

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.

REVIEWED BY EXECUTIVE OFFICE
DATE 2/10/10
Tina Grande
Departmental Concurrence

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:rh

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that Board tentatively declines to adopt an order initiating proceedings for the above referenced general plan amendment.

Ayes: Tavaglione, Stone, Wilson, and Ashley
Nays: None
Absent: None
Date: March 23, 2010
xc: Planning, Applicant
(Supervisor Buster declared a possible conflict of interest and did not participate)

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref. ATTACHMENTS FILED WITH District: Second Agenda Number:

THE CLERK OF THE BOARD

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

Ron
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
Supervisorial 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.

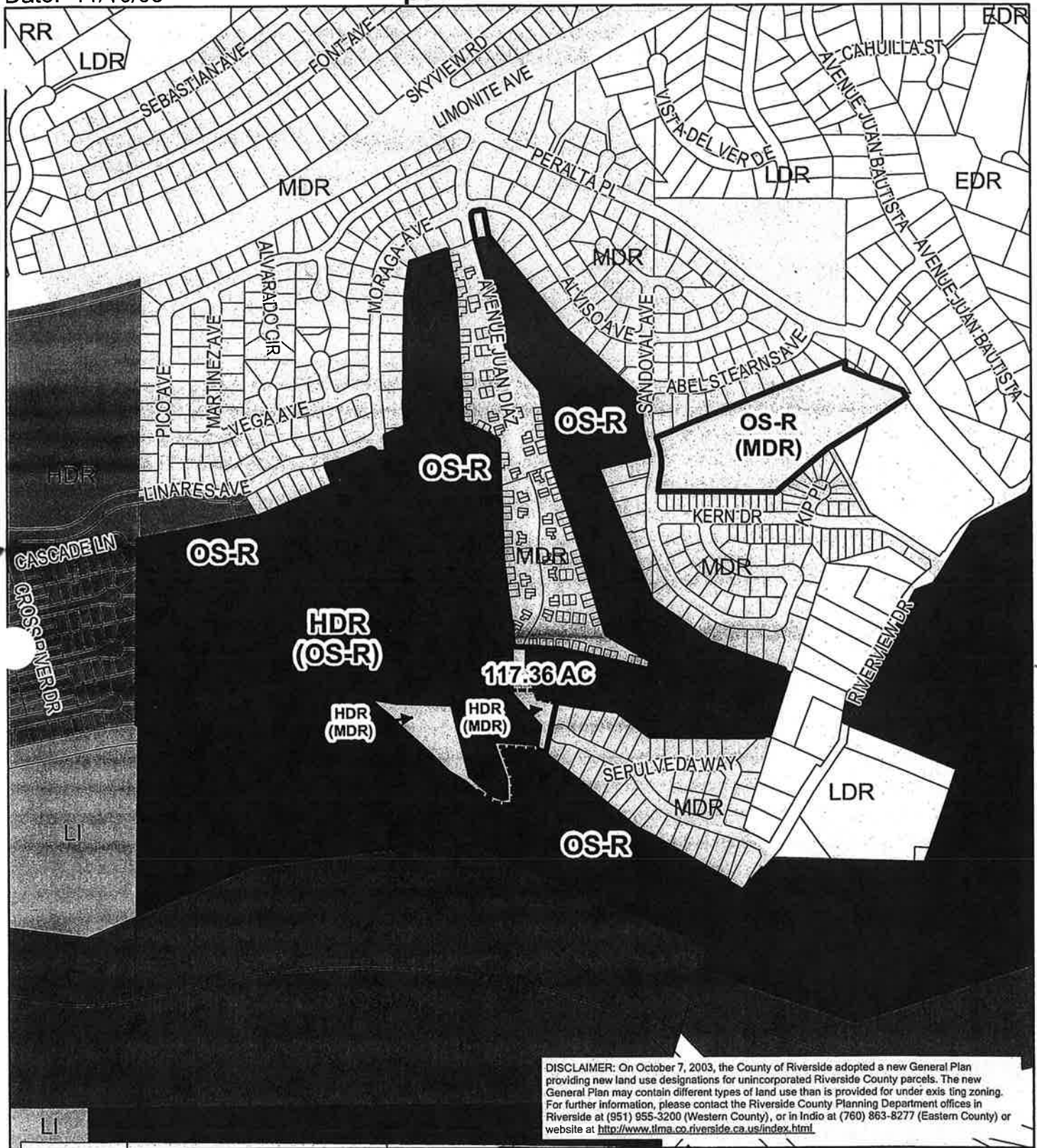
Mr. Snell said he did not have such great concerns with General Plan Amendment No. 1017B. However, there are issues with that one and that too has to be done in close communication and participation with the community. If the community is involved early and their concerns are taken into account, perhaps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

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
 Wnship/Range: T2SR5W
 Section: 30



