

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



906B

FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 28, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 1017 – Foundation-Regular – Applicant: Henry C. Cox II – Engineer/Representative: Robert Beers - Second Supervisorial District - Rubidoux and Pedley Zoning District - Jurupa Area Plan: Open Space Recreation (OS-R), Medium Density Residential (MDR) (2-5 du/acre), High Density Residential (HDR) (8-14 du/acre), and Commercial Retail (CR) – Location: **GPA 1017-A** is located northerly of the Santa Ana River, easterly of Camino Real, southerly of Limonite Avenue and Peralta Place, and westerly of Riverview Drive; and **GPA 1017-B** is located northerly of Limonite Avenue, southeasterly of Lakeside Drive, and westerly of El Palomino Drive - Zoning: Open Area Combining Zone Residential Developments (R-5), One Family Dwelling with a minimum 80 foot frontage (R-1-80), Watercourse, Watershed & Conservation Areas (W-1), General Commercial (C-1/C-P), and General Residential (R-3) - **REQUEST: General Plan Amendment 1017-A** (the Jurupa Hills Golf Course project) proposes to change the land use designation from Open Space Recreation (OS-R) and Medium Density Residential (MDR) (2-5 du/ac) to Open Space Recreation (OS-R), and High Density Residential (HDR) (8-14 du/ac) for an approximately 117.36-acre property. - **REQUEST: General Plan Amendment 1017-B** (the El Palomino Drive/Mission De Anza Specific Plan No. 123 project) proposes to change the land use designations within Specific Plan No. 123 from Open Space Recreation (OS-R), Commercial Retail (CR) (0.20-0.35 FAR), and High Density Residential (HDR) (8-14 du/ac) to Open Space Recreation (OS-R), Commercial Retail (CR) (0.20-0.35 FAR), High Density Residential (HDR) (8-14 du/ac), and Open Space Water (OS-W) for an approximately 16.11-acre property- APN(s): 185-170-018, 185-170-020, 185-170-021, 185-170-022, 185-170-032, 185-181-013, 185-203-005, 185-210-009, 185-210-010, 185-210-026, 185-210-027, 186-200-009, 186-212-018, 186-212-019, 186-212-020, 186-260-006, 186-260-008, 186-260-009, 166-430-034, 166-430-037, 166-620-027, 166-430-032, 166-640-032, 166-640-035.

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:rh

REVIEWED BY EXECUTIVE OFFICE

DATE 2/2/10

Tina Grande
Departmental Concurrence

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

Policy Policy

Prev. Agn. Ref.

District: Second

Agenda Number:

15.1

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1017-A, as shown in Exhibit 6, entitled "GPA01017-A, Proposed General Plan," based on the attached report. The Planning Director further recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1017-B, as modified by staff, and as shown in Exhibit 6B, entitled "GPA01017-B, Staff's Proposed General Plan," also 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:

Following the Planning Commission meeting on October 28, 2009, the applicant met with concerned neighbors to discuss GPA01017-A. As a result of these discussions, the applicant has modified the proposal presented to the Planning Commission from Very High Density Residential allowing 14 to 20 dwelling units per acre to High Density Residential (HDR) allowing 8-14 dwelling units per acre. In addition to reducing potential densities from those initially proposed, the applicant has shifted the areas designated for residential development. The area proposed for High Density Residential has been consolidated to approximately 40 acres, and homes now backing onto existing fairways would see these fairways preserved rather than developed as previously proposed. The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the revised request.

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 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.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

906B

January 28, 2010

SUBJECT: Initiation Proceedings for General Plan Amendment No. 1017
(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:

PLEASE SCHEDULE FOR FEBRUARY 23, 2010 AGENDA

Clerk Of The Board

Please charge your time to case number(s): ZGPA01017

Revised: 01/28/10

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 1017\Board of Supervisors\GPA 1017 GPIIP 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

RGM
2-10-10

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 8.4: GENERAL PLAN AMENDMENT NO. 1017 – Foundation / Regular –**
Applicant: Henry C. Cox II – Engineer/Representative: Robert Beers - Second Supervisorial District - Rubidoux Zoning District - Jurupa Area Plan: Santa Ana River Policy Area: Flabob Airport Influence Area (Zones D and E): Riverside Municipal Airport Influence Area (Zone E): Open Space: Recreation (OS-R) (1/2 Acre Minimum) – Location: GPA 1017-A is located northerly of the Santa Ana River, easterly of Camino Real, southerly of Limonite Avenue and Peralta Place, and westerly of Riverview Drive – GPA 1017-B is located northerly of Limonite Avenue, southeasterly of Lakeside Drive, and westerly of El Palomino Drive. - Zoning: Open Area Combining Zone Residential Developments (R-5) - APN(s): 185-170-018, 185-170-020, 185-170-021, 185-170-022, 185-170-032, 185-181-013, 185-203-005, 185-210-009, 185-210-010, 185-210-026, 185-210-027, 186-200-009, 186-212-018, 186-212-019, 186-212-020, 186-260-006, 186-260-008, 186-260-009, 166-430-034, 166-430-037, 166-620-027, 166-430-032, 166-640-032, 166-640-035.

II. **PROJECT DESCRIPTION**

General Plan Amendment 1017-A (the Jurupa Hills Golf Course project) proposes a change from "Open Space: Recreation" (OS:R) and "Community Development: Medium Density Residential" (CD:MDR) (2-5 Dwelling Units per Acre) to "Open Space: Recreation" (OS:R), "Community Development: Medium Density Residential" (CD:MDR) (2-5 Dwelling Units per Acre), and "Community Development: Very High Density Residential" (CD:VHDR) (14-20 Dwelling Units per Acre) for an approximately 117.36-acre property - General Plan Amendment 1017-B (the El Palomino Drive project) proposes a change from "Open Space: Recreation" (OS:R), "Community Development: Commercial Retail" (CD:CR) (0.20-0.35 Floor Area Ratio), and "Community Development: High Density Residential" (CD:HDR) (8-14 Dwelling Units per Acre) to "Open Space: Recreation" (OS:R), "Community Development: Commercial Retail" (CD:CR) (0.20-0.35 Floor Area Ratio), "Community Development: High Density Residential" (CD:HDR) (8-14 Dwelling Units per Acre), and "Open Space: Water" (OS:W) for an approximately 16.11-acre property.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Mike Harrod, at 951-955-1888 or email mharrod@rctlma.org.

The following spoke in favor of the subject proposal:

Henry Cox, Applicant

The following gave time to Henry Cox:

Robert Beers, Applicant's Representative

The following spoke in opposition of the subject proposal:

Nanette Seda-Lotzgesell, Neighbor, 5700 Sepulveda Way, Riverside, California 92509

Pam Elias, Neighbor, 6106 Sandoval Ave., Riverside, California 92509

Kim Johnson, Neighbor

John Barkus, Applicant, 6591 Ave. Juan Diaz, Riverside, California 92509

Chris Osborne, Other Interested Party

Betty Anderson, Other Interested Person, 11378 Pena Way, Mira Loma, California 91752

Emma Jane Kuma, Neighbor, 7321 Linares Ave., Riverside, California 92509

Melva Cooke, Neighbor, 7271 Linares Ave., Riverside, California 92509

Anthony Mill Sr., Neighbor, 7286 Linares Ave., Riverside, California 92509

Ken Osborne, Other Interested Party

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 10/28/09
AGENDA ITEM NO. 8.4 PAGE 2

The following gave time to Ken Osborne:
Palmer Peters, Neighbor, 6479 Avenue Juan Diaz, Riverside, California 92509

The following did not wish to speak but want to be recorded as in opposition of the subject proposal:
Daniel Burks, Neighbor, 5579 Riverview Drive, Riverside, California 92509

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

IV. CONTROVERSIAL ISSUES
NONE

V. PLANNING COMMISSION ACTION
The Planning Commission, recommended to the Board of Supervisors;

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.: 8.4
Area Plan: Jurupa
Zoning District: Rubidoux and Pedley
Supervisory District: Second
Project Planner: Michael Harrod
Planning Commission: October 28, 2009
Continued from: April 15, 2009

General Plan Amendment No. 1017A & B
Applicant: Henry C. Cox II
Engineer/Representative: Robert Beers

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 1017-A, as shown in Exhibit 6, entitled "GPA01017-A, Proposed General Plan." The Planning Director further recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1017-B, as modified by staff, and as shown in Exhibit 6B, entitled "GPA01017-B, Staff's Proposed General Plan." The Planning Commission made the comments below. The Planning Director continues to recommend adoption of an order initiating proceedings as described above. 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: No Comment

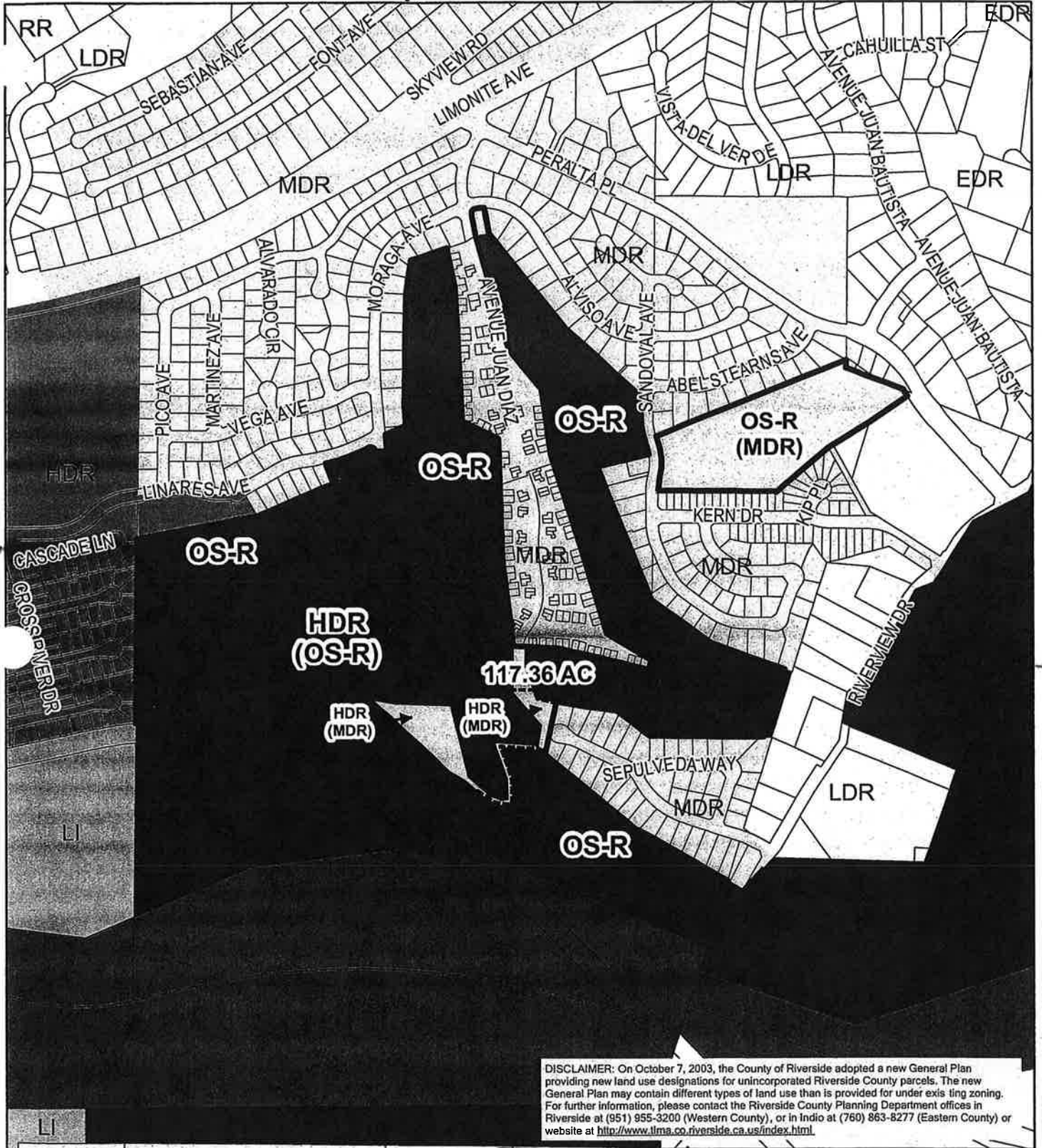
Commissioner John Snell: Commissioner Snell said he has very strong reservations about General Plan Amendment No. 1017A and that if this goes ahead, the applicant needs to get out early and often to the community. Mr. Snell said that the audience saw what happened earlier in the day to the project in the Gavilan Hills (Parcel Map. No. 35814/Plot Plan No. 23128). That project should have had 300 people in the audience in opposition, but they went out to the community and worked with the community. That is what this project needs to do.

Mr. Snell said he did not have such great concerns with General Plan Amendment No. 1017B. However, there are issues with that one and that too has to be done in close communication and participation with the community. If the community is involved early and their concerns are taken into account, perhaps both of these can be nice projects.

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments



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 (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

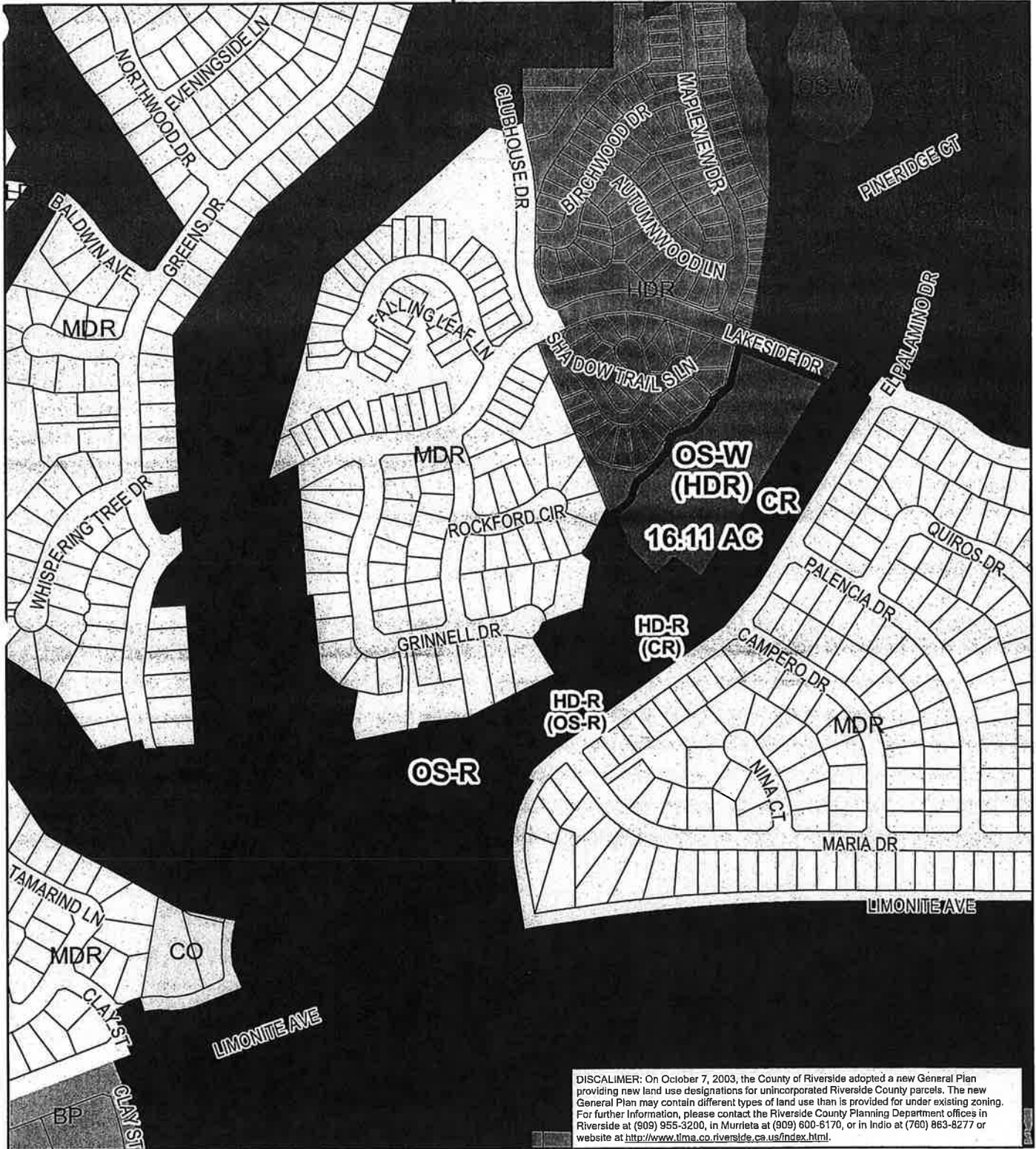
District: Rubidoux
 Township/Range: T2SR5W
 Section: 30



Assessors 185-17,18,20&21
 Bk. Pg. 186-20,21&26
 Thomas
 Bros. Pg. 684 J5



Staff's Proposed General Plan



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) 600-8170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>.

