

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
May 5, 2009

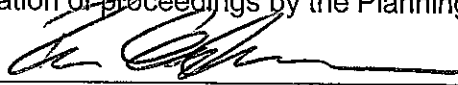
**SUBJECT: GENERAL PLAN AMENDMENT NO. 1037** – Foundation-Regular – Applicant: Sunrise Capital, LTD. – Engineer/Representative: Sake Engineers, Inc. - First Supervisorial District - Lake Mathews Zoning District - Lake Mathews/ Woodcrest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) – Location: Northerly of Idaleona Road, easterly of Capello Drive, and southerly of Alto Lago Drive - 38.42 Gross Acres - Zoning: Residential Agriculture - 2 Acre Minimum (R-A-2) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from RURAL (RUR) to RURAL COMMUNITY (RC) and to amend the General Plan land use designation of the subject site from Rural Residential (RUR:RR) (5 ac. min.) to Estate Density Residential (RC:EDR) (2 ac. min.) - APN(s): 287-300-033, 287-300-034

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors 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 in the application. The consideration of the initiation of proceedings by the Planning Commission

  
\_\_\_\_\_  
Ron Goldman  
Planning Director

RG:th

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande  
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

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.

Agenda Item No.: 6.7  
Area Plan: Lake Matthews/Woodcrest  
Zoning District: Lake Matthews  
Supervisory District: First  
Project Planner: Tamara Harrison  
Planning Commission: February 4, 2009  
Continued from: August 12, 2008

General Plan Amendment No. 1037  
Applicant: Sunrise Capital, LTD.  
Engineer/Representative: Sake Engineers, Inc.

## COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

### RECOMMENDATIONS:

The Planning Director recommends to adopt an order initiating proceedings for GPA01037 from Rural: Rural Residential to Rural Community: Estate Density Residential and the Planning Commission made the comments below. The Planning Director continues to recommend to adopt an order initiating proceedings for the GPA. 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 commented that he was not compelled to go with a higher density for the site and that it was unacceptable to allow the Community Development Foundation Component to encroach into the middle of rural area. Commissioner Roth indicated that the proposal would not be appropriate.

**Commissioner John Snell:** No Comments

**Commissioner John Petty:** No Comments

**Commissioner Jim Porras:** Commissioner Porras agreed with Commissioner Roth that initiation would not be appropriate.

**Commissioner Jan Zuppardo:** No Comments

**Agenda Item No.: 6.7**  
**Area Plan: Lake Mathews/Woodcrest**  
**Zoning District: Lake Mathews**  
**Supervisorial District: First**  
**Project Planner: Amy Aldana**  
**Planning Commission: February 4, 2009**  
**Continued From: August 12, 2008**

**General Plan Amendment No. 1037**  
**(Foundation – Regular)**  
**E.A. Number: 41869**  
**Applicant: Sunrise Capital, LTD.**  
**Engineer/Rep.: Sake Engineers, Inc.**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT**  
**STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation and land use designation from "Rural: Rural Residential" (RUR:RR) (5 Acre Minimum) to "Rural Community: Estate Density Residential" (RC: EDR) (2 ac. min.) for an approximately 38.42-acre property. The project is located northerly of Idaleona Road, easterly of Mira Lago Drive, and southerly of Alto Lago Drive.

**FURTHER CONSIDERATIONS:**

**January 13, 2009**

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held September 24, 2008 between the applicant and the Planning Department to discuss the proposal further.

The proposed site is located within the community of Lake Mathews within the Lake Mathews/Woodcrest Area Plan. The proposal is also located within the City of Riverside sphere of influence. To the east and north of the proposed site are properties designated Estate Density Residential within the Rural Community foundation component. The proposed change would extend the Estate Density Residential designation to the west.

In May of 2006, the applicant obtained a map number to begin the process of dividing the property consistent with the existing zoning, R-A-2. It was at that time that they learned that the land use designation would not allow the land to be divided into parcels smaller than 5 acres in size.

To the east and adjacent to the proposed site is the Gavilan Hills Policy Area, an approximate 2,000-acre area that includes Hartford Springs Park and Specific Plan 308. Tentative Tract Map No. 31554, located at the northeast corner of Zeno Street and Idaleona Road, is a proposal within the Gavilan Hills Specific Plan (SP 308) to subdivide 880 acres into 574 residential lots and two park sites. This map was submitted in 2003 and is still under review.

LU 6.1 of the Land Use Element within the General Plan "requires land uses to be developed in accordance with the General Plan and area plans to ensure compatibility and minimize impacts." The proposed change to RC:EDR would not be incompatible with adjacent land uses the east or north.

According to the Lake Mathews/Woodcrest Area Plan, much of the region is subject to a "high risk" of fire hazards. The Lake Mathews/Woodcrest Area Plan identifies methods to mitigate potential fire hazards including setbacks that buffer development from hazard areas,

maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and reducing development in high-risk areas. According to the Safety Element of the General Plan, proposed development in high fire areas shall provide secondary public access, unless determined otherwise by the County Fire Chief. The proposed site is bordered by Idaleona Road to the south and Alto Lago Drive to the north providing primary and secondary access to the subject site.

**RECOMMENDATIONS:**

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1037 from Rural: Rural Residential to Rural Community: Estate Density Residential **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor's Parcel Number 287-300-033 and 287-300-034.

