

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

**Supervisor John Tavaglione  
County Administrative Center  
4080 Lemon Street - 5<sup>th</sup> 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**

**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-5<sup>th</sup> Floor  
Riverside, Ca 92501

Re: GPA 1017A (Jurupa)  
Dear Sir,



This picture was taken this morning from my patio looking South on the 16<sup>th</sup> 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 cursive script, appearing to read "Donald Deurr".

Donald Deurr

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

January 27, 2010

Supervisor John Tavaglione  
County Administrative Center  
4080 Lemon Street, 5<sup>th</sup> 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".

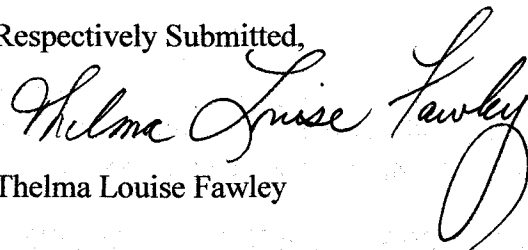
**STOP! We must step back and evaluate the overall benefits for the entire community and especially for the next generation of the Jurupa Community.**

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 Pina  
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 less of further property value & the failure of my commitment.

We like the quiet community & quality of life

Please defeat proposed changes to our community <sup>our</sup> change of life.

Sincerely,

Laura 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,

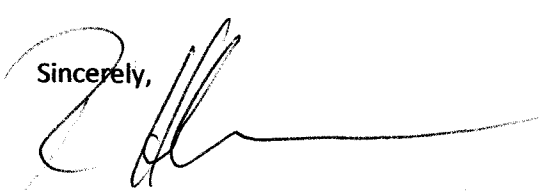
I am writing out of concern for my local neighborhood, more specify General Plan Amendment 1017a which I do not want changed from an open space/recreation to anything else! Please!

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 any more. 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

JOHN BARKUS  
6591 AVE. JUAN DIAZ,  
RIVERSIDE, CA. 92509

TEL # 951-685-9068

25 JANUARY 2010

DEAR SUPERVISOR JOHN TAVAGLIONE:

I HAVE BEEN LIVING IN THE SAME ABOVE HOUSE FOR NEARLY 3-DECADES AND PAID MORE TO LIVE ON THE GOLF COURSE AREA FOR THE QUIET AND BEAUTY

I CANNOT UNDERSTAND HOW AND WHY THE BOARD OF SUPERVISOR AND THE PLANNING COMMISSION COULD EVEN TAKE IN CONSIDERATION FOR GENERAL PLAN AMENDMENT 1017-A TO TAKE EFFECT.

I'M AGAINST GPA-1017A COMPLETELY ANY REQUEST THAT THE BOARD OF SUPERVISORS DEFEAT THIS AMENDMENT AND LET HUNDREDS OF HOMEOWNERS LIVE THE LIFE THEY HAVE ASKED FOR IN THE COMMUNITY.

I CANNOT THINK OF A WORSE THING, THAN TO CHANGE THE GOLF COURSE FROM AN OPEN SPACE/RECREATION AREA TO A HIGH DENSITY RESIDENTIAL AREA. CHILDREN AND OTHERS WILL BE IN DANGER FROM SUCH TRAFFIC INCREASES.

Very Truly,

John Barkus

**6156 Avenue Juan Diaz  
Riverside, CA 92509  
(951) 360-3400 Land  
(951) 662-2441 Cell**

Tuesday, January 26, 2010

John Tavaglione, Supervisor  
County Administrative Center  
4080 Lemon Street – 5<sup>th</sup> Floor  
Riverside, CA 92501

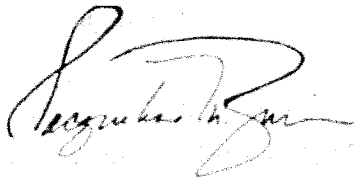
Dear Supervisor John Tavaglione,

I have lived in the community of Jurupa Country Club Villas Golf Course area since 1999, and have heard recently that there is concern of new 'zoning' for our area for the purpose of ultimately building whatever is most profitable. As much as I am a business person and not against profit, I do not believe this is a good area for new construction for several reasons.