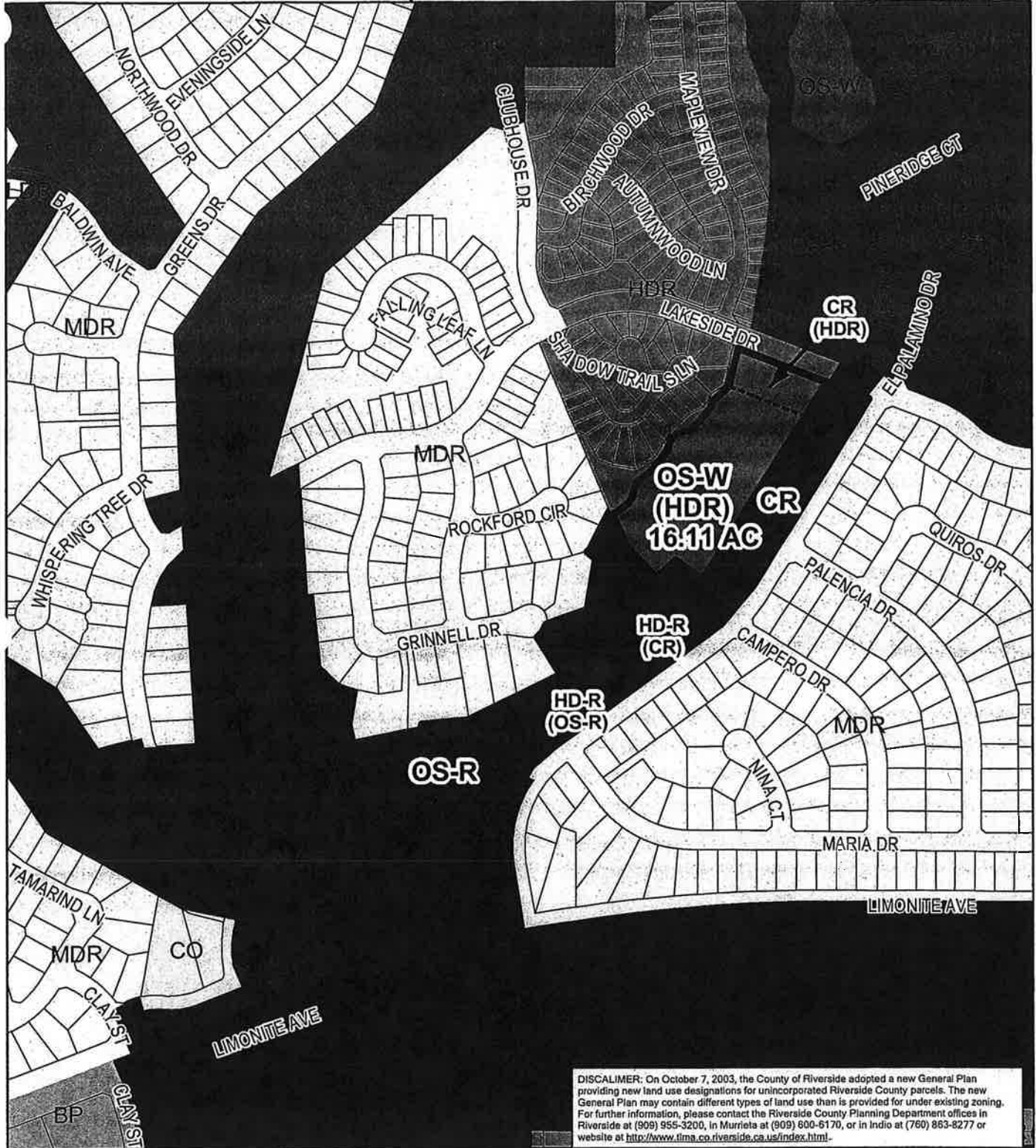
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
 ownship/Range: T2SR6W
 Section: 24



Assessors
 Bk. Pg. 166-20
 166-43,64
 Thomas
 Bros. Pg. 684 G4

Proposed General Plan



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.tlma.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
 Township/Range: T2SR6W
 Section: 24



Assessors
 Bk. Pg. 166-20
 166-43,64
 Thomas
 Bros. Pg. 684 G4

Agenda Item No.: 8.4
Area Plan: Jurupa Area Plan
Zoning District: Rubidoux
Supervisorial District: Second
Project Planner: Mike Harrod
Planning Commission: October 28, 2009
Continued from: April 15, 2009

General Plan Amendment No. 1017- A/B
(Foundation – Regular)
E.A. Number: 41848
Applicant: Henry C. Cox II
Engineer/Rep.: Robert Beers

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the general plan at two locations. General Plan Amendment 1017-A (Jurupa Hills Golf Course Project) is an approximately 117.36-acre property, located northerly of the Santa Ana River, easterly of Camino Real, southerly of Limonite Avenue and Peralta Place, and westerly of Riverview Drive. The general plan amendment at this location would change the land use designation from Open Space Recreation (OS-R) and Medium Density Recreation (MDR) allowing 2 to 5 dwelling units per acre to Very High Density Residential (VHDR) allowing 14 to 20 dwelling units per acre. It would also change the land use designation on a portion of the site from Medium Density Residential to Open Space Recreation.

General Plan Amendment 1017-B (El Palomino Drive Project) is an approximately 16.11-acre property, located westerly of El Palomino Drive, northerly of Limonite Avenue, and southeasterly of Lakeside Drive. The general plan amendment at this location would change the land use designation from Open Space Recreation and Commercial Retail (CR) to High Density Residential (HDR) allowing 8 to 14 dwelling units per acre. It would also change the land use designation on a portion of the site from High Density Residential to Open Space Water (OS-W) and Commercial Retail.

BACKGROUND:

General Plan Amendment No. 1017-A (Jurupa Hills Golf Course Project)

In conjunction with this general plan amendment, the applicant proposes to convert a portion of the Jurupa Hills Golf Course to create a senior, age restricted housing project for active adults with 500 to 550 units. The applicant is considering the following product types for this development: small lot detached single-family units in a "motor court" style development; triplex attached products, two-story stacked flat and townhouse attached products, and three story stacked flat apartments.

In addition to eliminating existing fairways to make room for this senior housing project, the applicant proposes to create two new fairways on the east side of Sandoval Avenue and to replace the existing irrigation system in the other fairways and replace the existing clubhouse, cart barn, and the maintenance and storage facilities.

The project site for GPA 1017-A (Jurupa Hills project) is located in the community of Rubidoux within the Jurupa Area Plan. The general plan vision for Jurupa is a place where there is a mix of housing types, including those for seniors, a place where the recreational needs of local residents are met, and a place where older communities mature gracefully. The general plan

amendment and underlying proposal is generally consistent with this vision and if carried out as proposed will revitalize the existing golf course.

Residential land uses to the north, east, and west include low-, medium-, and high-density residential uses and most of the surrounding parcels have been developed with single family homes. The Santa Ana River lies to the south of the project site and is designated Open Space Recreation and Open Space Water. The County owns this area and may develop a public golf course here. The proposed amendment would be consistent and compatible with the existing uses in the area and the potential provision of a public golf course as well.

A small portion of the southeast corner of the site is within the Santa Ana River Policy Area. The proposed change in designation is not necessarily incompatible with these policies and an implementing project of the type envisioned could be designed to meet them. A small portion of the site is also within a flood zone, requiring a flood plain management review. Again, an implementing project allowable under the proposed change would be expected to fully address this issue in its design.

Portions of the site are also located in Zone E of the Riverside Municipal Airport and Flabob Airport. Restrictions on land use in this zone are related to objects over 100 feet tall and stadiums or similar uses, neither of which would apply to the project as proposed. Still, the proposal will need to be reviewed by the Airport Land Use Commission.

General Plan Amendment No. 1017-B

In conjunction with this general plan amendment, the applicant proposes to develop 20 to 30 condominiums along the west side of El Palomino Drive. At the north end of the site, there is a small lake designated High Density Residential, allowing 8 to 14 dwelling units per acre, and perhaps 40 units if developed as designated. A ten foot wide drainage pipe in Lake Drive feed the lake with runoff from the golf course and surrounding residential development on the north side of Lake Drive. The general plan amendment would change the area between the lake and Lake Drive from High Density Residential allowing 8 to 14 dwelling units per acre to Commercial Retail.

According to the applicant, this change would facilitate a proposed expansion of Villa de Anza Retirement Hotel, located at the north end of the site, just east of the lake. When approved in the eighties, the parking requirement was 1 parking space per bed, but has been reduced to 1 parking space per three beds, resulting in an excess of parking, available for the proposed expansion.

Staff is very concerned about applying Commercial Retail at this location. This would allow for the expansion of commercial development into what is essentially a residential neighborhood and could potentially place commercial development over a major drainage course. According to the applicant, this area could easily support parking, while confining any building expansion to the existing parking lot. Unfortunately, there is no way to condition this under the general plan amendment. Therefore, staff recommends incorporating the area between Lake Drive and the lake into the proposed water feature described below, and designating this area as Open Space Water, rather than changing the vision for the area by expanding commercial retail uses or parking over a major drainage.

The lake drains to the south, behind the area proposed for development as condominiums and is designated Open Space Recreation. In conjunction with the condominiums, the applicant envisions developing a water feature extending from the lake to the south behind the condominiums. This area has become an on-going maintenance problem for the applicant. A linear park was originally planned here (APN 166-200-027 & 166-430-034), but rather than develop it, the Jurupa Area Recreation and Park District accepted "in lieu" fees from KB Home to develop recreational amenities at Centennial Sports Park to the north east at Jurupa Road and Camino Real. According to the applicant, a condominium development could provide the necessary capital to develop the proposed water feature, as opposed to single family homes. This drainage area falls within the 100-year flood plain where a flood plain management review is required and any development, whether water feature or other use would need to address potential flooding issues. Increasing the density and intensifying the use of the site may increase the potential for flooding hazards. According to the Safety Element of the General Plan, Policy S4.3, "prohibits construction of permanent structures for human housing or employment to the extent necessary to convey floodwaters without property damage or risk to public safety."

Under the proposed amendment the area identified for condominium development could be developed at densities of 8 to 14 dwelling units per acre. Across the street is an existing residential development of single family homes, its houses fronting on El Palomino Drive, and designated Medium Density Residential. Staff is concerned that higher density could be incompatible with these existing homes across the street and that a change to Medium Density Residential or Medium High Density Residential allowing 5 to 8 dwelling units per acre may be more appropriate. The applicant has met with adjacent property owners to discuss the proposed condominium development but has provided limited information regarding the outcome of the meeting. Staff is also concerned about potential traffic along El Palomino Drive with increased densities. According to the applicant, however, the area has built out with approximately 300 less units than originally planned.

To the north, east, and west of the subject sites are parcels designated as medium density residential land uses, including additional high density residential purposes to the north. Many of these parcels have been developed for single family residential uses. Interspersed throughout the immediate area are parcels designated as Open Space: Recreation and Open Space: Water.

The site is located in Zone E of the Riverside Municipal Airport. Restrictions on land use in this zone are related to objects over 100 feet tall and stadiums or similar uses, neither of which would apply to this proposal. Nevertheless, the proposal will need to be reviewed by the Airport Land Use Commission.

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1017-A to change the land used designation on the subject site from Open Space Recreation (OS-R) and Medium Density Recreation (MDR) to Very High Density Residential (VHDR) and to also change the land use designation on a portion of the site from Medium Density Residential to Open Space Recreation.

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1017-B as modified by staff from Open Space Recreation and Commercial Retail (CR) to High Density Residential (HDR) allowing 8 to 14 dwelling units per acre and to change the land use designation on a portion of the site from High Density Residential to Open Space Water (OS-W).

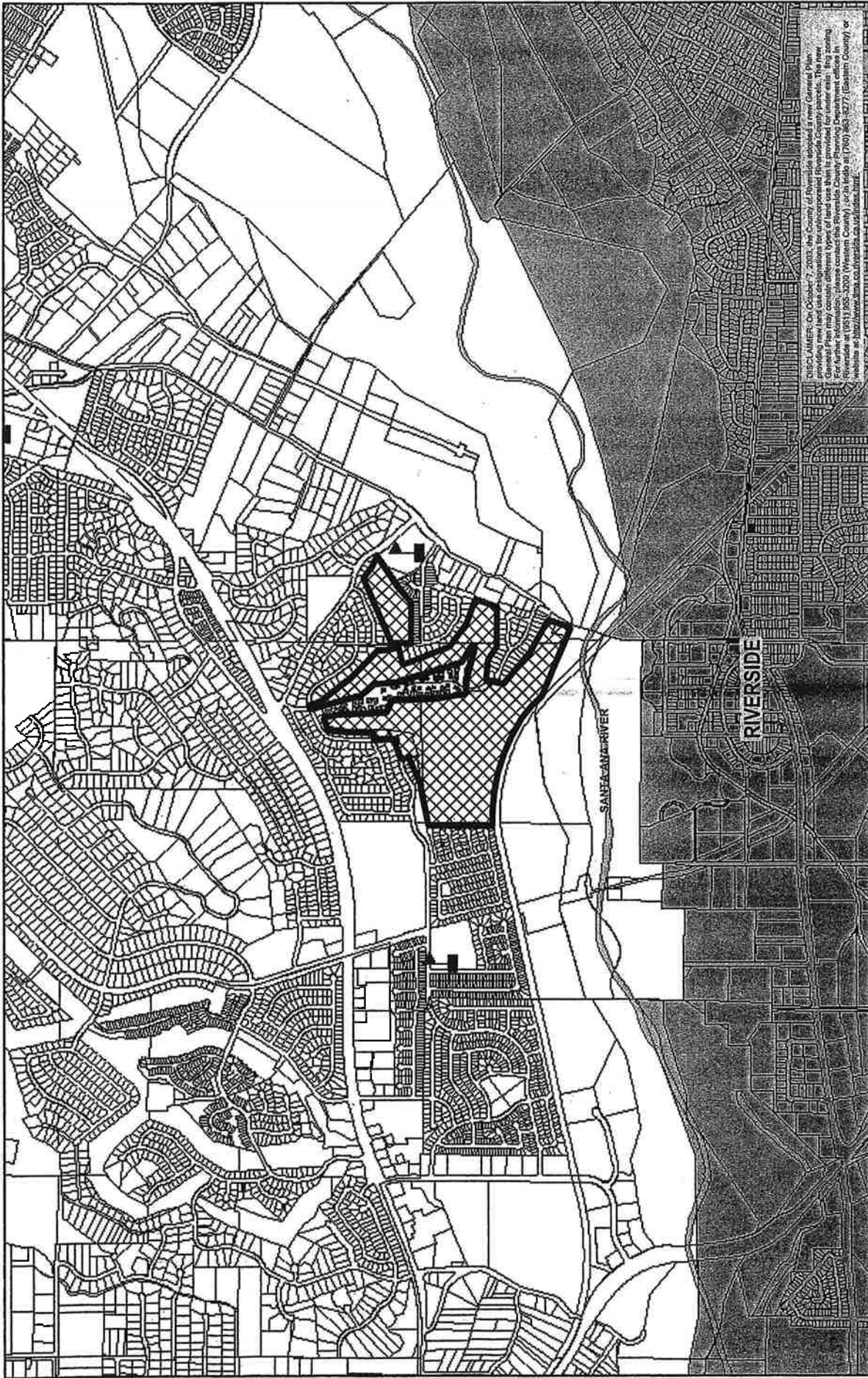
INFORMATIONAL ITEMS:

1. This project was filed with the Planning Department on February 15, 2008.
2. Deposit Based Fees Charged for this project, as of the time of staff report preparation total \$ 11,990.07.
3. The project site (GPA 1017-A) is currently designated as Assessor's Parcel Number(s) 185-170-018, 185-170-020, 185-170-021, 185-170-022, 185-170-032, 185-181-013, 185-203-005, 185-210-009, 185-210-010, 185-210-026, 185-210-027, 186-200-009, 186-212-018, 186-212-019, 186-212-020, 186-260-006, 186-260-008, and 186-260-009. The project site (GPA 1017-B) is currently designated as Assessor's Parcel Number(s) 166-430-032, 166-430-034, 166-430-037, 166-620-027, 166-640-032, and 166-640-035.

Supervisor: Tavaglione
District 2
Date Drawn: 11/10/08

GPA0 17-A VICINITY MAP

Planner: Amy ...
Date: ... 2/08
VICINITY MAP



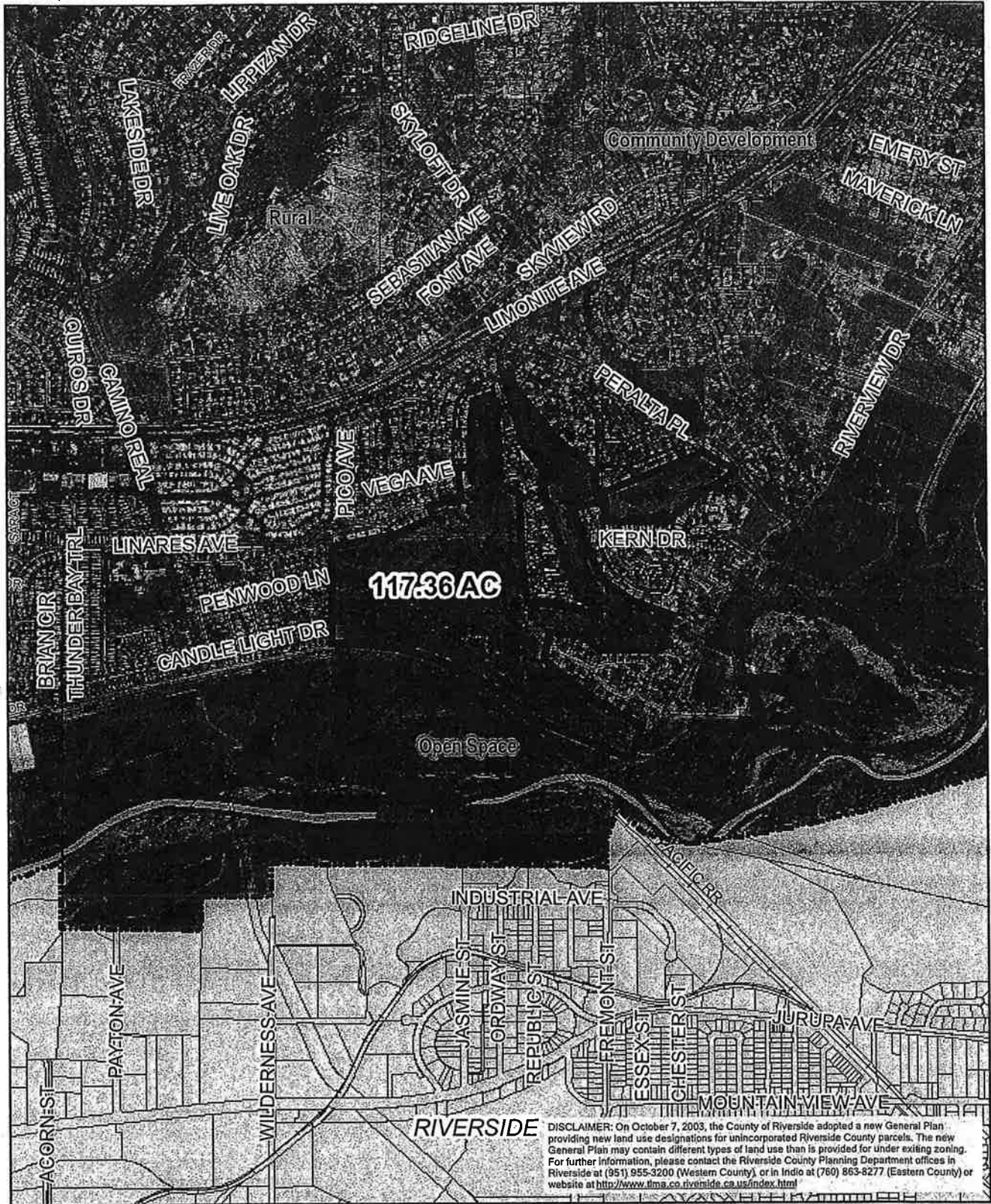
Assessors 185-17,18,20&21
Bk. Pg. 186-20,21&26
Thomas
Bros. Pg. 684 J5

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
Township/Range: T2SR5W
Section: 30



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new designations are effective January 1, 2009. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Indio at (760) 953-3277 (Eastern County) or visit our website at <http://www.riverside.ca.us/index.html>.