Agenda Item No.: 6.7  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Lake Mathews  
Supervisory District: First  
Project Planner: Amy Aldana  
Planning Commission: August 12, 2008

General Plan Amendment No. 1037  
(Foundation – Regular)  
E.A. Number: 41869  
Applicant: Sunrise Capital, LTD.  
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**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

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**ISSUES:**

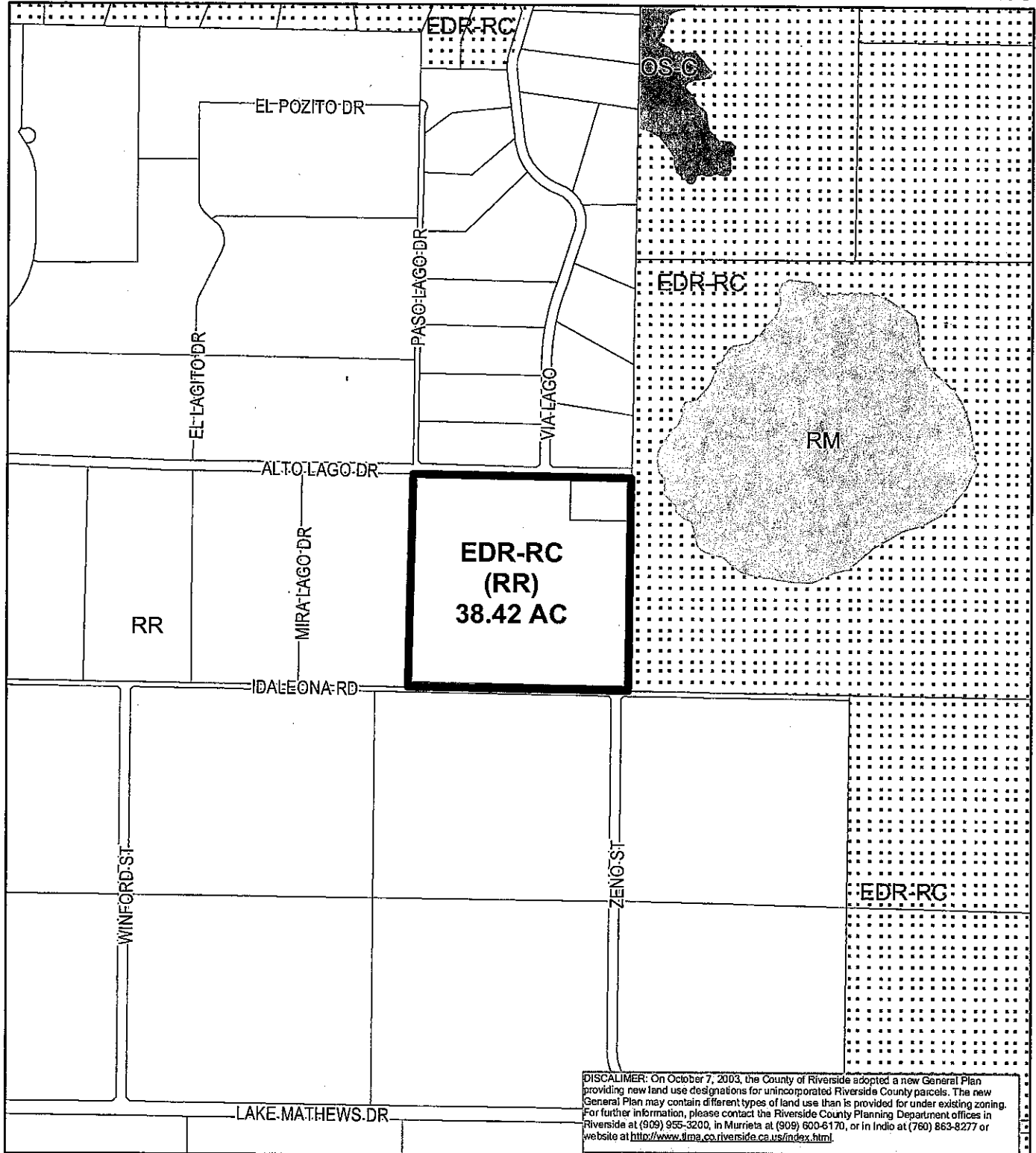
The proposed site is a large lot with a mobile home. Surrounding parcels to the north, south, and west include single family homes and mobile homes with scattered vacant parcels interspersed throughout. The proposed site is rural residential with a 5-acre minimum and helps define the unique character of the community by providing separation between developed areas. Existing rural residential purposes offer a buffer for a Specific Plan projected to the east of the proposed site. The proposed site is located within a high fire hazard and warrants the need for additional access as expressed by the Safety Element of the General Plan. The proposal is contrary to the existing plan and would create an inconsistency between the land use map/element and the policy within the area plan.

Specific Plan No. 198 (Belle Meadows) has been proposed, but has not yet been developed. An Environmental Impact Report is pending; the site is still vacant. Along the common boundary between the proposed site and SP 198, is an opportunity for very low density residential purposes within a rural community atmosphere. Northeast is an area proposed as Open Space: Conservation. No substantial evidence has been provided showing conditions or circumstances are present to justify the proposed change. Maintaining the open-space rural atmosphere would sustain the consistency of the area and the proposed site.

**RECOMMENDATIONS:**

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1037 from Rural: Rural Residential to Community Development: Estate Density Residential **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor's Parcel Number 287-300-033, 287-300-034.