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

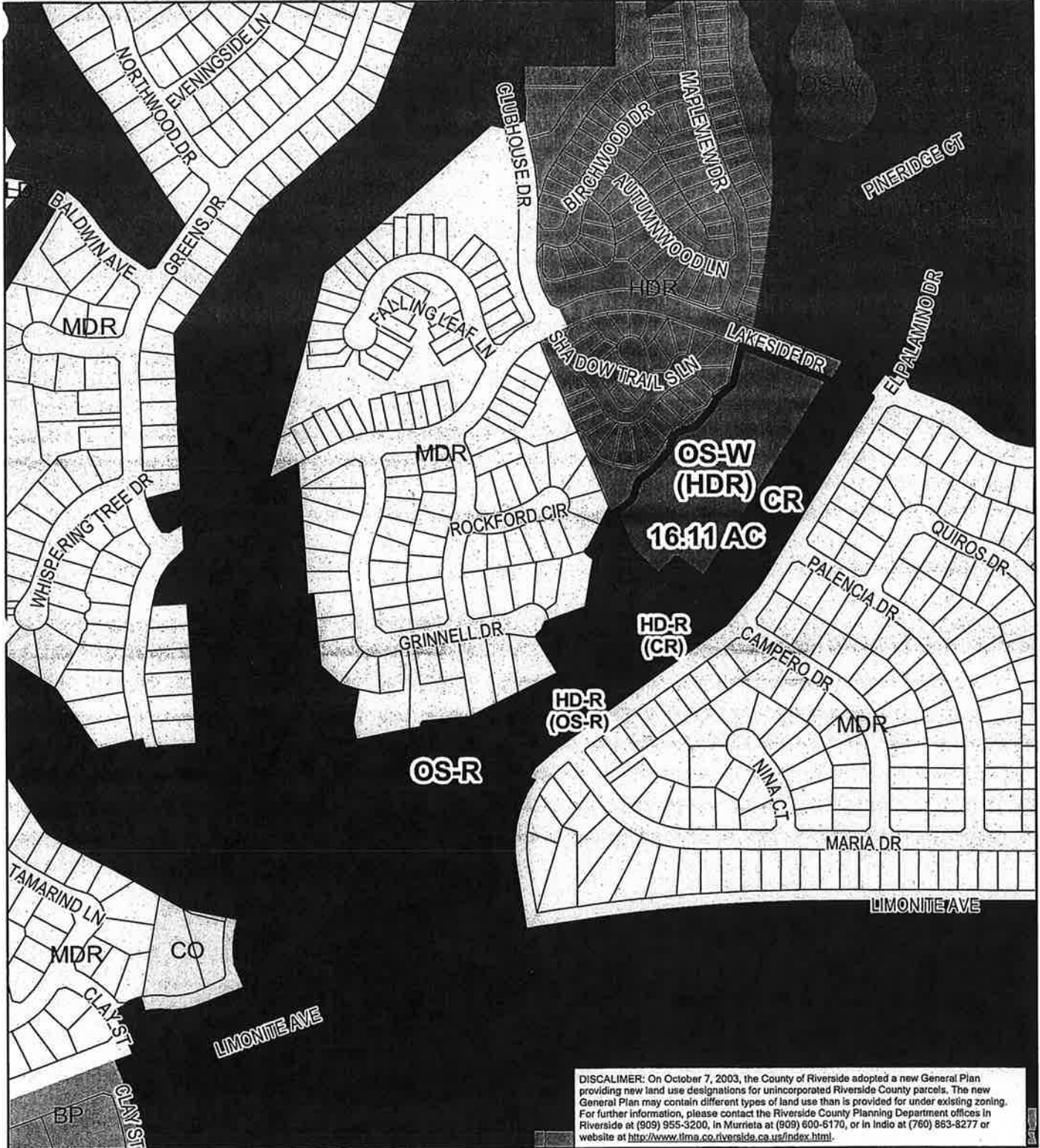


Supervisor: Tavaglione
District 2
Date Drawn: 10/05/2009

GPA01017-B

Planner: Mike Harrod
Date: 10/28/09
Exhibit 6B

Staff's Proposed General Plan



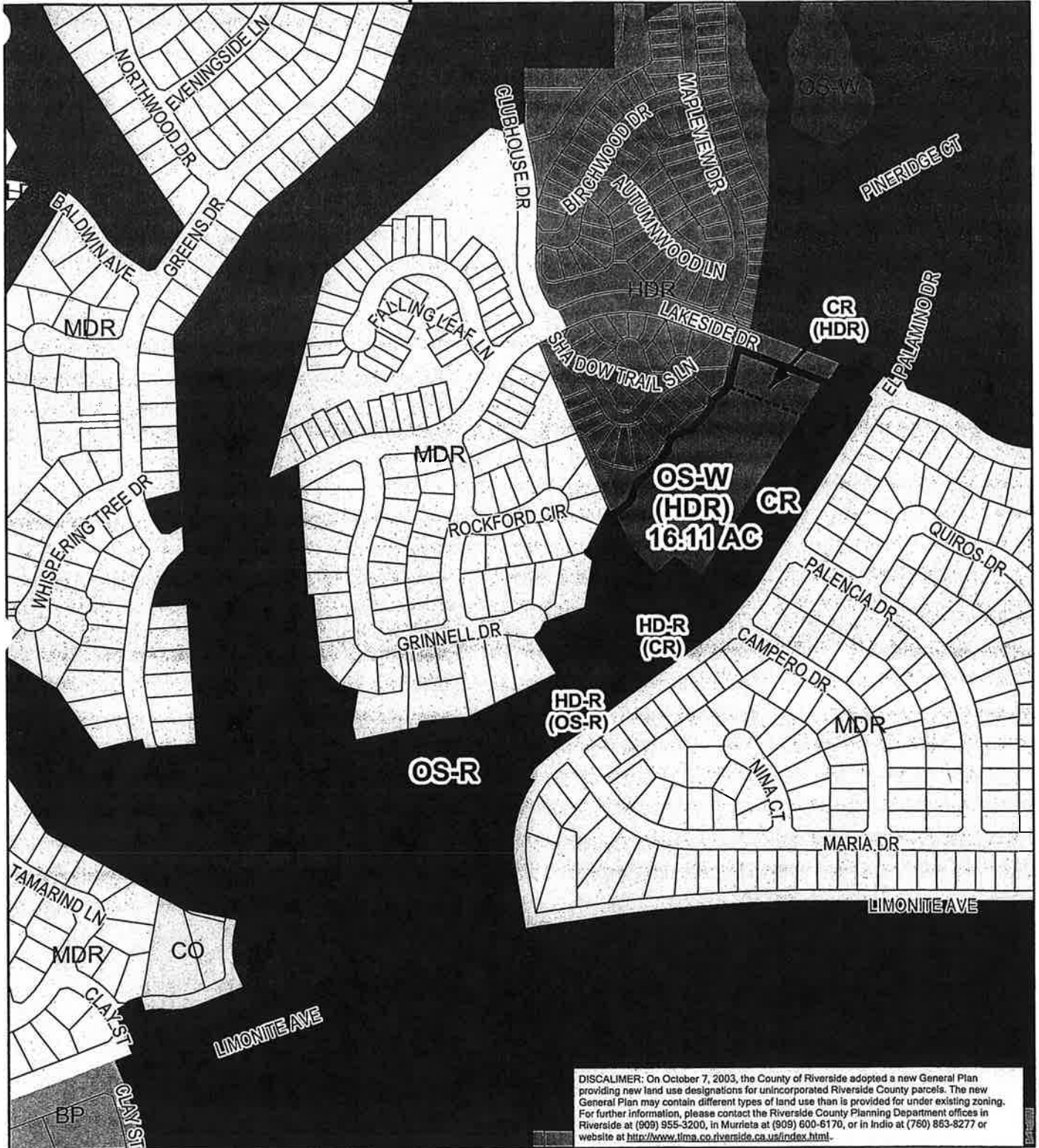
DISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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