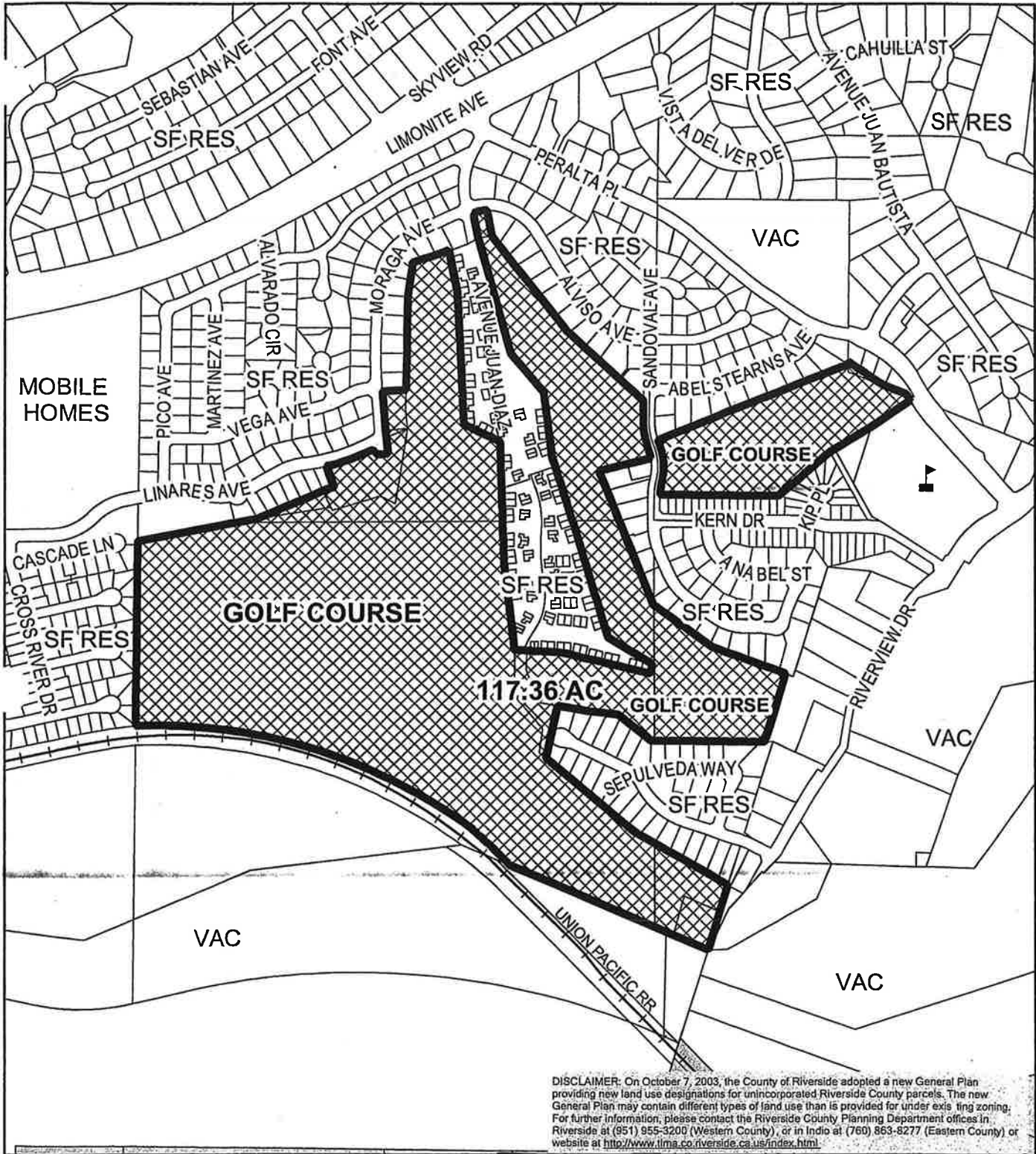
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
 Township/Range: T2SR5W
 Section: 30



Assessors 185-17,18,20&21
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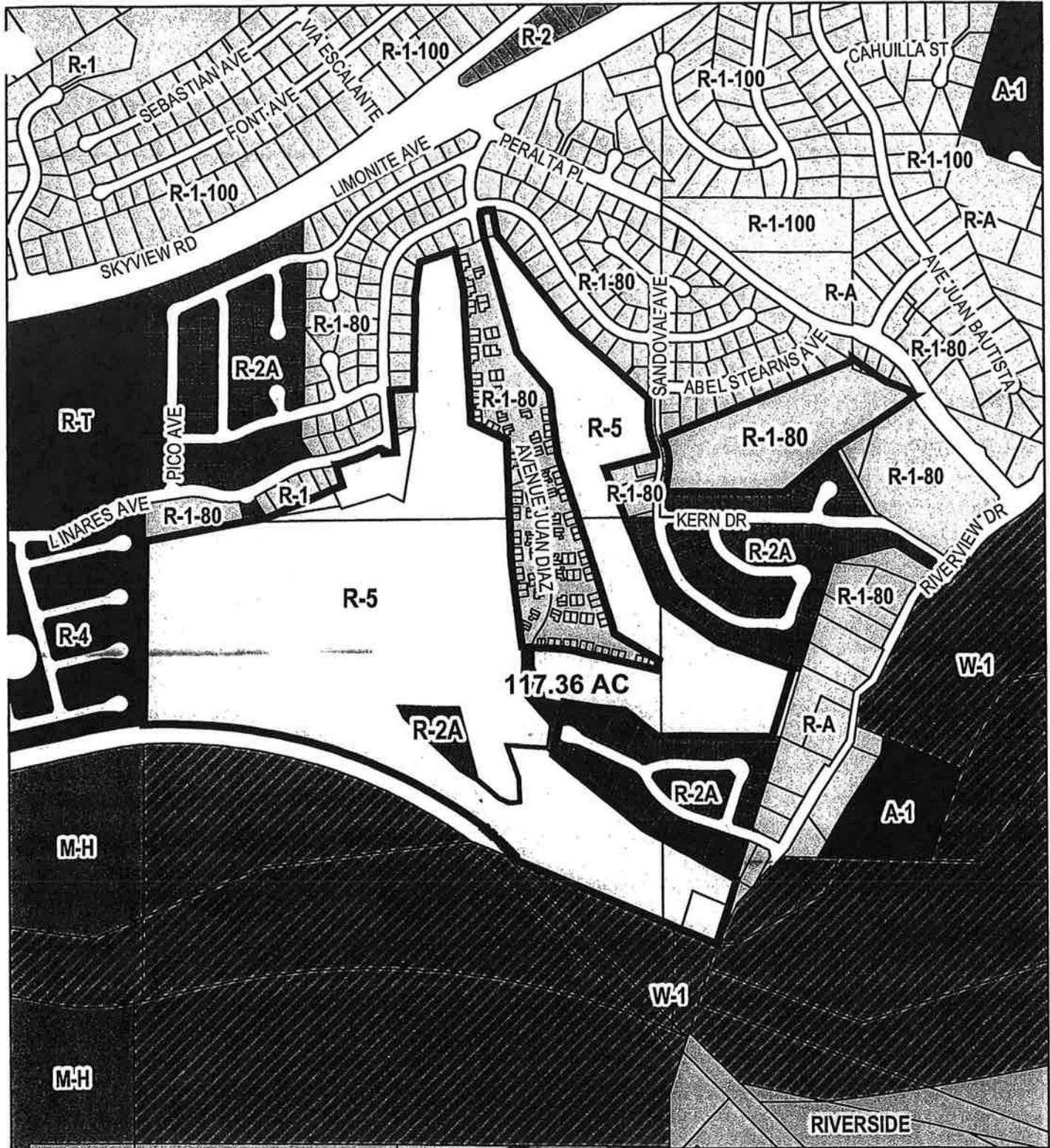
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
Township/Range: T2SR5W
Section: 30



Assessors 185-17,18,20&21
Bk. Pg. 186-20,21&26
Thomas
Bros. Pg. 684 J5





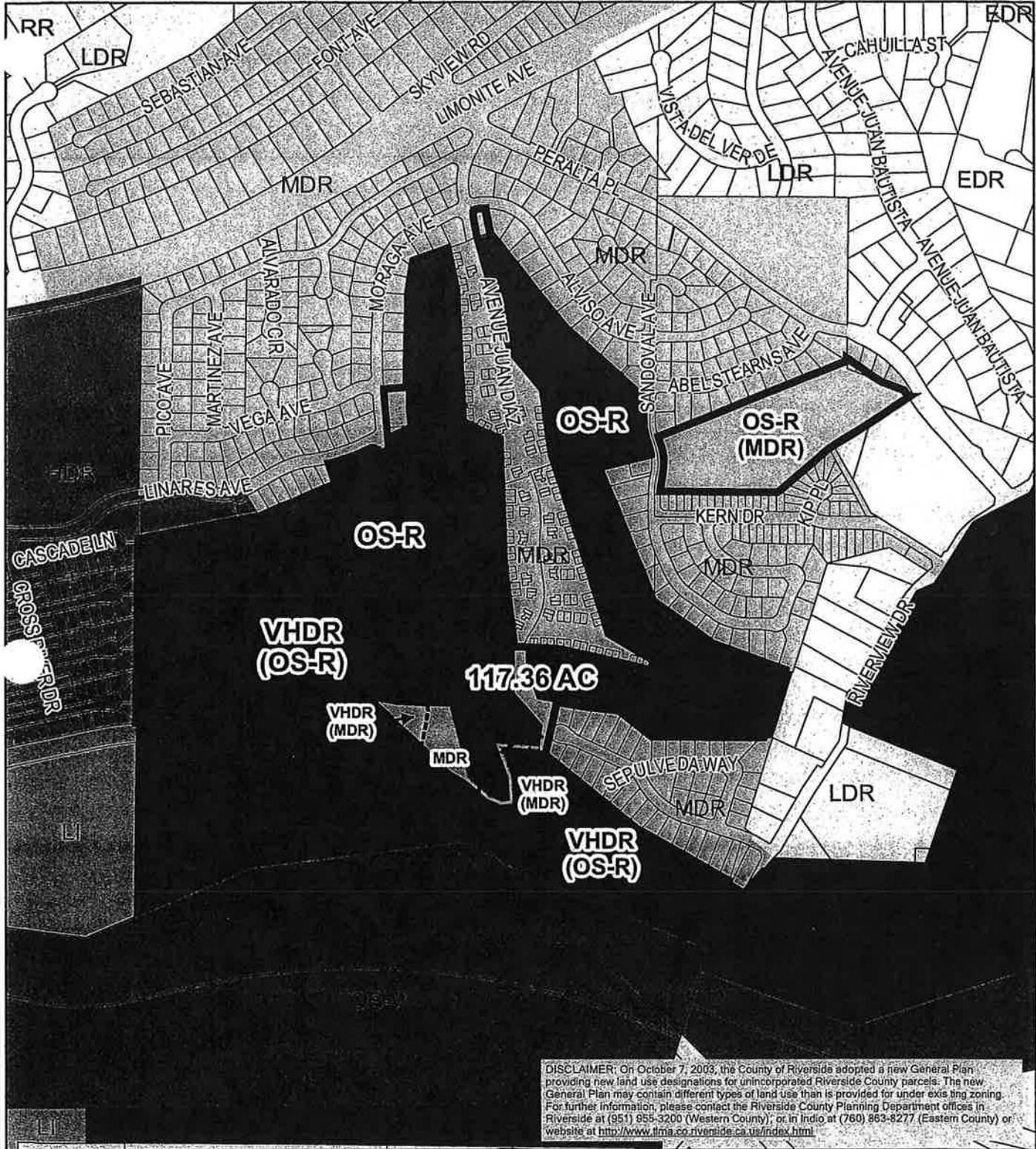
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Rubidoux
Township/Range: T2SR5W
Section: 30



Assessors 185-17,18,20&21
Bk. Pg. 186-20,21&26
Thomas
Bros. Pg. 684 J5





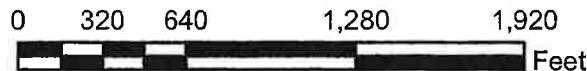
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RIVERSIDE COUNTY PLANNING DEPARTMENT

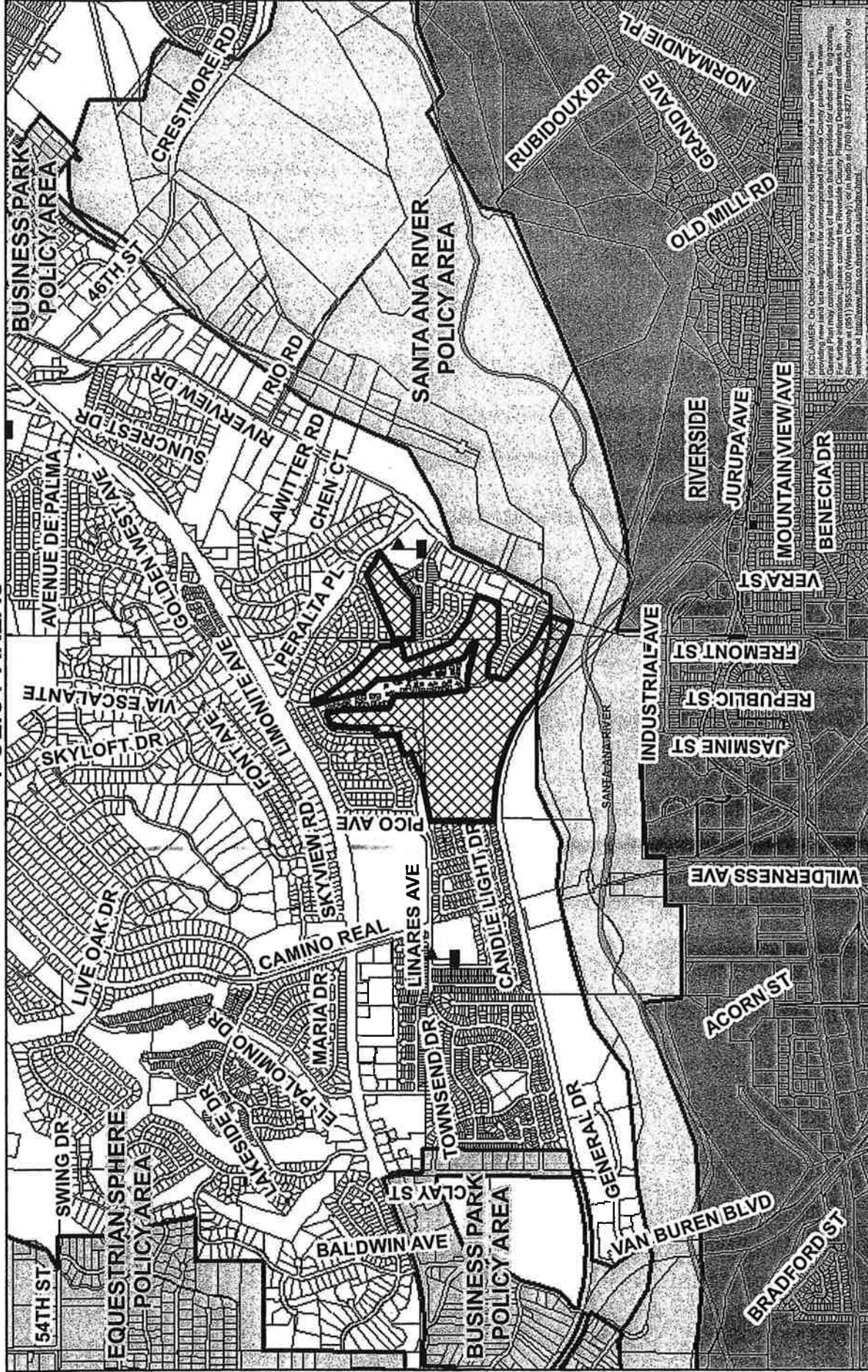
District: Rubidoux
 Township/Range: T2SR5W
 Section: 30



Assessors 185-17,18,20&21
 Bk. Pg. 186-20,21&26
 Thomas
 Bros. Pg. 684 J5



GPA0 17-A POLICY AREAS



RIVERSIDE COUNTY PLANNING DEPARTMENT
Assessors 185-17,18,20&21
Bk. Pg. 186-20,21&26
Thomas
Bros. Pg. 684 J5
11,250 Feet

District: Rubidoux
Township/Range: T2SR5W
Section: 30

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for new and updated land use designations for the County. This map is being prepared for the County of Riverside Planning Department. For further information, please contact the Riverside County Planning Department at (951) 955-3100 (Western County), or in Inland at (760) 863-8277 (Eastern County) or website at <http://www.riverside.ca.us/landuse.html>.