DISCALIMER: 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.dma.co.riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

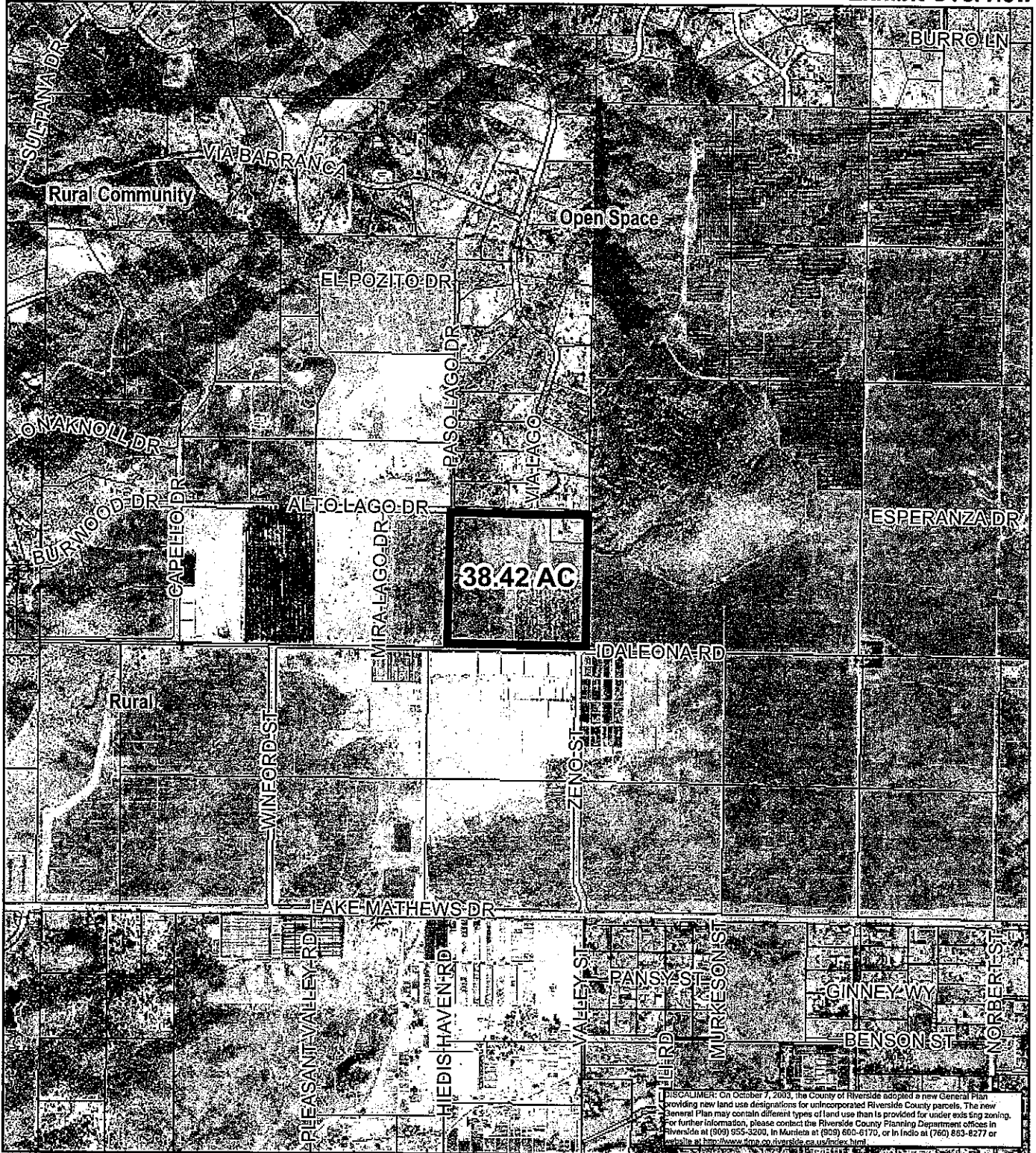
**Zone**  
**District: Lake Mathews**  
**Township/Range: T4SR5W**  
**Section: 22**



**Assessors**  
**Bk. Pg. 287-30**  
**Thomas**  
**Bros. Pg. 805 G1**



DEVELOPMENT OPPORTUNITY



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 Murietta at (909) 660-6170, or in Indio at (760) 863-8277 or visit us at <http://www.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District  
Plan: Lake Mathews  
Township/Range: T4SR5W  
Section: 22