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).

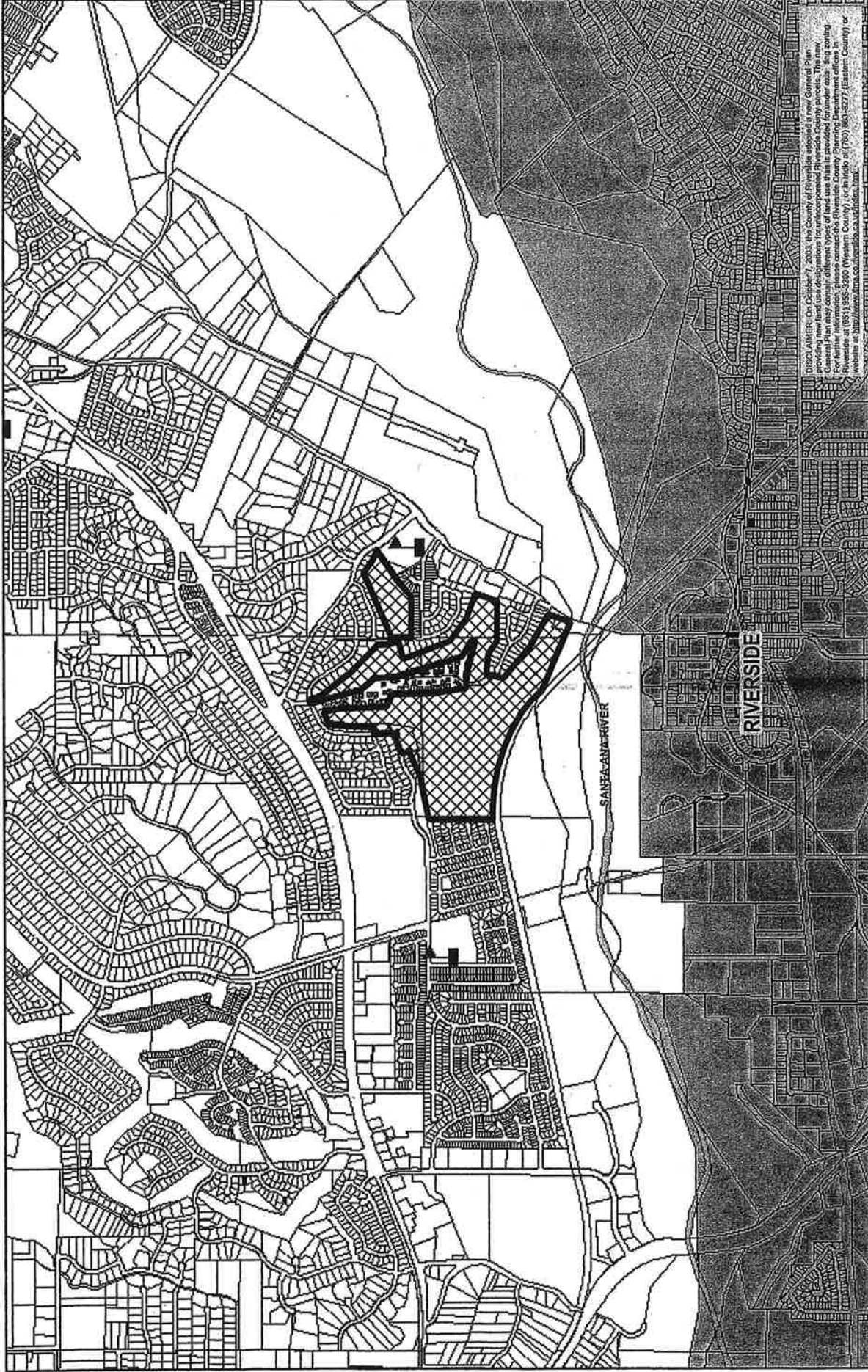
INFORMATIONAL ITEMS:

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



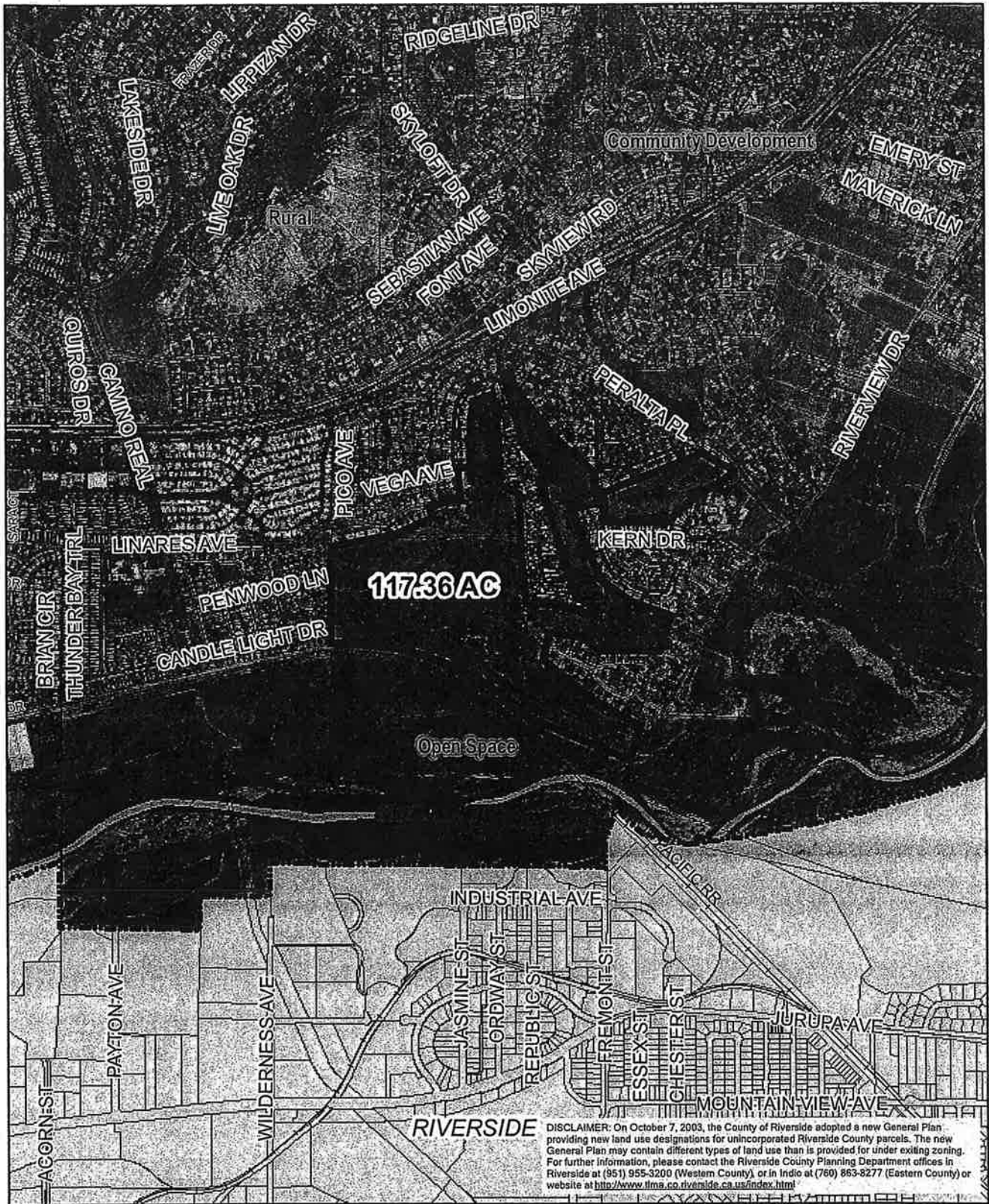
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than those provided in the existing Riverside General Plan. For more information on the new General Plan, please visit the website at <http://www.riverside.ca.gov/planning>.

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





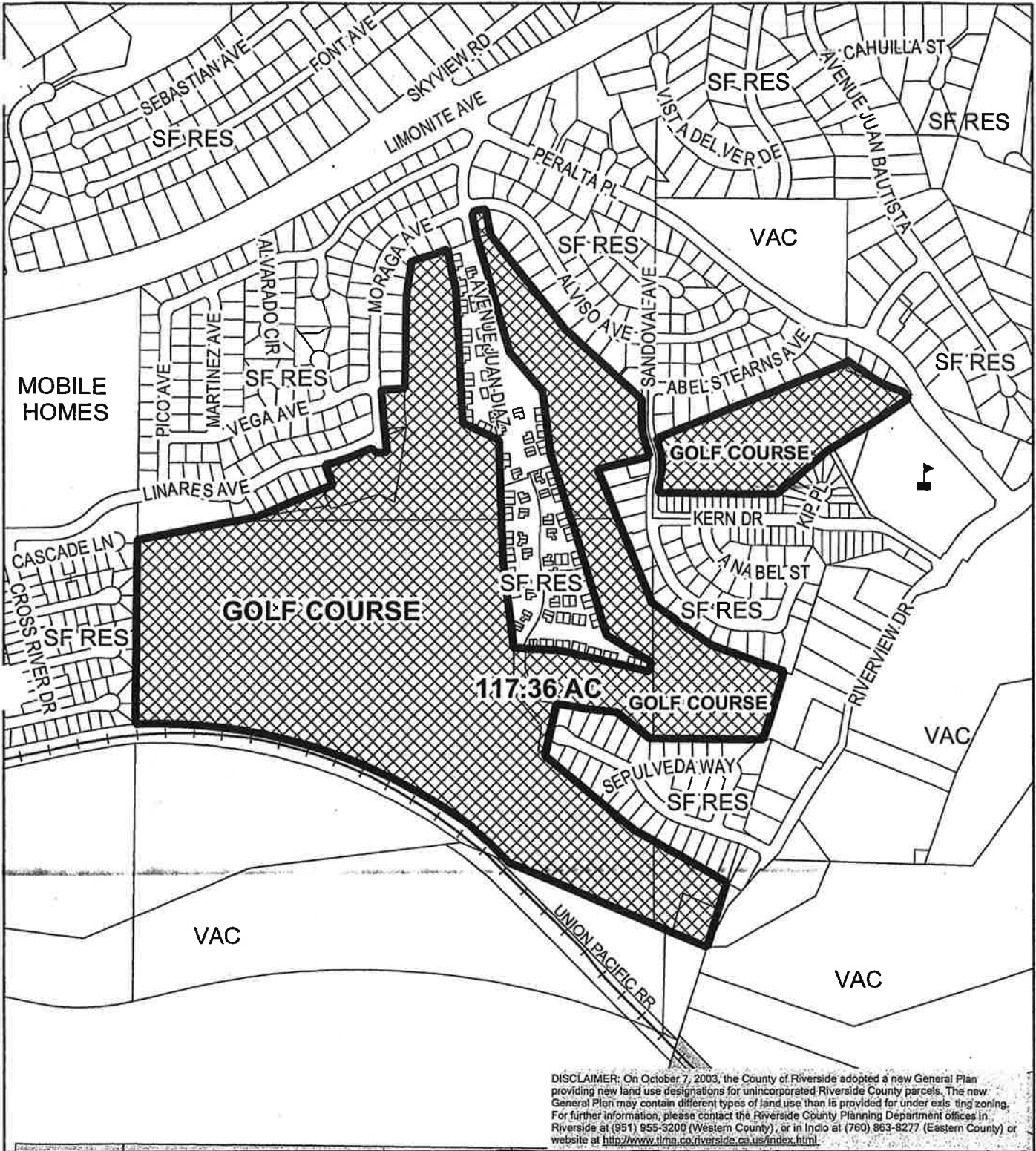
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
 Township/Range: T2SR5W
 Section: 30