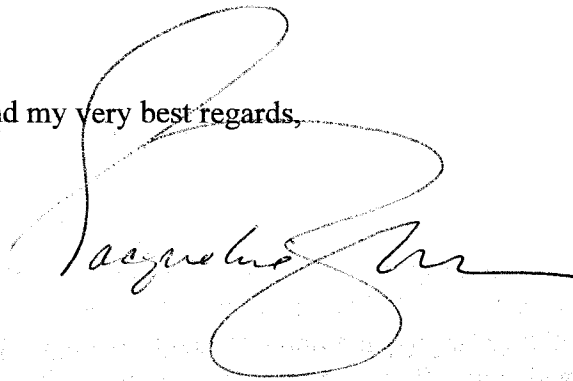
This is a community that is already impacted with 25% open homes in foreclosure, this re-zoning could lead to construction other than pledged elderly residences, it could reduce further our home values causing more even more issues and foreclosures, and will increase traffic, dangers to children here and noise so close to our homes.

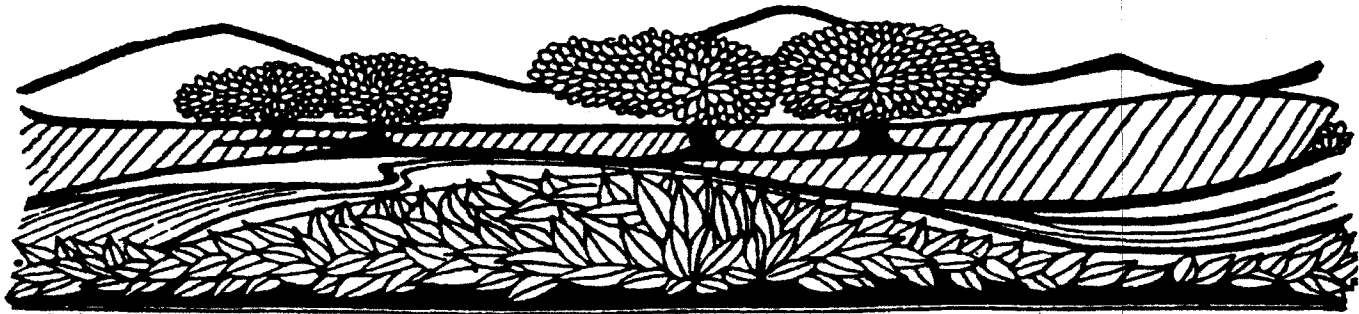
Please reconsider allowing the passage of this request for rezoning – as I speak for almost everyone (133) units in my community alone. This General Plan Amendment 1017A, changes the currently Open Space/ Residential that we purchased homes specifically into years ago, into Very High Density Residential which is not only unnecessary in this community – it is truly unfair to all of us who have made Jurupa our home.

Thanks for your consideration and my very best regards,



Jacqueline M. Zimmermann  
Homeowner





**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, 5<sup>th</sup> 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,

  
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 1011 A, We do not want a change on the Open space revert 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! A sign across the car across the yellow line

The noise is worse with loud motor cycle - cars gunning the motor Plus we have replace our mail box - 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 – 6<sup>th</sup> 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,



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  
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,



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,



(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 – 5<sup>th</sup> 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 Abelsset  
6075 Moraga Ave  
Riverside, CA 92509

26 Jan 2010

Supervisor John Tavaglione

County Administrative Center

4080 Lemon Street- 5<sup>th</sup> Floor

Riverside, CA 92501

[District2@rcdus.org](mailto:District2@rcdus.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 5<sup>th</sup> 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 maintence. IF he had considered maintence and upkeep then over the years he would have been able to repair

the sprinkler and add items like golf cart paths. But no Cox does things on the cheap; he takes the money out but does not put it back like a good business man would do. Then he decides to sell off parts of the golf course to make him money to repair the course. **Not our problem.**

**We have lived in our house 30 years, original owner's on Avenue Juan Diaz, and we have had to make repairs, consider upkeep as needed and we did not sell off parts of our property to make those repairs. Our property is not a money making property such as a golf course, we had to budget for the repairs. Not Cox. He lets things run down, and then runs to the county to get some zone change so he can make money and continue at our expense.**

The first we heard of this project was that they would merely repair the club house, and then it was they would move the club house to the right of the current club house and build a new one.