Project Summary:
 Total Site Area: 41.5 Acres
 Total Units: 538 Homes
 168,000 sq. ft.

P-1 Product:
 Plan 1: 1,500 s.f., 2 bed, 2 bath
 Plan 2: 1,700 s.f., 3 bed, 2 bath
 Plan 3: 2,000 s.f., 3 bed, 3 bath

P-2 Product:
 Plan 1: 1,200 s.f., 2 bed, 2 bath
 Plan 2: 1,350 s.f., 2 bed, 2 bath
 Plan 3: 1,450 s.f., 2 bed, 2 bath
 Plan 4: 1,600 s.f., 2 bed, 2.5 bath

P-3 Product:
 Plan 1: 2,500 s.f., 3 bed, 2 bath
 Plan 2: 1,000 s.f., 2 bed, 2 bath
 Plan 3: 1,100 s.f., 2 bed, 2 bath
 Plan 4: 1,200 s.f., 2 bed, 2 bath
 Plan 5: 1,300 s.f., 2 bed, 2 bath

Golf Clubhouse:
 • Putting Greens
 • Primary Entry
 • Enhanced Landscaping
 • Access (Tennis)

P-2 Product:
 • Hills and Townhomes
 • 1,200 to 1,650 S.F.

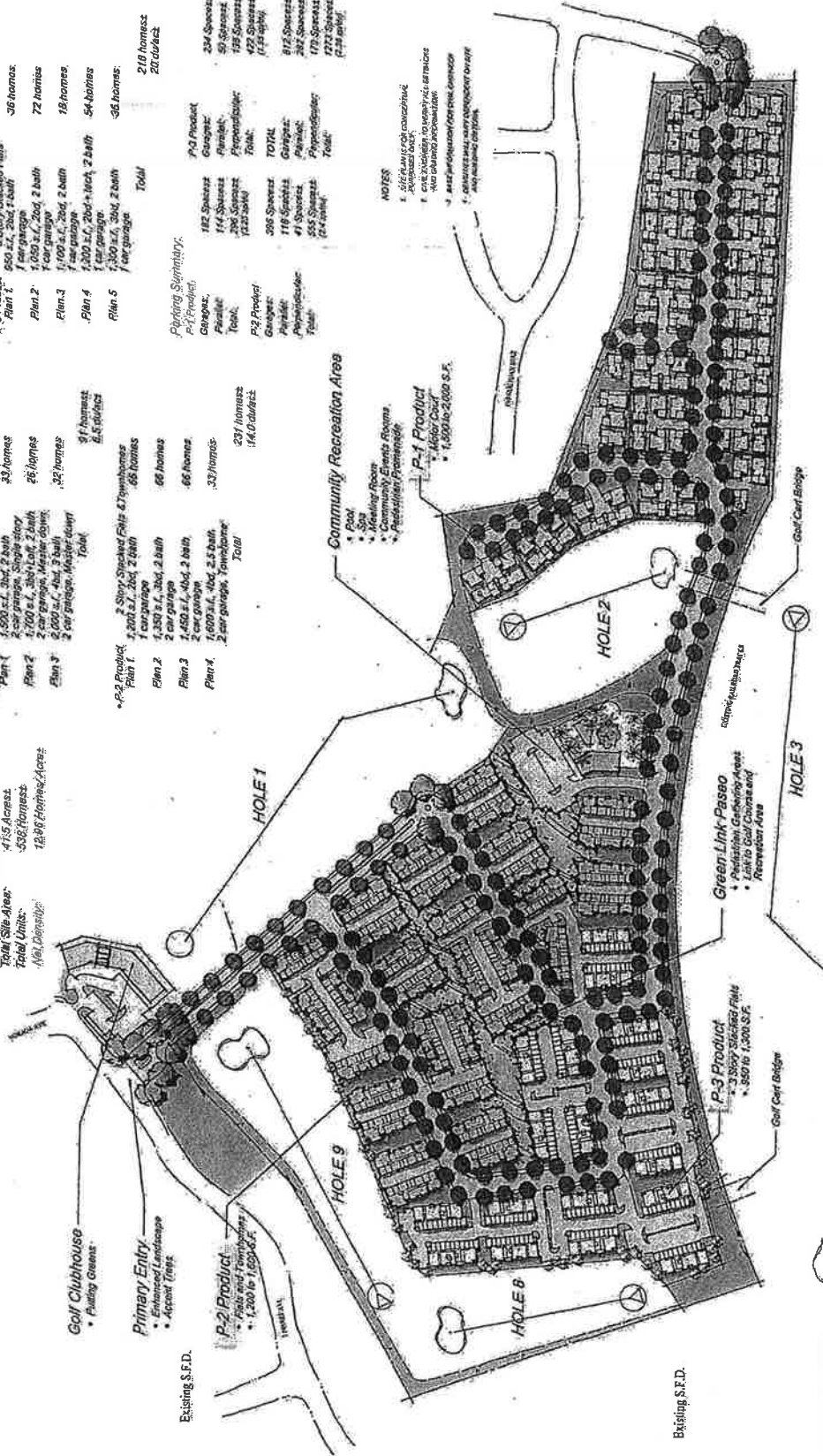
P-3 Product:
 • 3 Story Stacked Flats
 • 3,500 to 4,000 S.F.

Community Recreation Area:
 • Park
 • Meeting Room
 • Community Events Rooms
 • Pet-friendly Promenade

Parking Summary:
 P-1 Product: 330 homes
 P-2 Product: 210 homes
 P-3 Product: 210 homes

182 Spacenet	P-3 Product	334 Spacenet
144 Spacenet	Garage	59 Spacenet
206 Spacenet	Pool	179 Spacenet
7230 sq. ft.	Total	1755 sq. ft.
308 Spacenet	TOTAL	812 Spacenet
119 Spacenet	Garage	267 Spacenet
41 Spacenet	Pool	179 Spacenet
555 Spacenet	Physiotherapy	1727 Spacenet
624 sq. ft.	Total	6230 sq. ft.

NOTES:
 1. Site plan only conceptualized. All dimensions are approximate.
 2. Site plan only conceptualized. All dimensions are approximate.
 3. All dimensions are approximate. All dimensions are approximate.



3/20/2011
 JUNE 1, 2007

CONCEPTUAL SITE PLAN

D. HORTON *Architects*
 American Builder

Jurupa Hills Active Adult

Riverside, California

© 2007 WILLIAM HEZMAHUCH ARCHITECTS, INC.

WILLIAM HEZMAHUCH ARCHITECTS, INC.
 1000 WEST 10TH STREET
 RIVERSIDE, CALIFORNIA 92507

Project Summary:

Total Site Area:
43.5 Acres
Total Units:
502 Homes
Net Density:
12.0 Homes/Acre

Product	Units	Notes
P-1 Product	37 Homes	2 Story Townhomes
Plan 1	1,150 s.f., 2bd, 2 bath	2 car garage
Plan 2	1,200 s.f., 2bd, 2 bath	opt. for 3 @ 1st
Plan 3	1,400 s.f., 2bd, 2.5 bath	2 car garage
Plan 4	1,450 s.f., 2bd, 2.5 bath	2 car garage
Total	150 Homes	
P-2 Product	124 Homes	3 Story Active Adult Flats
Plan 1	1,100 s.f., 2bd, 2 bath	2 car garage
Plan 2	1,250 s.f., 2bd, 2 bath	2 car garage
Plan 3	1,300 s.f., 2bd, 2.5 bath	2 car garage
Plan 4	1,450 s.f., 2bd, 2.5 bath	2 car garage
Plan 5	1,750 s.f., 2bd, 3 bath	2 car garage
Total	153 Homes	
P-3 Product	25 Homes	1,375 s.f., 3bd, 2 bath
Plan 1	1,500 s.f., 3bd, 2.5 bath	2 car garage
Plan 2	1,600 s.f., 3bd, 2.5 bath	2 car garage
Plan 3	1,800 s.f., 3bd, 2.5 bath	2 car garage
Plan 4	2,000 s.f., 4bd, 3 bath	2 car garage
Total	79 Homes	
P-4 Product	25 Homes	1,800 s.f., 3bd, 2.5 bath
Plan 1	1,800 s.f., 3bd, 2.5 bath	2 car garage
Plan 2	1,800 s.f., 3bd, 2.5 bath	2 car garage
Plan 3	1,800 s.f., 3bd, 2.5 bath	2 car garage
Total	75 Homes	

Project Summary:
Total Site Area:
43.5 Acres
Total Units:
502 Homes
Net Density:
12.0 Homes/Acre

Primary Entry
• Enhanced Landscaping
• Accessible Transit

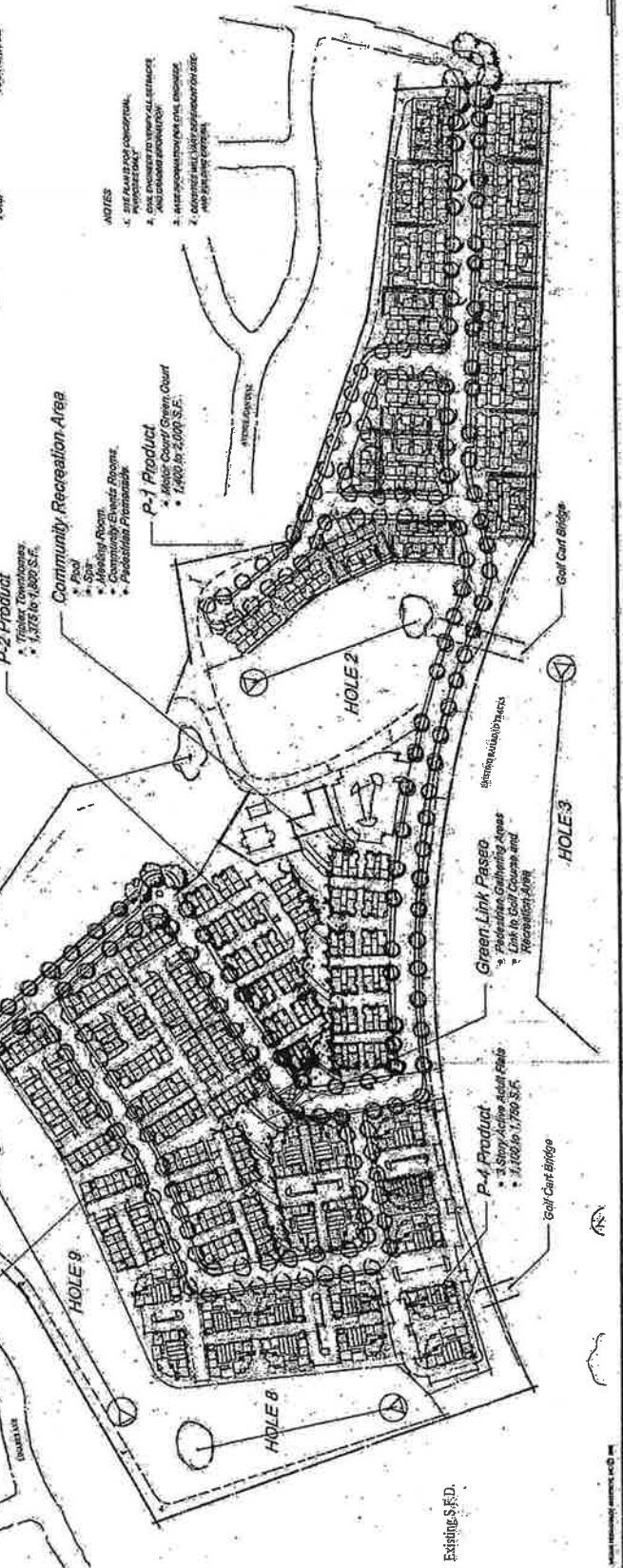
P-3 Product
• Row Townhomes
• 1,150 to 1,450 S.F.

P-1 Product
• Multi-Court Green Court
• 1,400 to 2,000 S.F.

Community Recreation Area
• Pool
• Meeting Room
• Storage
• Probatable Franchise

Green Link Paseo
• Pedestrian Gathering Areas
• Link to Golf Course and Recreation Area

Notes:
1. SEE PLANS FOR CONCEPTUAL. APPROXIMATE ONLY.
2. ONE INCH EQUAL TO SEVEN AND ONE HALF FEET.
3. ALL DIMENSIONS ARE APPROXIMATE.
4. ALL DIMENSIONS ARE APPROXIMATE.
5. ALL DIMENSIONS ARE APPROXIMATE.



W
WILLIAM HERMAN HATCH
ARCHITECTS, INC.
2000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111

CONCEPTUAL SITE PLAN #2
JURUPA HILLS ACTIVE ADULT
Riverside County
D.R. Horton

DATE: 01.21.2011
SCALE: 1" = 100'

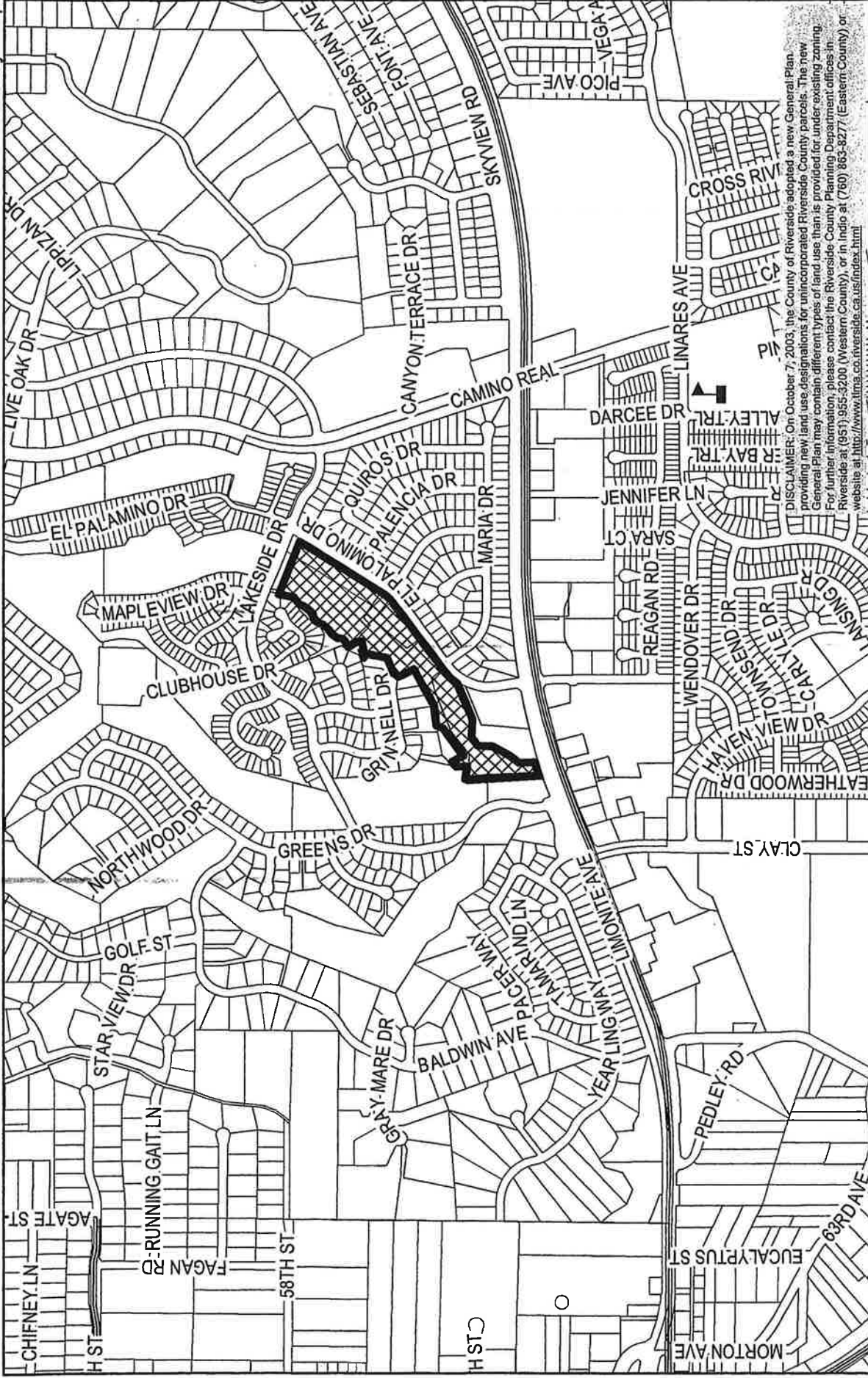
Supervisor: Tavaglione
District: 4

Date Drawn: 12/4/08

GPA '017-B VICINITY MAP

Planner: Amanda
Date: 10/08

Vicinity Map



District: Pedley
Township/Range: T2SR6W
Section : 24

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors 166-20
Bk. Pg. 166-43,64
Thomas
Bros. Pg. 684-G4





RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
 Township/Range: T2SR6W
 Section: 24



Assessors
 Bk. Pg. 166-20
 166-43 & 64
 Thomas
 Bros. Pg. 684 G4



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
Township/Range: T2S6W
Section: 24



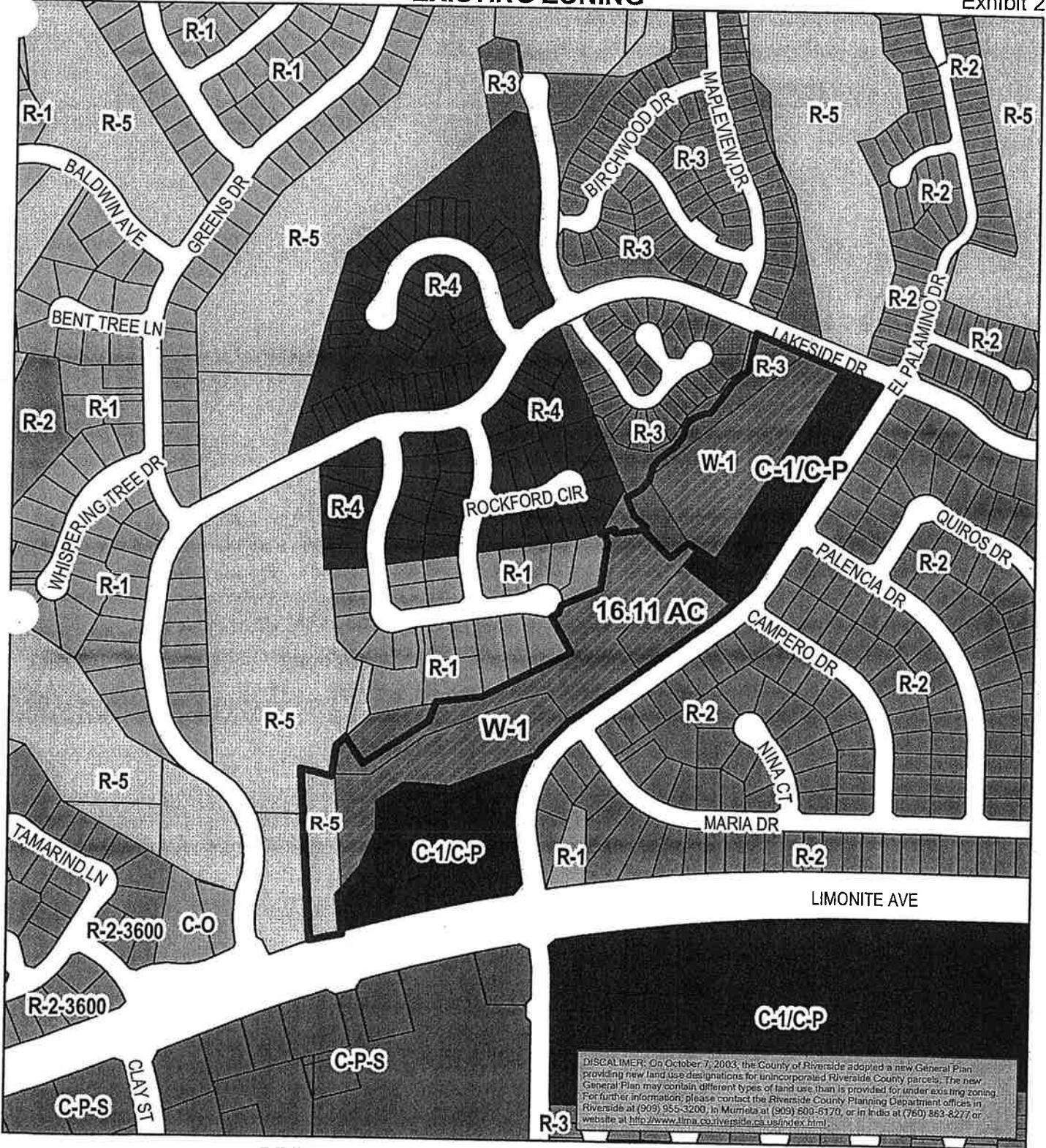
Assessors 166-20
Bk. Pg. 166-43,64
Thomas
Bros. Pg. 684 G4



Supervisor: Tavaglione
 District 2
 Date Drawn: 10/05/09

GPA01017-B
EXISTING ZONING

Planner: Mike Harrod
 Date: 10/28/09
 Exhibit 2



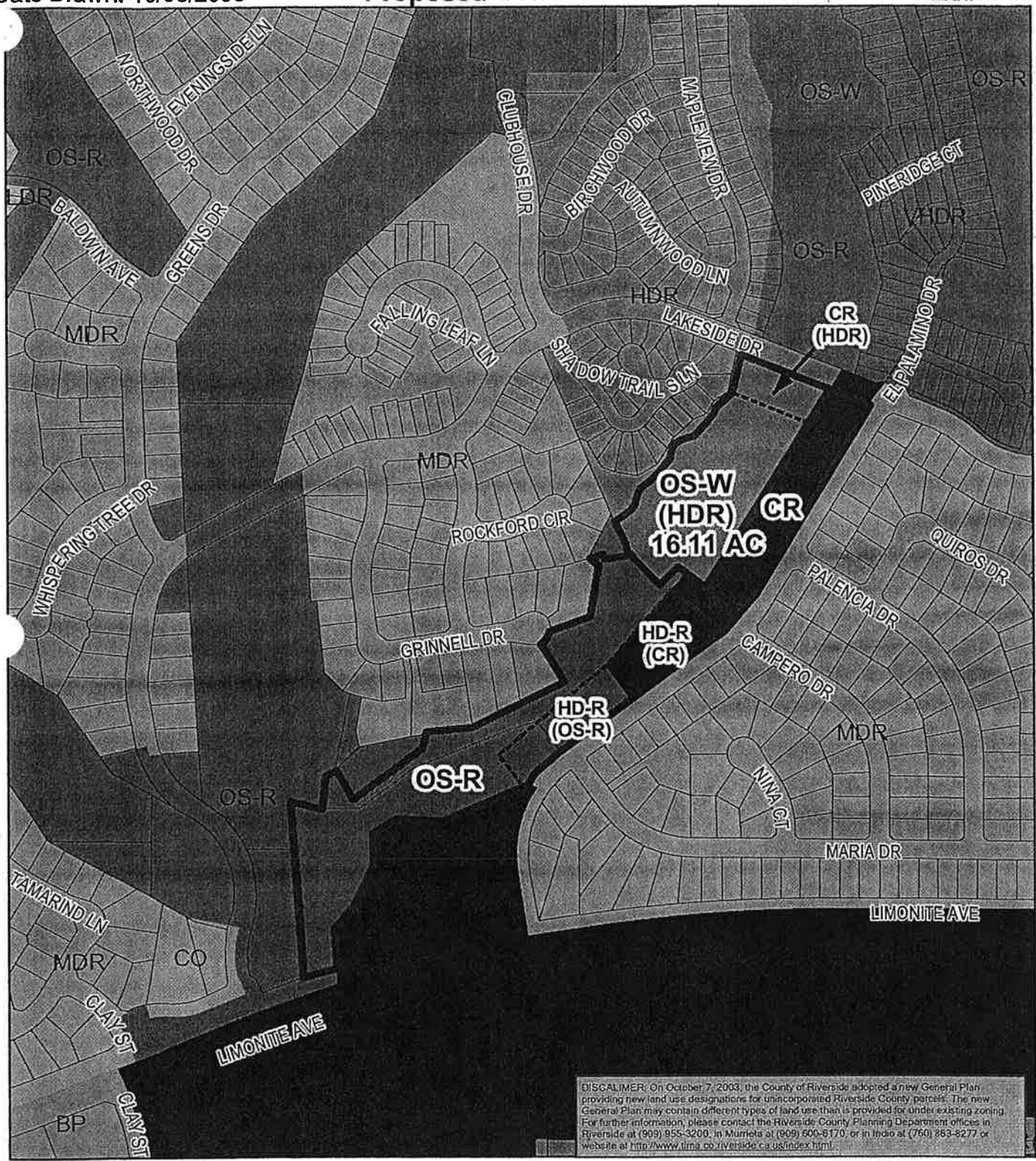
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
 Township/Range: T2SR6W
 Section: 24



Assessors
 Bk. Pg. 166-20
 166-43 & 64
 Thomas
 Bros. Pg. 684 G4

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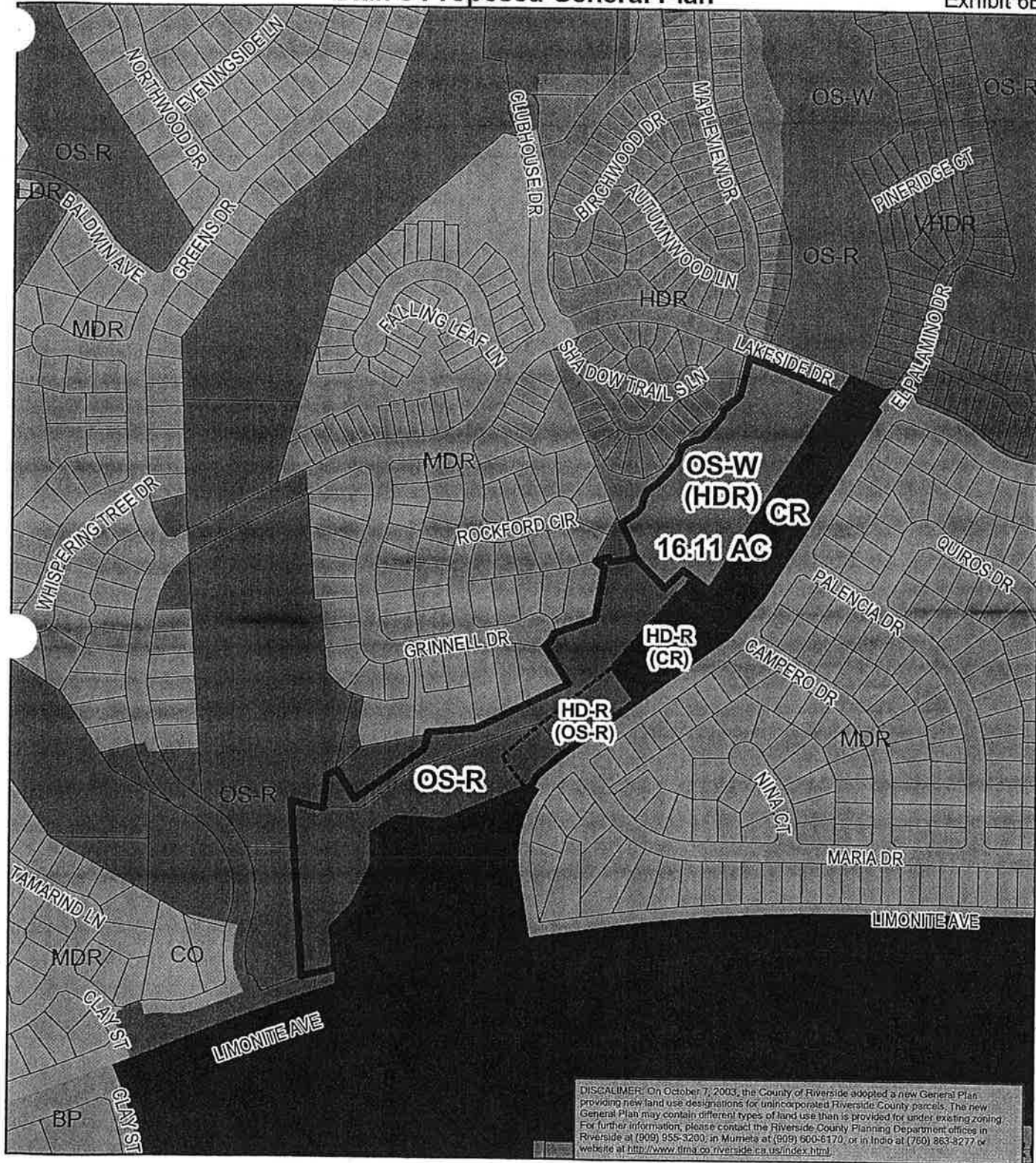
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
 Township/Range: T2SR6W
 Section: 24



Assessors
 Bk. Pg. 166-20
 166-43,64
 Thomas
 Bros. Pg. 684 G4





RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
 Township/Range: T2SR6W
 Section: 24



Assessors
 Bk. Pg. 166-20
 166-43,64
 Thomas
 Bros. Pg. 684 G4

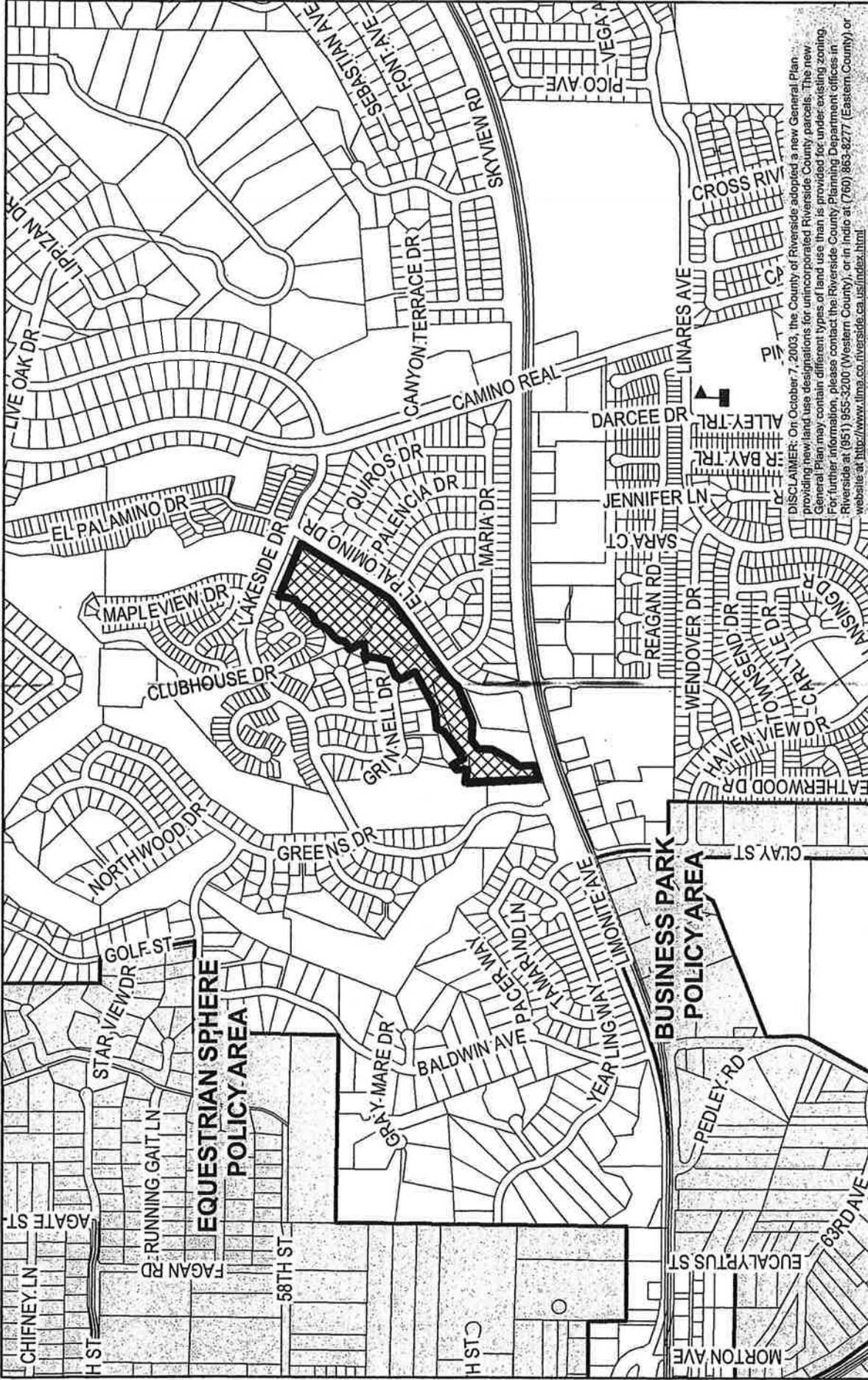
Supervisor: Tavaglione
District:

Date Drawn: 12/4/08

GPA '017-B

POLICY AREAS

Planner: Amanda Idana
Date: 10/08
Exhibit 8



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RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
Township/Range: T2SR6W
Section : 24