Assessors  
Bk. Pg. 287-30  
Thomas  
Bros. Pg. 805 G1

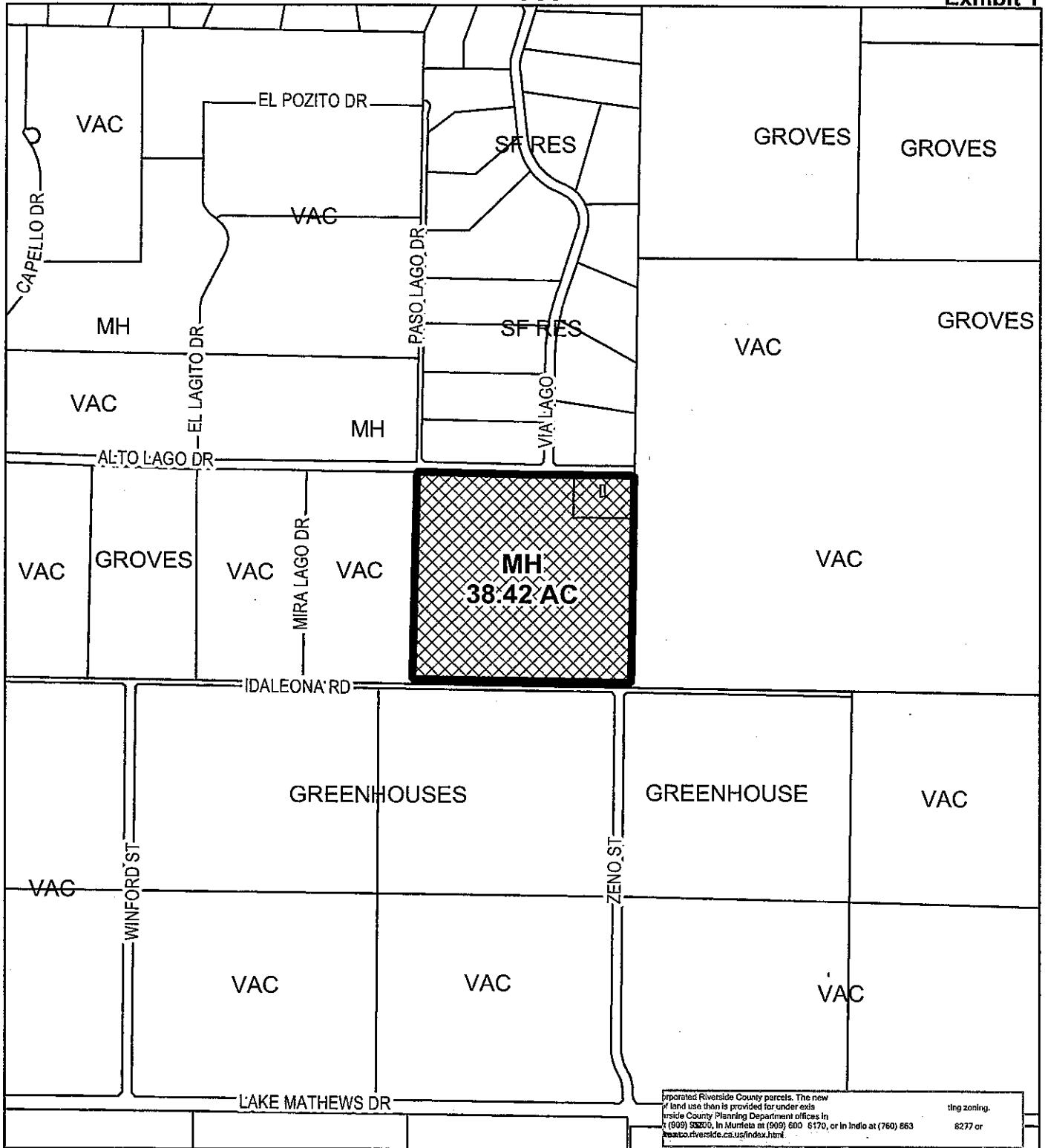


Supervisor Buster  
 District 1  
 Date Drawn: 3/21/08

**GPA01037**

Planner: Amy Aldana  
 Date: 3/13/08  
 Exhibit 1

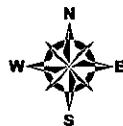
**Land Use**



Prepared Riverside County parcels. The new  
 of land use than is provided for under exist  
 Riverside County Planning Department offices in  
 (909) 532-0000, in Murietta at (909) 600-6170, or in Indio at (760) 863-  
[web.riverside.ca.us/index.html](http://web.riverside.ca.us/index.html)  
 ting zoning.  
 8277 or

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: Lake Mathews  
 Township/Range: T4SR5W  
 Section: 22