The last meeting with Cox and company was a combination of misstatements as they talked. Cox stated that the three story senior project, stuck on the back side of the current front nine of the golf course would not create much traffic. He said seniors only make 2 trips a day. Really, a senior for these projects starts at age 55. Many of those still work and will be coming and going to work, and going on trips daily like my husband and me. We make much more than 2 trips a day. Then he said, he was going to ask that these seniors be approved for **driving golf carts on the public streets over to 7 -11, Staters and the bank.** Great, there are accidents daily on Camino Real and at the shopping center. We really **do not need a mix of pickup trucks and seniors in golf carts.** I do not feel safe driving around there in my Mercedes; I would never drive a golf cart.

Looking at the "map of the day", it changes the # 16 fairway behind our house to # 18 and it changes the front nine courses behind the houses across the street to #1 and # 2. That is a significant change. Since every course I've played the club house has #1 and # 18 close. Therefore the map did not show that the club house had moved. But you would not have a club house in or near its present location, and then start the #1 and end with # 18 so far away. The location of the new club house is a very big concern. Cox assured the group that he would not open up the cul de sac on Avenue Juan Diaz; however, we do not trust that with all the business he wants to attract for receptions and parties that he would get enough complaints from customers that it would force him to open Avenue Juan Diaz to traffic.

If the club house is built down by the cul de sac on Avenue Juan Diaz, then our neighborhood will **suffer** from loud music and parties going well past the 10:30 pm cut off. Currently we hear loud music coming from the Jurupa Hills Villas that are directly behind our house. We call the sheriff noise number and they want us to give them a street address. If the Sheriff came out they would hear the noise and find the condo where the music was coming from but we cannot see where the noise is coming from. I am sure with the club house moved; we will have the same response from the Sheriff about the noise. Most of the home owner's work during the week. Most of the wedding receptions will be on weekends. The noise will be bad during our time at home. The club house and parties will attract crime, and will add to the lowering of our property values. No one wants to be that close to all the noise or traffic.

**Cox's daughter complained about the condition of the current golf club house at Jurupa Hills saying it was run down. Again, who is to blame? The neighbors? No, it was again poor business by Cox, taking out as much money as he could and not make improvements. The club house is stuck in the 1960's.**

The project is planned to be located on a really bad area of the golf course. I am always in a cart when I play and would not walk around that area in the day time, let alone at night. The area backs up to the railroad tracks. There have been all kinds of crime associated with the trains and people looking for fun. A few months ago the sheriff broke up a ring of people stealing from the trains, leaving the items in the bushes and coming back to move the stolen goods. We often have ATV's, drunks, and cars going off road. Just last weekend there were two stolen cars at our cul de sac.

We can hear trains at night and over the years gotten used to the noise but the senior housing would be closer than any home on the golf course now. I am sure a senior looking for a nice area would soon complain about the trains and all the noise. Because of the drunks on the train bridge the trains have to sound their horns often.

If senior residents are out at night, they will be subject to being attacked, or injured by people that come onto the golf course. This course has had issues for 30 years; I doubt it stops with senior housing. Seniors may be walking their small dogs and be attacked by coyotes. Coyotes are all over the golf course, Avenue Juan Diaz, and Riverview. We also have wild boar around the river that come up to eat the ice plant. There are snakes, and skunks all over that area. Our neighbor across the street found a 6 ft. rattler in his garage. He has 4 small daughters. **There is no transportation for seniors, we asked Cox about getting on a RTA route and they had no plans except golf carts. Cox was asked about a sheriff substation and he had no plans for that either. He only has plans to make money. Cox and company do not care about the community.**

**Cox tried to play the environmental card by saying that very high density housing was good for the environment.** This coming from the man that allowed some dumping before he had permission over by Sky Links. The same man Laurie Pearson fought in the La Sierra area when it was found Cox had no environmental plan. More telling as when we left the meeting, where **Cox that had just explained how environmentally concerned he was, his actions proved he and his family will say and do anything. Cox got into his Hummer and his family got into another Hummer.**

Our group has often mentioned we would rather deal with the closures of Jurupa Hills golf course and be reduced to weeds rather than have very high density housing.

Cox's daughter was very arrogant stating that it is our golf course and we let you walk on it. Then complained that none of us played there. Ron Robertson was sitting there and he knows my family has used that course. **Our children were in the summer golf program for several years. Todd and I used to play each time he was home from West Point or the military. We played many times before he was killed in Iraq.**

**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