Assessors 166-20
Bk. Pg. 166-43,64
Thomas Bros. Pg. 684-G4



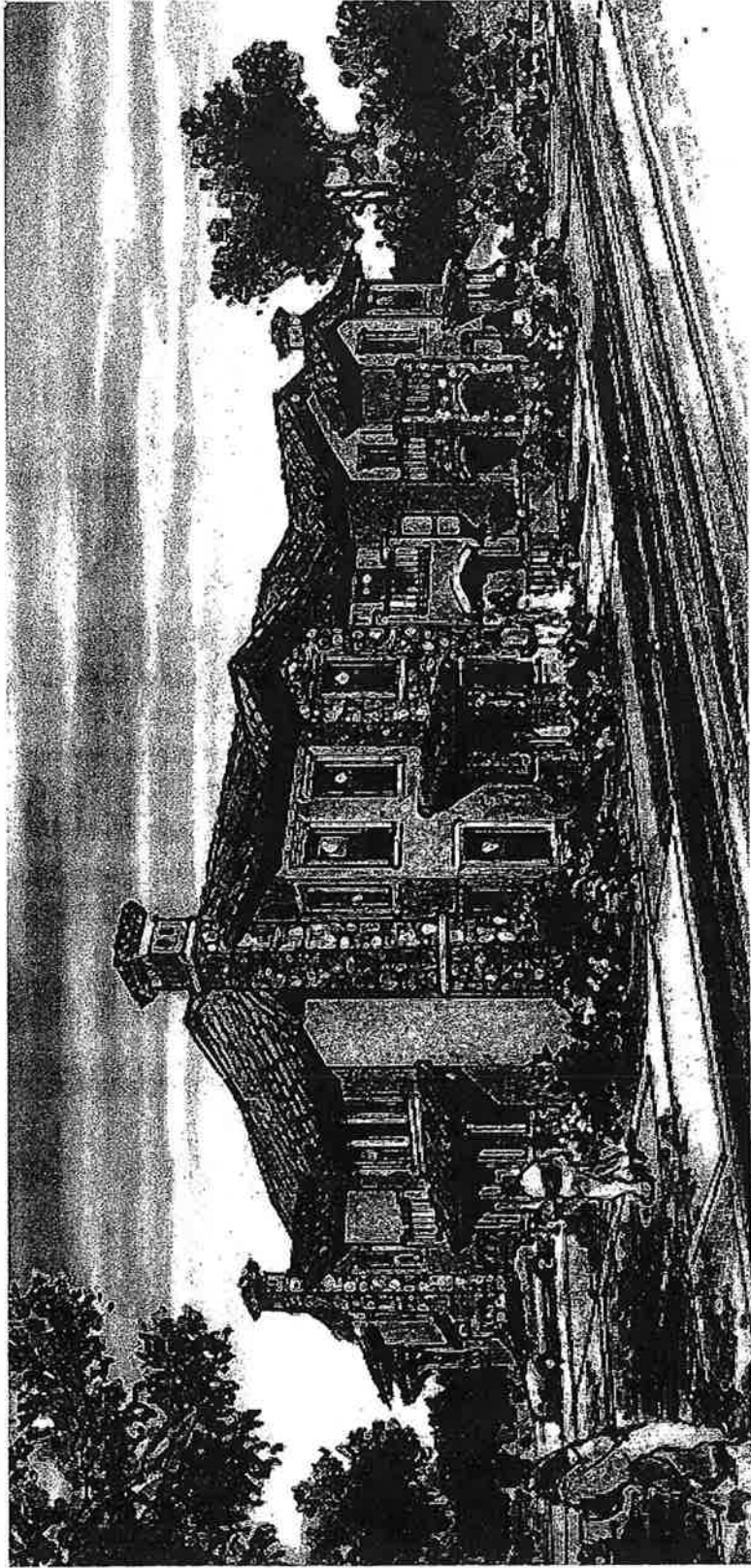


"the project proposal"
 "land use study"
palm water resort
 a destination at ~



the indian hills
 golf course
 a new/feser corporation community





1 800 488 1166



"the resort villas" ...
"architectural character study" ~
palm water resort
a destination at ~



the indian hills
golf course
a new resort condominium community

De Anza Country, Inc.

September 15, 2009

Resident
5904 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

Dear Resident:

We are currently processing a general plan amendment with the County of Riverside for our property along El Palomino Drive. As a part of our planning process, we wanted to contact the residents adjacent to our property to 1) offer to meet with you and discuss our proposed project, and 2) provide you with a conceptual drawing of our project. We anticipate the project being reviewed by the County Planning Commission within the next few months. We would like to meet next Tuesday evening at 6:00 pm at our office to discuss and answer any questions you may have regarding our proposed project.

Several years ago the Jurupa Area Parks and Recreation District (JAPRD) decided to take "in lieu" fees from KB Homes instead of requiring them to build a linear park along El Palomino Drive. As a result of that decision, we continue to own those parcels (APNs 166-430-034 & 166-620-027) along with APN 166-430-037. We periodically receive weed abatement notices from the fire department which requires us to clean up these areas that were intended for use as the linear park.

We recently proposed to JAPRD that, in conjunction with a small residential development (20 to 30 condominium units) fronting on El Palomino Drive, we could also build a connector trail between Lakeside Drive and Camino Real along the westerly side of the existing lake and along a "water feature". Further, we proposed that the water feature and lake would be maintained by the HOA of the residential project, and JAPRD would maintain the public trail. The proposed project would enhance the area and provided additional recreational amenities to the community.

Cleaning up this area is highly desirable, and we would be happy to meet with you to further discuss the project and/or answer any questions you may have regarding this project. Please find attached a copy of site exhibit that shows the water feature, the public trail and the condominium locations along with a map showing the locations of the assessor parcels for your reference. Please call me @ (951) 360-2070 if you cannot meet next week and want to discuss the project or have any questions regarding these items.

Very truly yours:

De Anza Country, Inc.



Robert M. Beers

Cc: Chuck Cox, De Anza Country
Michael Harrod, County of Riverside Planning Department

8475 Limonite Avenue, Suite E
Riverside, CA 92509
(951) 360-2070 Phone
(951) 360-2080 Fax

De Anza Country, Inc.

September 15, 2009

Resident
5910 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

Dear Resident:

We are currently processing a general plan amendment with the County of Riverside for our property along El Palomino Drive. As a part of our planning process, we wanted to contact the residents adjacent to our property to 1) offer to meet with you and discuss our proposed project, and 2) provide you with a conceptual drawing of our project. We anticipate the project being reviewed by the County Planning Commission within the next few months. We would like to meet next Tuesday evening at 6:00 pm at our office to discuss and answer any questions you may have regarding our proposed project.

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Cc: Chuck Cox, De Anza Country
Michael Harrod, County of Riverside Planning Department

8175 Limonite Avenue, Suite E
Riverside, CA 92509
(951) 360-2070 Phone
(951) 360-2080 Fax

De Anza Country, Inc.

September 15, 2009

Resident
5914 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

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Very truly yours,

De Anza Country, Inc.


Robert M. Beers

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Michael Harrod, County of Riverside Planning Department

8175 Limonite Avenue, Suite E
Riverside, CA 92509
(951) 360-2070 Phone
(951) 360-2080 Fax

De Anza Country, Inc.

September 15, 2009

Resident
5920 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment - County of Riverside

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Robert M. Beers

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Michael Harrod, County of Riverside Planning Department

8175 Limonite Avenue, Suite E
Riverside, CA 92509
(951) 360-2070 Phone
(951) 360-2080 Fax

De Anza Country, Inc.

September 15, 2009

Resident
5924 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment - County of Riverside

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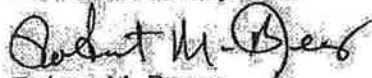
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Very truly yours:

De Anza Country, Inc.


Robert M. Beers

Cc: Chuck Cox, De Anza Country
Michael Harrod, County of Riverside Planning Department

8175 Limonite Avenue, Suite E
Riverside, CA 92509
(951) 360-2070 Phone
(951) 360-2080 Fax

De Anza Country, Inc.

September 15, 2009

Resident
5930 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

Dear Resident:

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Robert M. Beers

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Michael Harrod, County of Riverside Planning Department

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Riverside, CA 92509
(951) 360-2070 Phone
(951) 360-2080 Fax

De Anza Country, Inc.

September 15, 2009

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5934 El Palomino Drive
Riverside, CA 92509

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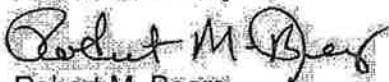
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Very truly yours;

De Anza Country, Inc.


Robert M. Beers

Cc: Chuck Cox, De Anza Country
Michael Harrod, County of Riverside Planning Department

8175 Limonite Avenue, Suite E
Riverside, CA 92509
(951) 360-2070 Phone
(951) 360-2080 Fax

De Anza Country, Inc.

September 15, 2009

Resident
5940 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

Dear Resident:

We are currently processing a general plan amendment with the County of Riverside for our property along El Palomino Drive. As a part of our planning process, we wanted to contact the residents adjacent to our property to 1) offer to meet with you and discuss our proposed project, and 2) provide you with a conceptual drawing of our project. We anticipate the project being reviewed by the County Planning Commission within the next few months. We would like to meet next Tuesday evening at 6:00 pm at our office to discuss and answer any questions you may have regarding our proposed project.

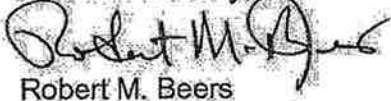
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De Anza Country, Inc.

September 15, 2009

Resident
5944 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

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De Anza Country, Inc.

September 15, 2009

Resident
5960 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

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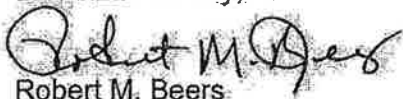
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De Anza Country, Inc.

September 15, 2009

Resident
5970 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

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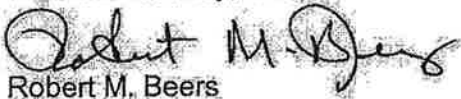
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De Anza Country, Inc.

September 15, 2009

Resident
5980 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

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De Anza Country, Inc.

September 15, 2009

Resident
6098 Grinnell Drive
Riverside, CA 92509

Subject: General Plan Amendment - County of Riverside

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September 15, 2009

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Riverside, CA 92509

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Michael Harrod, County of Riverside Planning Department

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De Anza Country, Inc.

September 15, 2009

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6051 Grinnell Drive
Riverside, CA 92509

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De Anza Country, Inc.

September 15, 2009

Resident
6037 Grinnell Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

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September 15, 2009

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Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

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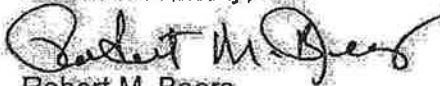
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De Anza Country, Inc.

September 15, 2009

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5981 Grinnell Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

Dear Resident:

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Michael Harrod, County of Riverside Planning Department

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(951) 360-2080 Fax

Jurupa Hills GC GPA
From: Robert Beers [rmbeers777@hotmail.com]
Sent: Tuesday, September 22, 2009 9:35 AM
To: Harrod, Mike
Subject: Jurupa Hills GC GPA
Attachments: El Palomino HOMEowner letters.pdf.pdf;
creek_pres_the_character_study.jpg

Michael:

We have meet and talked with several of the adjacent residents/homeowners along El Palomino Drive and Grinnell Drive - see attached letter we provided to the 18 adjacent properties last week. Also attached is a new exhibit by our architect that we provided to the residents as an attachment to the letter.

We are hosting a meeting this evening for any or all of those residents to discuss the El Palomino Drive Condominium project concept.

With this public outreach process, we are now ready to move on to the Planning Commission with the GPA.

When can the project be scheduled for Planning Commission hearing?

Thank you.

Bob Beers
rmbeers777@hotmail.com
(951) 360-2070 office
(951) 317-2041 cell

James and Sandra Keller

From: "James and Sandra Keller" <jasaha@charter.net>
To: <district2@icbos>
Cc: <mharrod@rctima.org>
Sent: Monday, October 26, 2009 12:51 PM
Subject: Jurupa Hills Golf Course - case # GPA 1017-A

Good afternoon,

We have just been made aware of the proposed change of land use designation for many acres of the Jurupa Hills Golf Course from open space to high density senior housing. My back yard is adjacent to the golf course. One of the reasons my family chose this location was the confidence we had that the area behind our house would remain open area.

We would appreciate the case in this matter be postponed until the affected members of the community have time to hear about the plan and the resulting consequences on our neighborhood.

The increased traffic alone would have a great impact, let alone the blight such a housing complex would bring to Jurupa Hills. I will be in attendance at the October 28, 2009 meeting to hear more about this issue.

Thank you for your consideration.

Sincerely,

Indra L Keller

51) 850-8071 - Cell
51) 361-1081 - Fax

October 26, 2009

RE: Case # GPA 1017-A

Dear Planner Herrod,

We were very disturbed to hear that the County Planning Commission will be hearing a proposal to change the designation of Jurupa Hills Golf Course to Very High Density Residential. Jurupa Hills residents were not given any notice of this meeting.

Why wasn't the community of Jurupa Hills notified of this supposedly public hearing?

We were not given an opportunity to voice our concerns or even ask any questions. These plans will have a tremendous impact on our community; we have the right to know the effects.

We are asking for a postponement of case # GPA 1017-A. We are also asking for a community meeting to explain to the Jurupa Hills residents what is being planned for our neighborhood and for the opportunity to voice our opinions and concerns.

Sincerely,

Fred & Jessica Shiffer

RECEIVED
OCT 29 2009
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Harrod, Mike

From: Rodney Yates [rodbon710@msn.com]
nt: Tuesday, October 27, 2009 2:00 PM
o: Harrod, Mike
Cc: rodbon710@msn.com
Subject: Keep the GOLF COURSE

Please postpone case#GPA 1017-A & send notices to our neighborhood!
Rodney Yates 6268 Sandoval ave sent 1980

Harrod, Mike

From: Doug Zuhse [zuhse7@gmail.com]
Sent: Tuesday, October 27, 2009 1:55 PM
To: Harrod, Mike
Subject: change of zoning for Jurupa Hills

Mr. Tavaglione and Mr. Herrod

I have been a resident of Jurupa Hills for over 30 years and **DO NOT** want to see the zoning changed to very high density residential from open space/recreational. The building of apartments will mean more congestion in a small area. We have a water shortage now, what is going to happen when all these apartments are built and occupied? I moved here to get away from congestion. There are enough condos in the area now, the addition of apartments will only drive down property value in the area, and increase traffic and crime. there is not any good traffic access to the area for the number of vehicles purposed by the construction of a large apartment complex. Lets get real, this whole area is over crowded as it is and someone wants to cause more crowding. we sure don't need it and now of us who live in Jurupa Hills want any of it. Just because there is open land doesn't mean that there has to be apartments or houses built.

Please don't let the zoning be changed, it would ruin this area like it has other areas.

Regards;

Doug Zuhse

Harrod, Mike

From: jodyellisstewart@aol.com
Sent: Tuesday, October 27, 2009 9:24 PM
To: District2@rcbos.org
Cc: Harrod, Mike
Subject: Jurupa Hills Golf Course Proposed Zone Changes

Tuesday October 27, 2009

Good Morning,

I have just been advised that there is a hearing on 10/28/09, for a proposal to change the general plan to allow Very High Density Residential in what is currently Open Space/Recreation under the Jurupa Hills Golf Course Project (General Plan Amendment 1017-A).

I am unable to attend this meeting due to my work schedule, but feel compelled to let you know my concerns. Why wasn't the public given more time to respond to this? Where was the public notice? I had to find out from neighbors just this evening of the proposed actions, yet I read the newspaper daily.

I have owned my home in the Jurupa Hills area for almost 20 years. I have watched it grow and change. This is not a change that I feel will benefit our community.

I am extremely concerned with the increased traffic, strain on utilities and public services, varied and assorted challenges to the area, and potential reduction in property values.

A message on the most recent Rubidoux Community Services District monthly bill indicated "Please continue to conserve water to lessen the impact on the sewer system." If our sewer system is strained now, how will it possibly handle another 500-550 units? What about water?

We can already anticipate additional traffic and activity that will be generated by the water park and miniature golf course at Rancho Jurupa Park area. There will be challenges for the local neighborhoods with the expanded park, now they want to add more? In essence, my home and neighborhood will be "sandwiched" by these two areas.

I am absolutely against these proposed changes. I chose this area and my home for the semi-rural feeling. Adding 500-550 units, some of which will be "three story stacked flat apartments" certainly doesn't sound compatible to such a lifestyle. More people, more traffic, more problems.

Please, do not let our area be changed to accommodate a developer's desires.

Sincerely,

*Tody Ellis Stewart
220 Sandoval Avenue
Riverside, CA 92509
(951) 781-7196*

October 22, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

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

**RE: Item 8.0, General Plan Amendment Initiation Proceedings
(October 28, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals.

Item 8.1, GPA 1086 (Highgrove)

Concur with staff recommendation to initiate. This amendment will utilize Community Development land more efficiently and provide for a range of housing types.

Item 8.2, GPA 1087 (Highgrove)

No position.

Item 8.3, GPA 1081 (Lake Mathews)

Disagree with staff recommendation for initiation pending MSHCP analysis. The staff report notes that the project is within MSHCP Criteria Cell 2028 but does not evaluate the effect of the change in land use upon MSHCP assembly. If such effect is neutral or positive, EHL would have no position on the amendment.

Item 8.4, GPA 1017/ A/B (Jurupa)

No position.

Item 8.5, GPA 1043 (Rancho California)

Concur with staff recommendation to deny initiation. This 629-acre property in rugged terrain is remote from infrastructure and services and is at high fire risk. Uses should not be intensified here. Furthermore, the Riverside County Fire Hazard Reduction Task Force made the following recommendation:

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

As staff notes, the proposal would be inconsistent with the General Plan vision for the area, create internal inconsistencies in the General Plan, and reflects no changed circumstances.

Item 8.6, GPA 1038 (Lake Mathews)

Disagree with staff recommendation to initiate, including as a modified project.

This is a massive proposal to redesignate 365 acres of intact Rural land to highly inefficient, greenhouse gas-intensive 2-acre estate lots. The staff-recommended modification would convert a portion of the site to such lots. Mostly surrounded by other Rural lands, such conversion would not reflect a substantial change in circumstances, and thus *does not meet* the criteria for a Foundation change. Staff's recommendation demonstrates a lack of commitment to the integrity of the Rural designations, and as in the case above, would grant a special *exception* for one applicant and set a precedent that would lead to progressive loss of Rural lands. *Furthermore, the staff report is highly deficient in failing to indicate whether MSHCP Criteria Cells are affected. Whether or not MSHCP assembly would be prejudiced by intensified uses is critical information, and such an analysis should be provided prior to consideration.*

Item 8.7, GPA 988 (Elsinore)

Concur with staff recommendation to deny initiation. This proposal responds to no changed circumstances to justify conversion of OS-R to RR. It would intensify residential uses within a remote and 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 8.8, GPA 916 (Winchester)

Concur with staff recommendation to deny initiation. The site is outside the existing commercial core and no changed circumstances justify the proposal. As staff notes, future "Rural Commercial Policies" may apply, however.