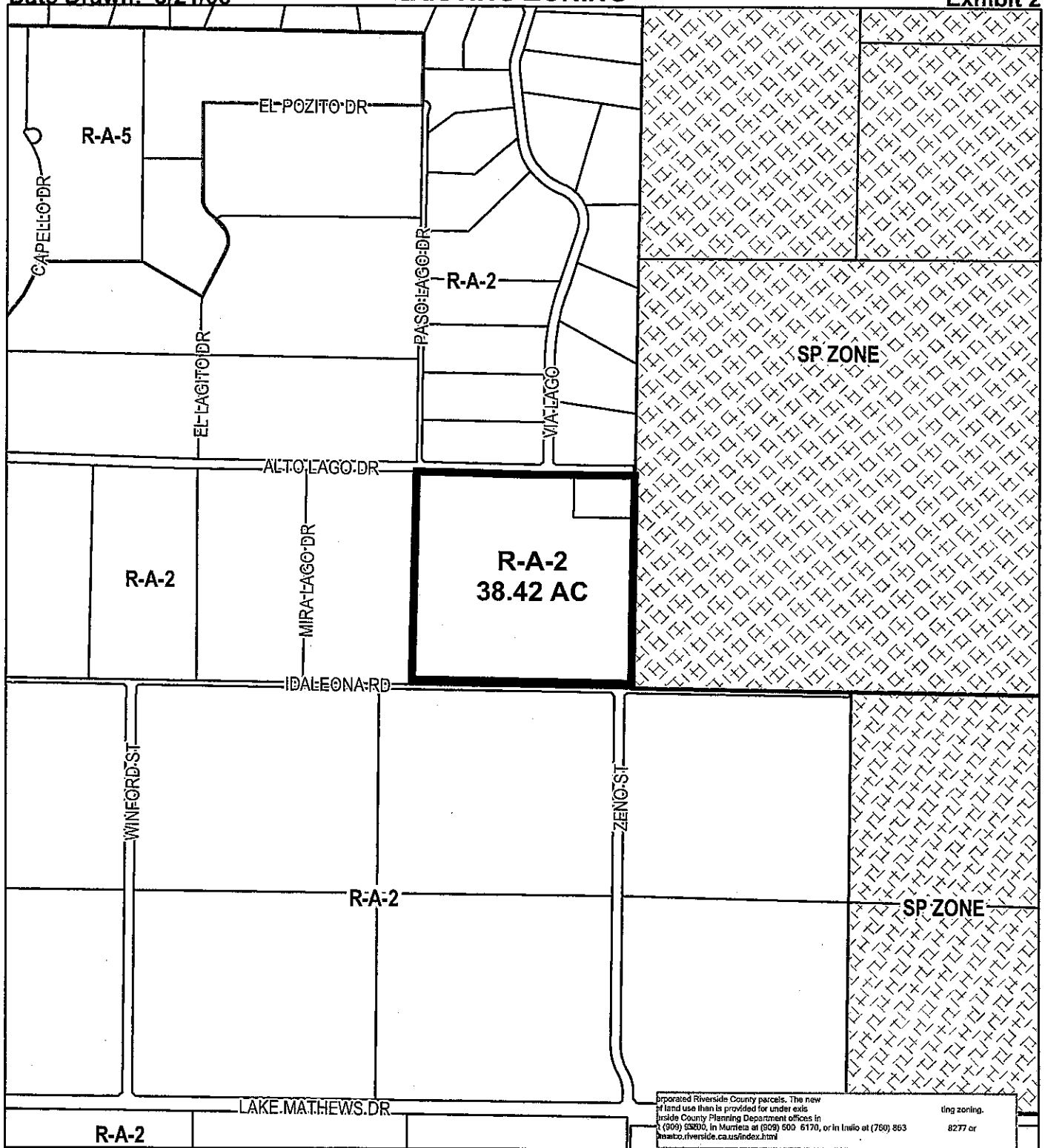


Assessors  
 Bk. Pg. 287-30  
 Thomas  
 Bros. Pg. 805 G1

Supervisor Buster  
District 1  
Date Drawn: 3/21/08

**GPA01037**  
**EXISTING ZONING**

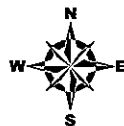
Planner: Amy Aldana  
Date: 3/13/08  
Exhibit 2



Incorporated Riverside County parcels. The new  
of land use than is provided for under exist  
inside County Planning Department offices in  
at (909) 5300, in Murrieta at (909) 500 6170, or in Indio at (760) 863  
8277 or  
eastco.riverside.ca.us/index.html

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Lake Mathews  
Township/Range: T4SR5W  
Section: 22



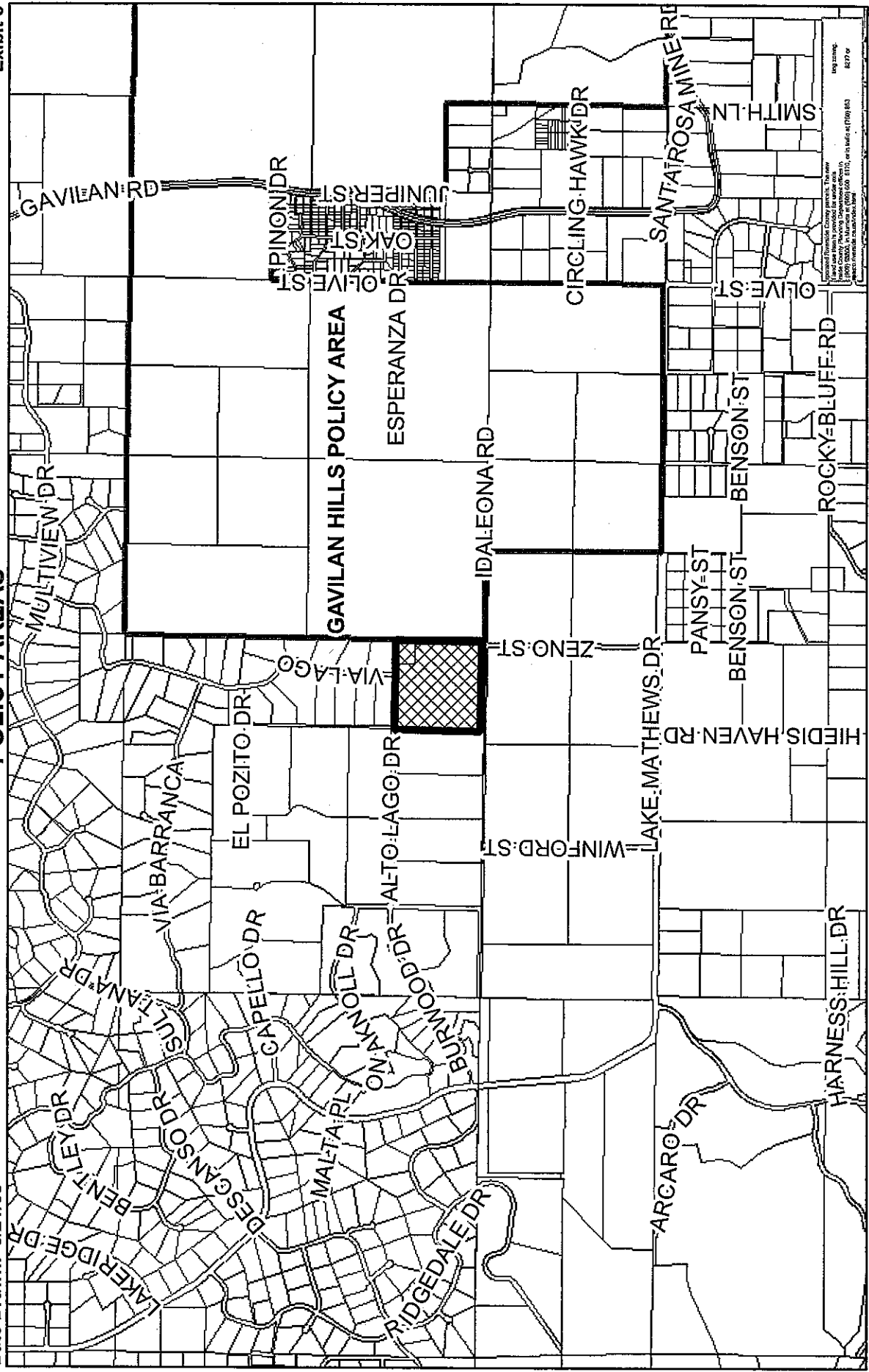
Assessors  
Bk. Pg. 287-30  
Thomas  
Bros. Pg. 805 G1