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





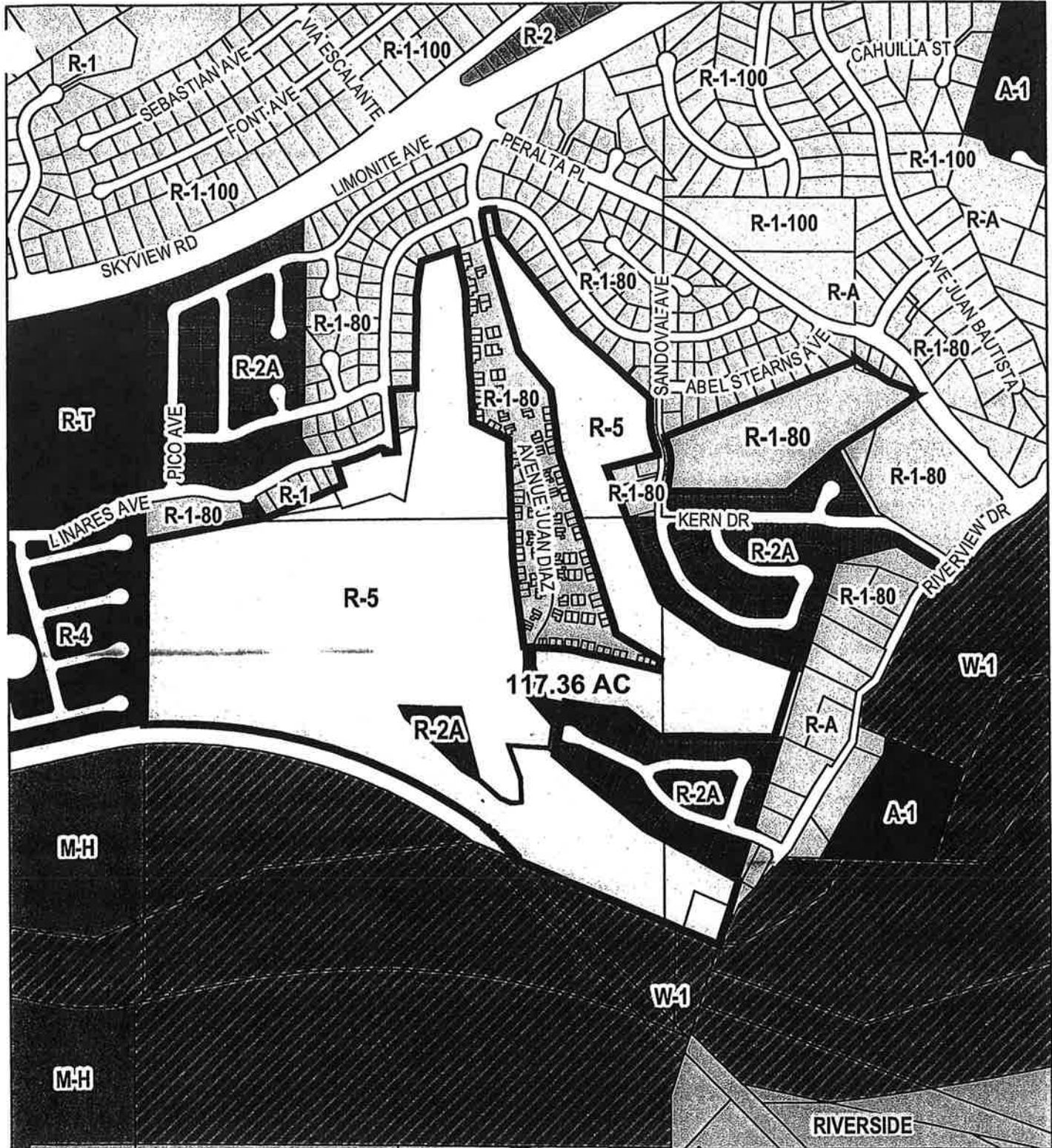
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
Township/Range: T2SR5W
Section: 30