Item 8.9, GPA 907 (Rancho California)

Disagree with staff recommendation for initiation pending MSHCP analysis.

The French Valley is a complex location for MSHCP assembly. The staff report does not analyze whether MSHCP assembly would be affected.

Item 8.10, GPA 903 (Rancho California)

Disagree with staff recommendation for initiation pending additional analysis.
There is no MSCHP analysis. There is also no evidence that additional commercial capacity is needed here or that this is the optimal location for new commercial that reduces vehicle miles traveled and consequent GHG emission for nearby communities.

In conclusion, we ask that you uphold the integrity of the Foundation System, the General Plan, and the MSHCP.

Sincerely,

Dan Silver, MD
Executive Director

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

Carolyn Luna, EPD
Interested parties

Barton, Karen

From: K Wright [twodogkd@yahoo.com]
Sent: Tuesday, February 23, 2010 9:06 AM
To: COB; District1; District2; District3; District4 Supervisor John J. Benoit; District5; K Wright
Subject: Karen Doris Wright written public comment against 2/23 9 am RCBOS General Plan Amendment Agenda Item 15.1

TO: Riverside County Board of Supervisors and Clerk of RCBOS.

From: Karen Doris Wright, 4167 Central Avenue, Riverside, CA

Subject: Karen Doris Wright written public comment for the record AGAINST 2/23 9 am RCBOS General Plan Amendment Agenda Item 15.1 as shown below

Agenda http://www.clerkoftheboard.co.riverside.ca.us/agendas/2010/02_23_2010.htm

15.1 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN AMENDMENT NO. 1017 (FOUNDATION – REGULAR) – Henry C. Cox II/Robert Beers – Rubidoux and Pedley Zoning District – Jurupa Area Plan – 2nd District. The Planning Director recommends that the Board adopt an order initiating proceedings for General Plan Amendment 1017-A (the Jurupa Hills Golf Course project) which proposes to change the land use designation from Open Space Recreation and Medium Density Residential (2 – 5 dwelling units per acre) to Open Space Recreation and High Density Residential (8 – 14 dwelling units per acre) for an approximately 117.36 acre property. The Planning Director recommends that the Board also adopt an order initiating proceedings for General Plan Amendment 1017-B (the El Palomino Drive/Mission De Anza Specific Plan No. 123 project) which proposes to change the land use designations within Specific Plan No. 123 from Open Space Recreation, Commercial Retail (0.20 – 0.35 floor area ratio) and High Density Residential (8 – 14 dwelling units per acre) to Open Space Recreation, Commercial Retail (0.20 – 0.35 floor area ratio), High Density Residential (8 – 14 dwelling units per acre) and Open Space Water for an approximately 16.11 acre property.

Discussion

Both the City of Riverside and thte County of Riverside are rapidly building over our open space, park and areas like the Jurupa Hills golf course.

Both the City and County of Riverside seem to favor developers over residents and common sense.

This is not the first time Chuck Cox got park land and wanted to change it into housing. He also got Riverside's AG park for essentially nothing on the excuse of the toxic waste. Land by the airport that I believe was part of the trade he was able to still use as part of a golf course there. I don't golfl but it doesn't look so great when you drive by.

VOTE FOR COMMON SENSE AND PROTECT THE JURUPA HILLS GOLF COURSE AS OPEN SPACE RECREATION etc.

Don't let DEVELOPERS continue to get away by buying land more cheaply as recreation land and then change zoning/use to HIGHER DENSITY HOUSING.

By reference I include the comments made in the articles below in my public comments.

Riverside County Board of Supervisors are set to vote on Feb 23 on whether the Riverside County's Planning

Department will officially consider Henry C. "Chuck" Cox's request for a general plan amendment to change the land-use designation of a 43- acre portion of the JURUPA HILLS GOLF COURSE from "open space recreation" to "high density residential". This is in Jurupa Hills, Rubidoux, the other side of the Santa Ana River. <http://inlandempire.craigslislist.org/pol/1606201417.html> See link to Press Enterprise article about this matter http://www.pe.com/localnews/rivcounty/stories/PE_News_Local_W_wletter13.483eeb0.html which includes odd matter of advertising for a meeting at the development going out on Supervisor Tavaglione letterhead as discussed in the above article.

P-E article by Sandra Stokley "GOLF COURSE PROPOSAL HEADS TO CRUCIAL SUPERVISORS HEARING" http://www.pe.com/localnews/jurupa/stories/PE_News_Local_W_wcox02.45f4a68.html This article includes a map of the proposed location for the housing development on part of the golf course. Chuck Cox is the one who acquired Riverside's Ag Park land in a strange trade plus a little money for some not so useful land next to the Riverside Airport which the City of Riverside took in trade or part of a trade, then let Cox use that land anyway.

Also Supervisor Tavaglione was printing out event advertsgng on his Supervisor letterhead, or his staff was. That smacks of favoritism and should not be tolerated.

Karen Doris Wright

**7405 Pico Avenue
Riverside, CA 92509
February 2, 2010**

**Supervisor John Tavaglione
County Administrative Center
4080 Lemon Street - 5th Floor
Riverside, CA 92501**

Dear Supervisor Tavaglione:

We are sending this fax to state our strong opposition to General plan Amendment (GPA) 1017-A, which, we understand, would change the general plan designation on 117 acres of the Jurupa Hills Golf Course from Open Space/Recreation to Very High Density Residential.

The land owner plans to replace the open land with 550 apartments and 2575 parking spaces, and if this is approved even further development can be expected. Population and traffic density will increase and our quality of life and property values will decline.

When we purchased our home here in 2004, we expected to pay a higher price to live in a quiet safe neighborhood located near land specified as recreational. We hope the time, effort and money we have spent in improving and maintaining our home will not be lost due to high density land developments.

Yours truly,

James N Church
Barbara J Church

James N. and Barbara J. Church

02/02/2010 07:22

METRO LIBRARY

Luna, Julia

From: Dennis/Jan [denjan@charter.net]
Sent: Tuesday, February 02, 2010 9:09 AM
To: District2
Cc: Dennis & Jan; euproserpinus@msn.org
Subject: GPA 1017-A

To: John Tavagilone

As homeowners in the Jurupa Hills area, my wife and I oppose the General Plan Amendment (GPA) 1017-A as submitted by Chuck Cox to develop "senior housing units". The traffic is awful now with the addition of Peralta School and the many vehicles that bypass Rubidoux from Limonite via Peralta Pl to Riverview Dr to Crestmore Dr to Riverside. And it will obviously get significantly worse if this General Plan is approved to develop 500+ housing units.

We also believe that property values will decline with this plan is approved and developed.

We live at 7135 Peralta Place and signed the petition against this GPA.

PS. I suggest also that you have "speed bumps" put in the road by the school. I'm surprised someone hasn't killed a student yet. It's like a freeway on Peralta Pl from Limonite to Riverview Dr.

Thank you.
Dennis Pfaff
Janice Pfaff
copy: Ken Osborne

Luna, Julia

From: Stephen Waddell [iron_wot@yahoo.com]
Sent: Thursday, January 28, 2010 1:51 PM
To: District2
Subject: General Plan Amendment 1017-a

Supervisor Tavaglione;

This letter is to please ask for the rejection of GPA 1017-A that has been proposed. My family and I purchased a home near the Jurupa Hills Country Club for the quiet neighborhood, low traffic, and schooling for our child it affords us. We felt that paying a little more for our house was worth these benefits. To change the zoning of the golf course area from Open Space/Recreation to Very High Density Residential would be very much against what makes this a desirable location to live in. Not to mention living so close to a golf course that I personally frequent often. The increase in traffic, residents, and the possible increase in noise/lower property value would alter the lifestyle that we (as a neighborhood) have come to appreciate and enjoy. I again urge you to please reject this amendment and retain our neighborhood lifestyle.

Sincerely,

Stephen W. Waddell - home owner
6007 Moraga Ave.

RECEIVED

FEB 01 2010

From:
Donald Deurr
6304 Avenue Juan Diaz
Riverside, CA 92509—6235
1/29/2010

To:
Supervisor John Tavaglione
County Administrative Center
4080 Lemon Street-5th Floor
Riverside, Ca 92501

Re: GPA 1017A (Jurupa)
Dear Sir,



This picture was taken this morning from my patio looking South on the 16th green of the Jurupa Hills Golf Course. There is a General Plan amendment (GPA 1017A) under consideration which will replace this quietly beautiful scene with 550 units of high-density apartments. My neighbors and I do not want to lose the quality of life we have come to enjoy living here on land designated as “Open Space/Recreation”. Please consider the drastic impact that GPA 1017A would bring to this area- the community, the property values, the traffic, the additional water and power demands, even the loss of habitat for the wildlife- -and vote to protect this land from urban blight. Thank you.

Most Sincerely Yours,

A handwritten signature in black ink, appearing to read 'Donald Deurr'. The signature is fluid and cursive, written over a white background.

Donald Deurr

Thelma Louise Fawley
6828 Abel Stearns Ave.
Riverside, CA 92509
Email: loufawley@gmail.com
951-683-4820

January 27, 2010

Supervisor John Tavaglione
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA. 92501

Subject: OBJECTION TO GENERAL REFERENCE PLAN 1017A

I have recently learned that a proposed Cox-West Partnership has requested a zone change of the Jurupa Hills Golf Course land from open space/recreational habitat to "very high density residential".

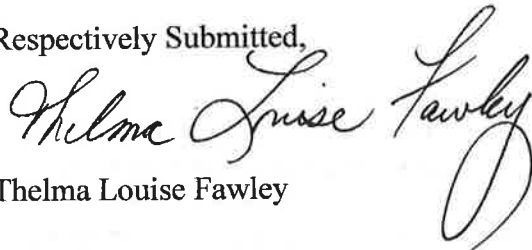
STOP! We must step back and evaluate the overall benefits for the entire community and especially for the next generation of the Jurupa Community.

Having been a homeowner at the above listed address since 1969, I am strongly opposed to this Amendment and the changes that would be incurred if this rezoning were to occur. The following are my immediate objections:

- Overbuilding in compact area thereby increasing heavy traffic flow and congestion.
- Change to high density residential would lower present property home values.
- Demographic and environmental studies of the Jurupa Hills area already strongly indicate a reduction of the natural habitat within the existing open space.
- Presently as we speak January 2010, the following community services are already stretched to response that is difficult if not impossible to accept as best for the present population of the Jurupa Hills community. The response time of County Sheriff's office, emergency services, road maintenance and repair, water and sewage treatment, air quality reduction and current traffic congestion.

I would appreciate the opportunity to address my concerns in person with you before this issue goes before the Board of Supervisor's meeting.

Respectively Submitted,



Thelma Louise Fawley

Jan 22, 2010
L McCoy
6249 Ave. Juan Diego
Riverside, CA 92509
325-245-5476
lmcocoy@wcc.net

Re: G Plan Amendment 1017A

Dear SUPERVISOR,

We Do Not want to change our Area from Open Space Recreation to Anything else. We have chosen & paid to live with the space of a golf course. The change would be loss of further property value & the failure of my community.

we like the quiet community & quality of life

Please defeat proposed changes to our community & ^{our} change of life.

Sincerely,

Laura A McCoy

Roger McCoy

RECEIVED

JAN 25 2010

Robert H. Curran
6296 Ave. Juan Diaz
Riverside, Ca. 92509
951-361-0734

1/20/10

Dear Sir,

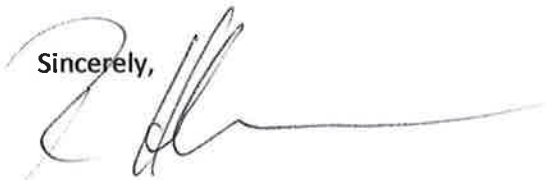
I am writing out of concern for my local neighborhood, more specify General Plan Amendment 1017a which I do not want changed from an open space/recreation to anything else! Please!

I so enjoy the open space and park like atmosphere of Jurupa Hills, and to add more people and noise is just not in keeping with the environmental friendly theme of Jurupa Hills, and for that matter Riverside County.

Mr. Tavaglione, I am very encouraged that in times past you sir, have supported measures that create aesthetic beauty, such as the very vibrant center divider on Van Buren towards the 60 fwy. The American Flag highlighted on the entrance to Van Buren from Limonite Blvd. Thank you so much for the many other improvements on Limonite Blvd!

Please I urge you not to go against your wonderful record!

Sincerely,



Robert H. Curran

RECEIVED

JAN 26 2010

Arpenic Barkas
6591 Ave Juan Diaz
Riv. CA. 92509

Tel: (951) 685-9868 Date 1-25-2010

Supervisor John Tavaglione, (General Plan Amendment (GPA) 1017-A)

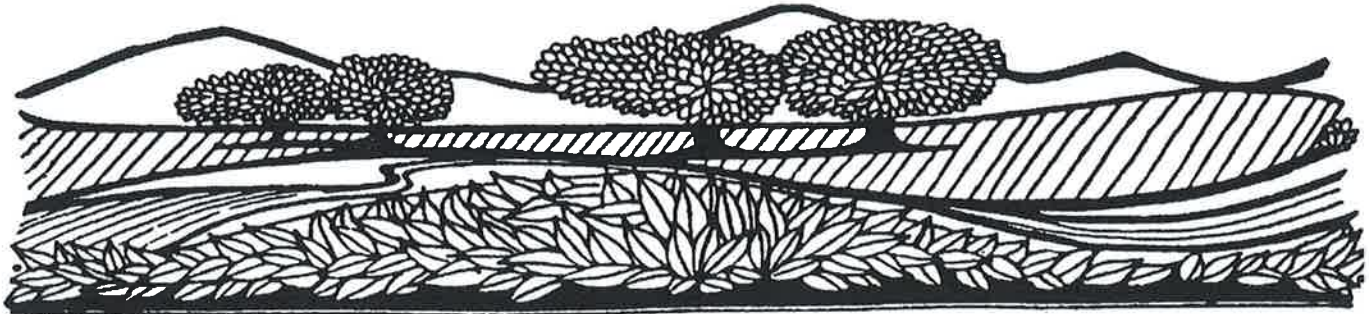
I'm not young anymore & I'm disabled. Don't drive anymore. I'm home almost all the time. The only time I leave the house, is to go to Dr. I did not realize how depressing it would be for me if we lose the view we have now, until I had a NIGHTMARE "LOOKING OUT OF THE WINDOW AND SEEING BOARING WALLS"

THE ONLY REASON WE BOUGHT THIS HOUSE 38 YEARS AGO, WAS THE VIEW and the quiet & calm atmosphere. We paid a lot of extre money for the view. Actually, WE HAVE BOUGHT THE VIEW. Nobody has the right to take away from us what we bought. I don't know what will happen finally. The only entertainment I have now is our view. Thinking we might lose that, makes me feel very sad & DEPRESSED. I'M VERY VERY MUCH WORRIED READY TO HAVE NERVOUS BREAKDOWN.

In my opinion Mr Cox is a good example of a greedy, selfish, cruel human being, doing harm to lots of good people & their children. He is acting like old times masters looking down, from the top of the hills, where his mansion is, & do whatever he likes to his slaves.

The dollar sign "\$" has made him blind. He does not CAN NOT realize how much harm he is doing to lots of innocent human beings who has chosen to live in this quiet & calm area.

Very truly yours
Arpenic Barkas



TRI-COUNTY CONSERVATION LEAGUE along the Santa Ana

P.O. Box 51127, Riverside, CA 92517

72 January 2010

Supervisor John Tavaglione
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

RE: General Plan Amendment 1017-A

Dear Sir:

Please accept the following comments on behalf of the Tri-County Conservation League (TCCL) concerning the project referenced above. TCCL is a public interest group dedicated to the preservation of the Santa Ana River and its tributaries for water quality and quantity, wildlife habitat, public recreation and educational opportunities.

It has come to the attention of TCCL that a current project proposal (GPA 1017-A) would have serious adverse effects on the Santa Ana River. The project is located adjacent to the river and would replace the existing Jurupa Hills Golf Course with about 500 dwelling units. The project also proposes to convert natural open space adjacent to the river and the Anza Narrows County Park to a new golf course.

TCCL believes that conversion of the natural open space land in question is inappropriate. The value of this land to the general public for recreation (currently much used by hikers, mountain bikers, and equestrians) would seem to outweigh its conversion to a golf course, whose access would be limited to a much smaller segment of the community. Additionally, while a golf course can be built and operated in virtually any location, the land in question is uniquely situated and irreplaceable as a natural resource for both the general public and the wildlife which now inhabit it.

The area proposed for conversion to golf course consists of river bluffs dissected by numerous steep gullies leading to the river. The upland vegetation is uncommonly diverse, consisting of a mix of increasingly scarce lowland coastal sage scrub intermixed with chaparral shrubs, some of which typically occur at much higher elevation nearer the river's headwaters. In addition to its intrinsic value in supporting a unique plant community, this land also provides wildlife with diverse sources of food, forage and cover in proximity to a permanent water source. It also serves as a refuge for wildlife during and after occasional flood events which scour the adjacent river bottom. Similar upland communities once graced other bluffs along the river from Riverside to Norco, but nearly all are now lost or degraded through urbanization and other economic activity. The proximity of this land to Anza Narrows County Park makes its value to the public and to wildlife all that much greater; conversely, its loss would be unfortunate. TCCL urges you to oppose this project.

