsinore)

Concur with staff recommendation to deny initiation. This proposal responds to no changed circumstances. It would intensify residential uses within a very high fire hazard area, contrary to the recommendation of the Fire Hazard Reduction Task Force. The current designation correctly reflects the viewshed and buffer characteristics of the area, and should not be altered. According to staff, "Increasing the intensity of uses on the site could also potentially create inconsistencies amongst the Land Use element and the Safety element of the General Plan."

Item 9.5. GPA 985 (Elsinore)

Concur with staff recommendation to deny initiation. This constrained site has serious and unresolved flood hazard issues, and the claim to provide needed affordable housing does not stand up to scrutiny, as documented in the staff report. Furthermore, the change would likely interfere with MSCHP assembly and should not proceed unless and until facilitation of a reserve segment can be documented.

Item 9.6. GPA 977 (Mead Valley/Elsinore)

Concur with staff recommendation to deny initiation. This is a massive proposal to redesignate 405 acres of Rural Mountainous and Rural Residential to Rural Community 1-acre lots. Discontiguous from infrastructure and services, and not responding to changed circumstances, the proposal utterly lacks planning merit. Indeed, due to public safety and MSHCP conflicts, staff concluded that:

This amendment would potentially create inconsistency between the Land Use Element and the Safety Element by increasing density in an area with steep slopes, high fire hazard and no nearby fire stations, limited access, and subject to flooding. Increasing the density/intensity of allowable land use on the site, as proposed by this amendment, would also exacerbate potentially conflicts between such uses and the conservation requirements as set forth in the MSHCP, causing inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.

Item 9.7. GPA 924 (Mead Valley)

Concur with staff recommendation to deny initiation.

Item 9.8. GPA 958 (Mead Valley)

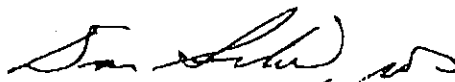
Concur with recommendation in staff report to deny initiation. The proposed change from Rural to Rural Community does not respond to new circumstances and would create a "spot zone."

Item 9.9. GPA 1084 (Jurupa)

Concur with staff recommendation to initiate.

Thank you for considering our views, and we look forward to working with you as the Five-Year Update proceeds.

Sincerely,



Dan Silver, MD
Executive Director

Electronic cc: Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.

Carolyn Luna, EPD
Interested parties