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





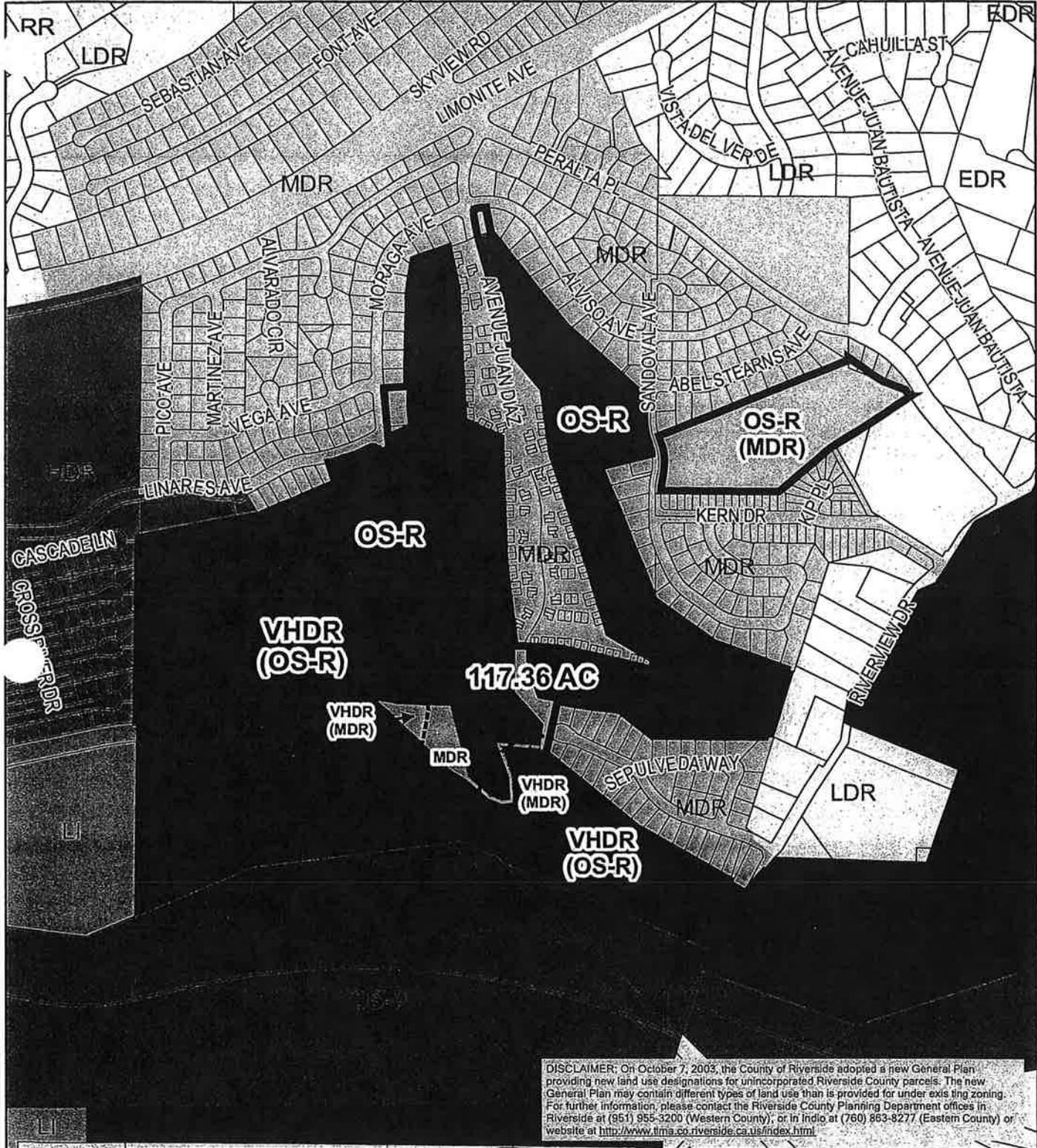
RIVERSIDE COUNTY PLANNING DEPARTMENT

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





RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
Township/Range: T2SR5W
Section: 30