Supervisor Buster  
District 1  
Date Drawn: 3/21/08

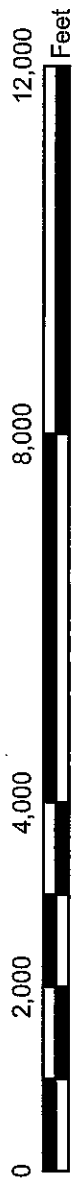
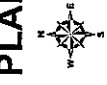
# GPA01037 POLICY AREAS

Planner: Amy Aldana  
Date: 03/13/08  
Exhibit 8



## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Lake Mathews  
Township/Range: T4SR5W  
Section: 22



Assessors  
Bk. Pg. 287-30  
Thomas  
Bros. Pg. 805 G1



February 1, 2009

*VIA ELECTRONIC MAIL AND FACSIMILE*

Riverside County Planning Commission  
ATTN: Mike Harrod  
County of Riverside  
4080 Lemon St., 9<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Item 6.0, General Plan Amendment Initiation Proceedings (February 4, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) remains deeply concerned over the landowner-initiated GPAs. The process is profoundly flawed, without formal stakeholder input or adequate community outreach. Dozens of GPAs affecting Foundation elements are being considered in a piecemeal manner, without integration with the County-initiated GPA 960 process.

A high degree of planning discipline is needed during this important Five-Year Update. However, rigor is often lacking in the Planning Dept. recommendations. We are reluctantly reaching the conclusion that the Planning Dept. is not functioning at a level commensurate with the task.

As a reminder, the General Plan Administrative Element provides the operative standard for such decisions:

- a. The foundation change is based on ample evidence that *new conditions or circumstances* disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. (Emphasis added.)

Instead of a "mapped" General Plan that provides stability for land use and for infrastructure and service provision, many recommendations threaten to revert to the pre-2003 era, when open space was treated as a "holding zone" for any development that water and sewer lines could reach. We therefore urge the Commission and Board to supply the discipline necessary to realize the benefits of the Certainty System and to ensure that new development is both needed and optimally sited.

Comments on specific items follow.

Item 6.1, GPA 621 (Lakeview Nuevo)

*No position.*

Item 6.2, GPA 770 (Lakeview Nuevo)

*No position.*

Item 6.3, GPA 841 (Lakeview Nuevo)

*No position.*

Item 6.4, GPA 957 (REMAP)

This proposed change from Rural and Open Space-Rural to 1-acre Rural Community is of concern to EHL and will be monitored.

Item 6.5, GPA 959 (Mead Valley)

*Concur* with the staff recommendation for non-initiation on land use and public safety grounds.

Item 6.6, GPA 1030 (Temescal)

*Disagree* with the staff recommendation to initiate the change of 446 acres within MSHCP Criteria Cells from the most restrictive designations of Open Space-Rural and Rural to a mixture of high and low density residential and commercial retail. This land is obviously critically important wildlife habitat, with Temescal Wash as an outstanding feature. While nearby urbanization exists, this does not in and of itself constitute justification to convert all surrounding land to the same use. No planning need for additional urban land has been provided.

Most importantly, despite this being a critical area for the MSHCP, virtually no information has been provided by staff as to the how the proposed redesignation would affect MSHCP preserve assembly. Would it advance or hinder it? If land acquisition is needed, the proposed up-planning might constitute a gift of public funds. *What is the opinion of the Environmental Programs Department of this proposed change?* At best, initiation is premature and much additional information is necessary.