Sincerely,

A handwritten signature in blue ink that reads "Greg Ballmer". The signature is fluid and cursive.

Greg Ballmer, TCCL President

Marilyn Snyder
6910 Peratta Pl.

951-683-0878

2-1-10

To who this concern I am writing in Reference The General Plan amendment 1017 A, we do not want a change on the Open Space recreate to anything.

The additional change that is planned - we have such high traffic zooming down our street "Peratta" you take a chance going out on our drive way being hit.

Cars going past my house are at the speed 50-60 miles, they don't observe the 25 mile limit - that don't mean me! Being across the car across the yellow line

The noise is worse with loud motor cycles - cars gaining the motor plus we have replaced our mail boxes - been

We enjoy playing the golf course & enjoyed the people for 30 plus years!

Most Sincerely yours
Marilyn Snyder

January 31, 2010

Supervisor John Tavaglione
County Administrative Center
4080 Lemon Street – 6th Floor
Riverside, CA 92501

Re: General Plan Amendment (GPA) 1017-A

I am writing to express my concerns regarding the proposed general plan amendment. I have been a resident of Jurupa Hills for 32 years and have remained because the neighborhood has stayed quiet and relatively crime free – in part because of the proximity to the Jurupa Hills Golf Course.

The proposed change from open space to very high density residential would be extremely detrimental. Traffic would increase significantly and there is a very high probability crime would increase due to the transient population associated with apartment dwellings.

When these homes were first built, many homeowners paid extra for view and open space lots. There are still many original owners who remember paying the extra costs. Mr. Cox applied for high density several years ago for the open space along Linares Ave. and the homeowners fought this and were able to keep the area single family homes. Many of the same homeowners are willing to do whatever it takes to keep Jurupa Hills a safe neighborhood.

I am asking that GPA 1017-A be rejected because of the damage it will do in terms of crime, traffic, and property value.

Sincerely,

A handwritten signature in cursive script that reads "Linnea C. Brown". The signature is written in dark ink and is positioned above the typed name and address.

Linnea C. Brown
7266 Vega Ave.
Riverside, CA 92509

John F. Tavaglione
4080 Lemon Street
Post Office Box 1646
Riverside, CA 92502-1646

Dear Sir,

The proposed change in land use in General Plan Amendment 1017A and B in the Jurupa Hills area from open space medium density residential to high density residential is ill advised at best.

The infrastructure in the area is overtaxed as it is, and the addition of 1000+ residents to the area will create a catastrophe. The egress from Avenue Juan Diaz to Peralta is at the present time difficult and adding to the traffic flow will force many to use residential surface streets to get to Avenue Juan Batista and create a dangerous situation. In addition, the intersection of El Camino Real and Limonite is a bottleneck which will only get worse.

In addition to the inability of our community to support the additional population, there is also the consideration of preserving the open space. Housing density in the area has risen to the extent that the complexion of the area has already changed from semi-rural to almost urban. Further large development will only worsen the situation. The golf course provides recreation for residents and visitors alike. Jurupa Hills is the home course for golf teams from the local schools.

I hope you will take the time to study and reject this inappropriate proposal.

Regards,


Rita Heinze

**Thomas P May
6270 Avenue Juan Diaz
Riverside, Ca. 92509
951-743-2127
Feb. 01, 2010**

Supervisor John Tavaglione:

I am writing you to please reject GPA 1017-A . I do not want to change from open space/recreation to anything else.

This amendment will reduce homeowner's property values and generate many times the volume of traffic in our neighborhood, which will led to safety hazards to children and local schools.

I like the quiet neighborhood and quality I enjoy now. I have paid more to live here, near the golf course.

Most Sincerely Yours

A handwritten signature in cursive script that reads "Thomas P May". The signature is written in black ink and is positioned above the printed name.

Thomas P May

John F. Tavaglione
4080 Lemon Street
Post Office Box 1646
Riverside, CA 92502-1646

Dear Sir,

The proposed change in land use in General Plan Amendment 1017A and B in the Jurupa Hills area from open space medium density residential to high density residential is ill advised at best.

The infrastructure in the area is overtaxed as it is, and the addition of 1000+ residents to the area will create a catastrophe. The egress from Avenue Juan Diaz to Peralta is at the present time difficult and adding to the traffic flow will force many to use residential surface streets to get to Avenue Juan Batista and create a dangerous situation. In addition, the intersection of El Camino Real and Limonite is a bottleneck which will only get worse.

In addition to the inability of our community to support the additional population, there is also the consideration of preserving the open space. Housing density in the area has risen to the extent that the complexion of the area has already changed from semi-rural to almost urban. Further large development will only worsen the situation. The golf course provides recreation for residents and visitors alike. Jurupa Hills is the home course for golf teams from the local schools.

I hope you will take the time to study and reject this inappropriate proposal.

Regards,

A handwritten signature in black ink, appearing to read 'Ed Heinze', with a stylized flourish at the end.

Ed Heinze

If you wish - These are some points which you may want to put in your letter to Supervisor John Tavaglione (address in front).

Top left hand part of the letter:

your name *Bill Price*
address *6186 Ave Juan Diaz*
tel.# *951-681-5442*
date *2/1/10*

Reference the General Plan Amendment 1017A which you DO NOT want to change from Open Space/Recreation to anything else. This amendment now wants the change to Very High Density Residential. This amendment MUST be defeated.

This Amendment will reduce homeowner's property values and generate many times the volume of traffic in our neighborhood, which will led to create safety hazards to children and local schools.

We like the quiet neighborhood and quality of life. I have paid more to live here, near the golf course.

Most Sincerely Yours,

Bill Price
(Signature)

(print name)

William H Price Jr

Place your name and return address on the envelope and mail.

February 1, 2010

Supervisor John Tavaglione
County Admin. Ctr.
4080 Lemon St – 5th Floor
Riverside, CA 92501

Re: GPA 1017-A

Supervisor Tavaglione:

I applauded you in developing Limonite Ave into a parkway several years ago under the concept of “the greatest good for the greatest number”. It was truly a far-reaching and beneficial program for all the citizenry of the area – sure, it costs us a bit more, but the aesthetic and economic value it brought to the area was significant. That is why you received my vote and those of countless others in the last election! *However, you seem to have lost sight of that policy when you entertain the greed of a single individual over the well being of the majority of homeowners on the GPA 1017-A issue.*

Chuck Cox doesn’t need to develop any new real estate developments at the expense of the neighbors he claims to know and understand. That land should remain a green belt. Actually, he should sell the course to another concern that will operate it. Yes, that would be the right thing to do, but not the most profitable and his history in this area is that of a profit monger, his only regard being his bank account.

I have lived at my home on Moraga Ave. since 1977. We purchased the home with the idea of living in a quiet and safe neighborhood adjacent to a golf course. For years this was the case and we enjoyed life here to the fullest. The light traffic on Moraga was a strong selling point as we had two small children. Unfortunately, with it’s connection to Linares [at the golf course entrance]it is now used as a shortcut from Limonite to Clay by commuters racing down the street far above the posted speed limit. Should GPA 1017-A be granted, this would only facilitate more people to abuse a once desirable street.

The impact of this development will severely affect the following:

1. Higher traffic patterns and safety along streets experiencing capacity right now, ie. Moraga Ave.
2. Greater demand on all public services from garbage collection and the Sheriff’s Department to more students enrolled in the local schools. [Yes, it originally claims to be Senior Housing, but that is not etched in stone and subject to variances at any whim].
3. More people = higher crime rates.....that is an indisputable fact. This is even truer if these individuals reside in multiple-family dwellings!
4. The entire beautification of the area. The rolling green hills of Jurupa Hills Golf Course are a thing of pride in our neighborhood.

5. More homes will drive the value of present homes down....simple
Supply and Demand economic truth!

I am asking, as a long time resident, for you to show restraint on this issue and return to your policy of the "Greatest good for the greatest number" for your **constituents**. Say no to Chuck Cox!

Sincerely,

Robert Abelsett
6075 Moraga Ave
Riverside, CA 92509

26 Jan 2010

Supervisor John Tavaglione

County Administrative Center

4080 Lemon Street- 5th Floor

Riverside, CA 92501

District2@rcbos.org

Supervisor Tavaglione:

This letter is to tell you that we **oppose** General Plan Amendment (GPA) 1017-A, dated 2 Nov 2008.

The amendment proposes to rezone 117 acres of Jurupa Hills Golf Course from ***“Open Space/Recreation”*** to ***“Very High Density Residential”***.

We were surprised that the proposed amendment is just now coming to the attention of the residents of Jurupa Hills.

The effect of such a rezoning would cause many problems the County of Riverside and the Jurupa Hills Neighborhood is not prepared for. Rezoning would cause financial problems for individual families by decreasing property values and by raising the burden on District 2 County Services to our neighborhood. Rezoning is the first step in what could lead to ***“High Density Housing”*** that is not consistent with present housing patterns in this area of mainly single family residences. **Medium Density Structures on Kern Dr** built in the 1970's are a ***blight*** on the present neighborhood with little or no space around the structures, multiple cars parked in the street, very little maintenance of the properties, etc.

I used to volunteer on CCOP (Concerned Citizens on Patrol), assisting Riverside County Sheriff's by patrolling the neighborhoods in this area, so I am quite aware of what changes rentals and high density housing have on a community. We have lived in the Jurupa Hills neighborhood for 36 years, owned apartments in Rubidoux and have witnessed first hand the changes and progress that have taken place. We are two of your constituents that appreciate what you have done for the District. The Senior Center development, the Senior Housing on Mission Blvd, sidewalks, lighting and landscaping of Limonite Blvd, beautification of Rubidoux in general, the influx of County Services now located in Rubidoux. Your work on trying to reduce particulate in the air from diesel engines is recognized and appreciated. Rezoning will lead to a decrease in property values of those homes adjacent to and near the Jurupa Hills Golf Course. The increase in Traffic will cause problems for two elementary schools. Rezoning will cause the County to have to widen and construct roadways to handle the increased flow and changes in direction of traffic.

Not to be one those who say ***“not in my backyard”*** we would like to suggest that many other neighborhoods in Rubidoux would benefit from increased ***“High and Medium Density”*** housing such as that you championed on Mission Blvd.

We used to have a Jurupa Hills Homeowners association that helped you on many of the projects listed above. We were able to dissolve the organization after your work on Limonite and elsewhere. We no longer have to get together to paint over graffiti, sweep debris from some of the streets, pay for watering and maintaining the entrance to Jurupa Hills. Those things are now taken care of by our agreeing to an increase in property taxes to pay for the services.

We would like the opportunity to get together with you and discuss this proposed rezoning. Please let us know what arrangements can be made.

Thank you for your service to our community.

Everett & Anna Churchman

6818 Abel Stearns Ave

Riverside, CA 92509

951-683-3217

6504 Avenue Juan Diaz
Riverside, CA 92509
21 January 2010

Supervisor John F. Travaglione
County Administrative Center
4080 Lemon Street 5th Floor
Riverside, CA 92501

RE: 1017-A

Dear Supervisor Travaglione:

I would like to express my firm desire that 1017-A be stopped with no further consideration. As a 30 year resident of Jurupa Hills and an original home owner on the Jurupa Hills golf course, Willowood development, built and sold in 1979. Those homes were **sold as golf course homes**. That property was sold by Cox to Vanguard Builders, Larry Turner, to develop the property and surround the homes with the existing Cox owned Jurupa Hills golf course.

My husband and I are opposed to the General Plan and General Plan Amendment (GPA) 1017-A proposed by Cox-West to change the zoning in our community from the open space/recreational designation to Very High Density Residential designation. The change in zoning will greatly reduce our property values.

We purchased our house in May 1979, as golf course property. Our property was sold to us as golf course property. We relied on the property being golf course property.

In 1991, our neighborhood had our first encounter with Cox. That project called for opening the cul de sac at the end of Avenue Juan Diaz (three houses from our house) as the access for a condo project Cox wanted to put up on the golf course. The location was around what Cox called a "lake", but home owners knew it as a polluted algae pond. I am sure he would have advertised "lake front golf course property" but it was and still is a polluted pond. We fought him and the project died. We did not want condos and we did not want the traffic. I understand Cox or a family member purchased the property at the gate that controls the access to and from the golf course at the end Avenue Juan Diaz at the cul de sac. That sale made the home owners mad because there was no announcement it was for sale, Cox did his typical behind the back under the table purchase. Judge McIntyre-Poe would have purchased the property had she been notified, since her home is next to the vacant property and the access gate.

Over the years homes have sold as golf course property, recently purchased homes in our neighborhood were clearly advertised as golf course property by the realtor. As you know golf course property adds value to the property, similar to a view that owners pay extra for and which adds value. Golf course property also means that if you are living on a fairway you have no house or yard backing up to your property. Again adding value.

Our neighborhood group met with Mr. John Fields on 10 November 2009, expressing our concerns about Cox, his misleading statements and his failure to consider the home owners.

At that meeting Mr. Fields said that a suggestion had been made to Cox to meet with the homeowners.

On 17 November 2009, Cox called a meeting at the Jurupa Hills Club house, with short notice we got about 10 of the neighbors to attend. I am not sure what Cox told you about the meeting but it was very heated and it changed no minds. It was a very reviling meeting about Cox, his family and his very poor business knowledge. Our group was presented with the "map of the day". This map was different than several prior maps. These maps can be easily printed changing the golf course to reflect or target a specific group. It was convenient that suddenly the map did not remove the golf course from behind any of the home owner's on Avenue Juan Diaz or Sepulveda. Cox and his group seem to think we are stupid. He talks down to us out of both sides of his mouth.

Issues that were brought up were that the golf course is not making as much money, they have maintenance that needs to be done and upgrades such as cart paths to add. They mentioned the sprinkler system cost over \$1,000,000.00. Therefore, since the golf course was needing repairs and there was competition from other golf courses in the area, Cox and his family HAD to get this project approved so that he could have a developer build Senior Housing, thus giving him money to upgrade the golf course. Those are not our problems.

The other issue was that Indian Hills Golf Course has made lots of money from booking wedding receptions, and parties. Cox's daughter stated that if the Jurupa Hills club house was bigger and better they could make more money off receptions and parties like they are on Indian Hills.

Again not our problem. They own both golf courses and club houses. If it is not good enough they spend some money and fix it up. That is part of the cost of doing business.

It was all I could do to hold back, Cox is the problem caused by his poor business planning. Cox bought Jurupa Hills and Indian Hills; they are only about a mile from each other. He then built the Sky Links on Van Buren and later the Hidden Valley golf course in Norco. There are other courses in the area that are not owned by Cox but add to the competition. However, Cox complained that there were too many golf courses. Not our problem he bought two and built two. I would compare him to a Starbucks owner that built a Starbucks on each corner then complained he was having too much competition.

If that was not enough the issue with maintenance really proves his is a poor businessman. The man did not make improvements on the golf course; he is the one that let them be run down. He ran them into the ground, doing everything on the cheap, and taking out as much money as he could to pay his self his family and friends. **Business 101 tells you that you must, especially on a golf course, consider ongoing maintenance and upkeep to attract golfers. Repair of the sprinkler system is a given requirement for a golf course, especially in Southern California.** Since it does not rain, you need a working sprinkler systems. Golf cart paths are not a new addition at most courses. Most courses have added cart paths. However, Cox and company did not do the most basic business planning and consider in the green fee the cost of maintenance. IF he had considered maintenance and upkeep then over the years he would have been able to repair

Cox does not care about the home owners, or seniors, he wants to sell off the property to build a new club house for weddings and parties, and bring his cash cow up to standards. Cox will let it run down over the years and will be back to the planning commission trying to sell off other parts of the golf course to fund some other maintenance they should have done over the years.

We do not care what Cox might promise the home owners, the Board of Supervisors or Planning Commission. If this change is approved, Cox will find a developer, and all bets are off. He will have a contract between Cox and the developer and any "promises" he made will go away. **Cox cannot be trusted and we all know him from past dealings.**

I urge you to vote against this GPA and GPA 1017-A.

Sincerely,


Linda and Larry Bryant

John Barkus
6591 Avenue Juan Diaz,
Riverside, CA. 92509
jfrankb@charter.net

February 23, 2010

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street - 5th Floor
Riverside, CA. 92501

Dear members of the Board of Supervisors:

I like to thank the Board of Supervisors for letting me address you in behalf of the residents, homeowners and members of the Jurupa Hills Community.

We were officially notified yesterday , from Mr. Field's Office, Mr. Tavaglione has the stomach flu and would not be at the meeting today. We all hope he gets well and appear before us in approximately 30-days to discuss General Plan Amendment 1017-A.

We had approximately 200-homeowners, residents and members of the community to appear before this body to reject GPA 1017-A. Most people were notified by email , not to appear before this meeting today and the rest are being told at the main door, as we speak.

We all were in concert to ask the Board of Supervisors to reject GPA 1017-A completely. At our future meeting, we will show how the impact of this project would do great harm to our community, the environment and government resources.

I thank you for letting me speak and wish for this letter to be admitted as part of today's record regarding this matter.


John Barkus

Submitted by John Barkus
2/23/10 Item 15.1
(date)

15.1

Harper-Ihem, Kecia

From: Field, John
Sent: Monday, February 22, 2010 11:32 AM
To: Harper-Ihem, Kecia; Goldman, Ron; Ashley, Marion
Subject: Continue Item 15.1 tomorrow

Supervisor Tavaglione has a bad stomach flu and will not be at the meeting tomorrow. As such he wants to continue 15.1 for 30 days or so.

Thank you.

John Field, Chief of Staff
Office of Supervisor John F. Tavaglione
County of Riverside, Second District

2-23-10
15.1