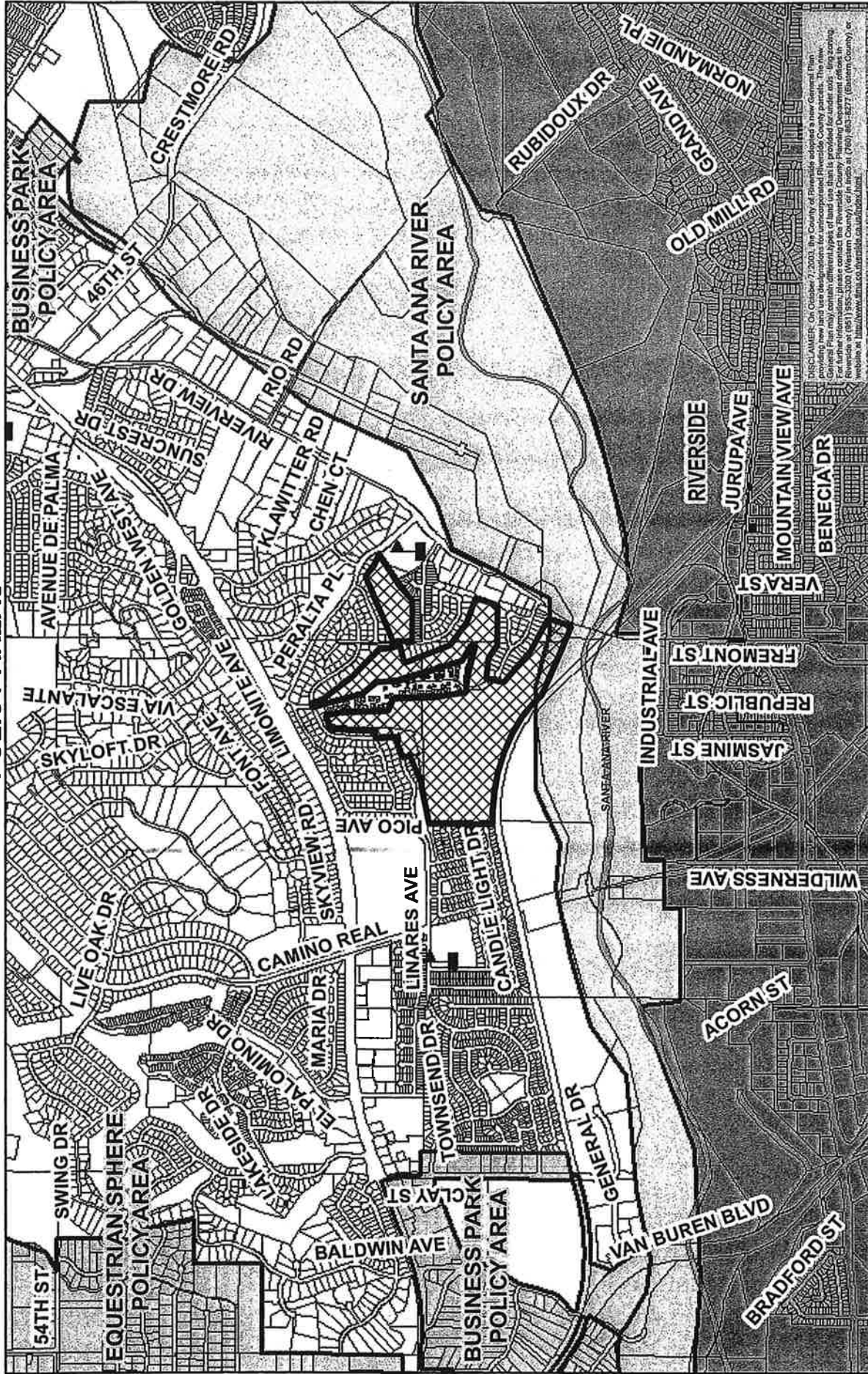


Assessors 185-17,18,20&21
Bk. Pg. 186-20,21&26
Thomas
Bros. Pg. 684 J5

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

GPA0 17-A POLICY AREAS

Planner: Amy Vidana
Date: 11/2/08
Exhibit 8



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
11,250

0 1,875 3,750 7,500 11,250 Feet

DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan. Certain new and existing uses and different types of land uses that are prohibited for certain uses. Any zoning or other regulations that conflict with the General Plan are hereby repealed. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3300 (Western County), or in auto at (761) 463-1877 (Eastern County) or website at <http://www.firmas.com/riversidecountyplanning.htm>.

Project Summary:
 Total Site Area: 41.5 Acres
 538 Homes
 12.98 Holes/Acre
 Total Units: 488 Units
 488 Dwellings

P-1 Product
 Plan 1: 1,500 s.f., 2nd, 2 bath, 2 car garage, Single story
 Plan 2: 1,700 s.f., 3rd, 2 bath, 2 car garage, Master down
 Plan 3: 2,000 s.f., 4th, 3 bath, 2 car garage, Master down
 Total: 97 Homes, 6.5 Dwellings

P-2 Product
 Plan 1: 1,200 s.f., 2nd, 2 bath, 1 car garage
 Plan 2: 1,350 s.f., 3rd, 2 bath, 2 car garage
 Plan 3: 2,450 s.f., 4th, 2 bath, 2 car garage
 Plan 4: 1,600 s.f., 4th, 2.5 bath, 2 car garage, 10' wide
 Total: 237 Homes, 14.0 Dwellings

P-3 Product
 Plan 1: 1,850 s.f., 3rd, 2 bath, 1 car garage
 Plan 2: 1,050 s.f., 2nd, 2 bath, 1 car garage
 Plan 3: 1,100 s.f., 3rd, 2 bath, 1 car garage
 Plan 4: 1,200 s.f., 2nd + 1st, 2 bath, 1 car garage
 Plan 5: 1,300 s.f., 3rd, 2 bath, 1 car garage
 Total: 216 Homes, 20 Dwellings

Parking Summary:

P-1 Product:
 Garage: 182 Spaces
 Parallel: 114 Spaces
 Total: 296 Spaces (12.3 Dwellings)

P-2 Product:
 Garage: 266 Spaces
 Parallel: 118 Spaces
 Perpendicular: 41 Spaces
 Total: 425 Spaces (17.4 Dwellings)

P-3 Product:
 Garage: 234 Spaces
 Parallel: 99 Spaces
 Perpendicular: 128 Spaces
 Total: 461 Spaces (19.1 Dwellings)