Item 6.7, GPA 1037 (Lake Mathews)

*Disagree* with the staff recommendation to convert 38 acres of intact Rural land to estate lots. Staff has *not* addressed the required finding that new conditions or circumstances compel a change. If every Rural property on the border of Rural-Rural Community converts to Rural Community on the basis of adjacency, then that is a prescription for the progressive elimination of Rural.

Item 6.8, GPA 920 (Southwest Area Plan) (72 acres)

Item 6.9, GPA 986 (Southwest Area Plan) (19 acres)

Item 6.10, GPA 1026 (Southwest Area Plan) (150 acres)

*Disagree* with the staff recommendation to initiate the change of a total of 241 acres of Rural, Rural Mountainous, and Agricultural land to Community Development on the basis of a “trend” that appears to be nothing other than the trend of sprawl. The land involved now comprises a block of highly intact rural and agricultural land on the eastern edge of Highway 79 urbanization. These very lands now form a border or urban edge that *defines* communities, with urban to the west and rural and open space to the east.

*Without* planning justification, staff is recommending a series of GPAs that would transform this area and push development further east along the scenic Highway 79 corridor. Traffic alone would give pause to this recommendation. The “progression of Community Development land use designations” referred to in the staff report is simply a progression of *requests* for GPAs that is being confused with real planning.

What is the vision for this region, and how was it arrived at? What community outreach occurred? What is the absorption capacity (in years of growth) of the current General Plan? Is more urban land needed, and on what basis? What growth accommodation alternatives were considered other than greenfield development? If more urban land is needed, where is it optimally sited given transportation, open space, and greenhouse gas considerations? *These questions are never asked let alone answered.* While adjacency is *one* legitimate factor, it is not *sufficient* to justify land conversion.

The landowner-initiated GPAs have become a piecemeal process that fails to consider the “big picture” questions posed above. This series of GPAs typifies the loss of rural, agricultural, and open space without planning justification. Where will the eastward progression of rural conversion stop? How far behind are requests – and Planning Dept. acquiescence – for the land adjacent to these GPAs to follow the “trend” and follow suit? The care needed to conduct a successful Five-Year Update is missing.

Item 6.11, GPA 1042 (Southwest Area Plan)

Concur with concerns expressed by staff but do not fully understand the proposal or the “tentatively decline” recommendation. What uses would Commercial Tourist allow? Clearly, the scenic hillside visual character needs to be protected, but the staff report does not compare the impacts of Commercial Tourist with any residential lots that could be graded under the current Rural Mountainous. As noted in the staff report, MSHCP assembly is also an important factor.

Item 6.12, GPA 807 (Prado-Mira Loma)

No position.

Item 6.13, GPA 887 (Prado-Mira Loma)

No position.

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

Sincerely,

Dan Silver, MD  
Executive Director

Electronic cc: Board Members  
George Johnson, TLMA  
Ron Goldman, Planning Dept.  
Carolyn Luna, Environmental Programs Dept.  
Charles Landry, Regional Conservation Authority  
Interested parties

**Aldana, Amy**

---

**From:** CindyRAGLM@aol.com  
**Sent:** Tuesday, January 27, 2009 9:33 AM  
**To:** Aldana, Amy; LakeMathewsTalks@Yahooogroups.com; RAGLMNotice@Yahooogroups.com; WoodcrestTalks@Yahooogroups.com  
**Subject:** GPA # 1037/5 ac. min. to 2 ac. min./RUR-RR to RC-EDR

General Plan Amendment Number 1037  
Sunrise Capital  
Sake Engineers Inc.

On behalf of the Greater Lake Mathews community I oppose this General Plan Amendment. There are FAR TOO MANY water issues, traffic flow issues and economic issues to allow this change in the General Plan zoning and density at this time. Until we have sufficient reserves of water the densities must remain as currently shown on the General Plan for Riverside County. Until the jobs arrive and the economy turns around, we must leave well enough alone and preserve what is here, not add more burden to it. There is still a very high fire risk in this area which also calls for proper planning along with the issue of water shortage, which WILL make fire fighting even harder over these next few years.

I cannot attend the Wed. Feb. 4 public hearing on this agenda item and very much wish to have it read out loud at the hearing that day. Please make sure this post becomes part of the public record and please let this developer know that this is a VERY active community that participates in all development projects within our boundaries. We request that they contact me to set up a meeting and bring them before the community to present their project. We can help them plan a project that fits the rural, habitat sensitive, equestrian community that is here.

Cindy Ferry



Community Spokesperson for the Greater Lake Mathews area.  
Owner/Operator of: [LakeMathewsTalks@Yahooogroups.com](mailto:LakeMathewsTalks@Yahooogroups.com), [GHSchoolRedistrictingCommittee@Yahooogroups.com](mailto:GHSchoolRedistrictingCommittee@Yahooogroups.com),  
[Lake Mathews Transit@Yahooogroups.com](mailto:LakeMathewsTransit@Yahooogroups.com) and [Watt LMCOI@Yahooogroups.com](mailto:WattLMCOI@Yahooogroups.com)  
Member/Monitor of: [RAGLMNotice@Yahooogroups.com](mailto:RAGLMNotice@Yahooogroups.com) and [WoodcrestTalks@Yahooogroups.com](mailto:WoodcrestTalks@Yahooogroups.com)  
[CindyRAGLM@aol.com](mailto:CindyRAGLM@aol.com) (best way to reach me)  
(951) 657-6610  
16115 Rocky Bluff Road  
Gavilan Hills, CA. 92570-7471

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**DAVID VARNER**  
21740 VIA LIAGO  
PERRIS, CALIFORNIA 92570

March 31, 2009

Planning Commissioners  
County of Riverside  
4080 Lemon Street  
Riverside, CA 92502

Re: Application to Change Zoning From  
5 Acres to 2-Acre Minimum  
General Plan Amendment No. 1037

Gentlemen:

Although we live on the parcel in question with an agreement to receive a lot when a final tract map is recorded, we were not made aware of the February 3, 2009 meeting with the Planning Commission at which the zoning to two-acre minimum was heard. We pay our property taxes under Assessor Parcel No. 287-300-034-3.

Subsequent to the Planning Commission meeting, I was informed of several objections to the application with which I disagree. I have started polling property owners in the Lake Mathews Vistas area which abuts the northern property line of the subject property asking for rezoning. I plan on a more definitive response to some of the objections of which I have received copies via the RAGLM internet site. As a Director and Secretary of the Lake Mathews Vistas Road Association, I am in frequent personal contact with Board members. I have not had an opportunity to speak individually to every Board member concerning this rezoning; however, I did discuss this with Steve White, a Board member, and I plan on personally speaking to other Board members. In the meantime, I am forwarding to you my recommendation of approval of rezoning to two acres along with a letter from Steve White. I plan on preparing a more detailed response prior to any hearing of the Board of Supervisors on this matter.

Planning Commissioners  
March 31, 2009  
Page Two

I would like to personally thank Michael Harrod for recently giving me a quick update as to the status of the application. He did a good job of explaining the background of this matter and some of the rationale behind some of the complaints to the application. However, I totally disagree with the complaints.

I wish to also thank all concerned with the cooperation I have received from Riverside County personnel.

Sincerely,

A handwritten signature in cursive script that reads "David Varner".

David Varner

Cc: Bob Buster, Supervisor, First District  
Ron Goldman, Planning Director  
Michael Harrod, Principal Planner  
Jesse Jhawar, Sunrise Capital, Ltd.

Encs.

March 28, 2009

To: Members of The Planning Commission, County of Riverside  
To: Members of The Board of Supervisors, County of Riverside

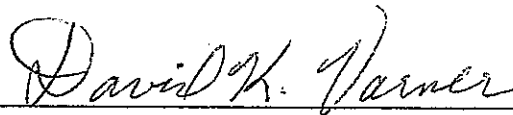
I understand that the owner of the forty acres which are located at the south termination of Via Liago has applied to the County of Riverside to change the present zoning from a 5-acre minimum to a 2-acre minimum. Also, the owner, Sunrise Capital, has committed to establishing CC&Rs which will provide that new lot-owners will be required to pay the existing road maintenance fee, presently \$400 per year, to the Lake Mathews Vistas Road Association to compensate for the road use of Via Liago and Via Barranca.

I personally approve of the zone change and, as a Director of Lake Mathews Vistas Road Association, will recommend to all other fifty property owners who are served by the Association, to support the application on the 40-acre parcel.

I also commend Sunrise Capital for its intention to encourage lot buyers in its project to add a separate gray-water waste line and water storage tank to their new construction of a home to be built on their lot. I understand that Sunrise Capital will encourage green building and the use of solar power to supplement electric energy. Since all new construction will be individually built, the encouragement of green strategies can be effective. Sunrise Capital has also agreed to establish a horse trail on the western edge of the 40 acres.

I understand that new developments are destined to come to our area and believe this proposed development will be an asset to the surrounding community.

Sincerely,



Signature

DAVID K. VARNER

Printed Name of Property Owner and  
Member of the Board of Directors  
of Lake Mathews Vistas Road Assn.

21740 VIA LIAGO, PERRIS, CA. 92570  
Home Street Address

March 28, 2009

To: Members of The Planning Commission, County of Riverside  
To: Members of The Board of Supervisors, County of Riverside

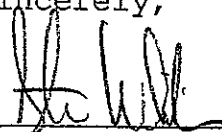
I understand that the owner of the forty acres which are located at the south termination of Via Liago has applied to the County of Riverside to change the present zoning from a 5-acre minimum to a 2-acre minimum. Also, the owner, Sunrise Capital, has committed to establishing CC&Rs which will provide that new lot-owners will be required to pay the existing road maintenance fee, presently \$400 per year, to the Lake Mathews Vistas Road Association to compensate for the road use of Via Liago and Via Barranca.

I personally approve of the zone change and, as a Director of Lake Mathews Vistas Road Association, will recommend to all other fifty property owners who are served by the Association, to support the application on the 40-acre parcel.

I also commend Sunrise Capital for its intention to encourage lot buyers in its project to add a separate gray-water waste line and water storage tank to their new construction of a home to be built on their lot. I understand that Sunrise Capital will encourage green building and the use of solar power to supplement electric energy. Since all new construction will be individually built, the encouragement of green strategies can be effective. Sunrise Capital has also agreed to establish a horse trail on the western edge of the 40 acres.

I understand that new developments are destined to come to our area and believe this proposed development will be an asset to the surrounding community.

Sincerely,



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Signature

STEVE WHITE

Printed Name of Property Owner and  
Member of the Board of Directors  
of Lake Mathews Vistas Road Assn.

15687 VIA BARRANCA

Home Street Address