Community Recreation Area

- Pool
- Screening Room
- Community Events Rooms
- Pedestrian Promenade

P-1 Product
 Plan 1: 1,500 s.f., 2nd, 2 bath, 2 car garage

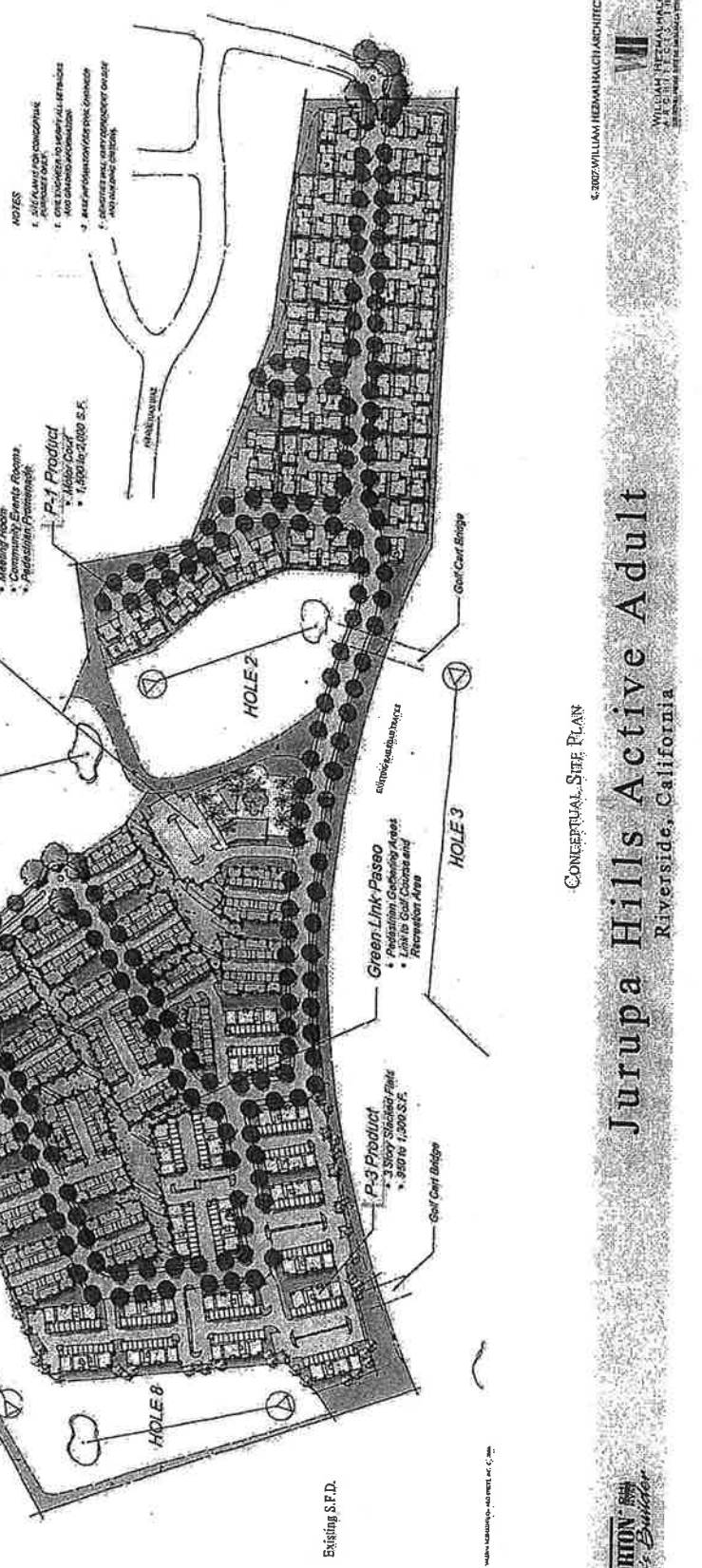
P-2 Product
 Plan 1: 1,200 s.f., 2nd, 2 bath, 1 car garage

P-3 Product
 Plan 1: 1,850 s.f., 3rd, 2 bath, 1 car garage

P-2 Product
 Plan 1: 1,200 s.f., 2nd, 2 bath, 1 car garage

P-3 Product
 Plan 1: 1,850 s.f., 3rd, 2 bath, 1 car garage

P-1 Product
 Plan 1: 1,500 s.f., 2nd, 2 bath, 2 car garage



NOTES

1. SEE CLIMATE FOR CONCEPTUAL ARCHITECTURE ONLY.
2. ONE BUSINESS TO SERVE ALL SERVICES AND BUSINESS INFORMATION.
3. ALL PARKING SPACES ARE TO BE CONSIDERED AS AVAILABLE FOR ALL SERVICES.
4. ALL SPACES ARE TO BE CONSIDERED AS AVAILABLE FOR ALL SERVICES.

CONCEPTUAL SITE PLAN

Jurupa Hills Active Adult

Riverside, California

DRAGONHORN SM
 American Builder

© 2007 WILLIAM HEDWALM ARCHITECTS, INC.
 WILLIAM HEDWALM ARCHITECTS
 1000 S. GARDEN AVENUE
 RIVERSIDE, CALIFORNIA 92507

5807011
 JUNE 7, 2007

Project Summary:
 41.5 Acres
 502 Homes
 12.0 Homes/Acre
 Net Density

P-3 Product
 2 Story Townhomes
 37 homes

P-4 Product
 3 Story Active Adult Flats
 47 homes

P-1 Product
 Minor Court Green Court
 1,400 s.f., 3bd, 2.5 bath
 2 car garage
 31 homes

P-2 Product
 Triplex
 1,315 s.f., 3bd, 2 bath
 2 car garage
 25 homes

P-3 Product
 1,600 s.f., 3bd, 2.5 bath
 2 car garage
 29 homes

P-4 Product
 1,400 s.f., 3bd, 2.5 bath
 2 car garage
 35 homes

P-1 Product
 1,500 s.f., 3bd, 2.5 bath
 2 car garage
 29 homes

P-2 Product
 1,600 s.f., 3bd, 2.5 bath
 2 car garage
 35 homes

Total
 124 homes

P-3 Product
 1,150 s.f., 2bd, 2 bath
 2 car garage
 37 homes

P-4 Product
 1,200 s.f., 2bd, 2 bath
 car, 2d @ 1st
 40 homes

P-3 Product
 1,400 s.f., 3bd, 2.5 bath
 2 car garage
 29 homes

P-4 Product
 1,450 s.f., 3bd, 2.5 bath
 2 car garage
 35 homes

Total
 160 homes

P-1 Product
 1,100 s.f., 2bd, 2 bath
 2 car garage
 27 homes

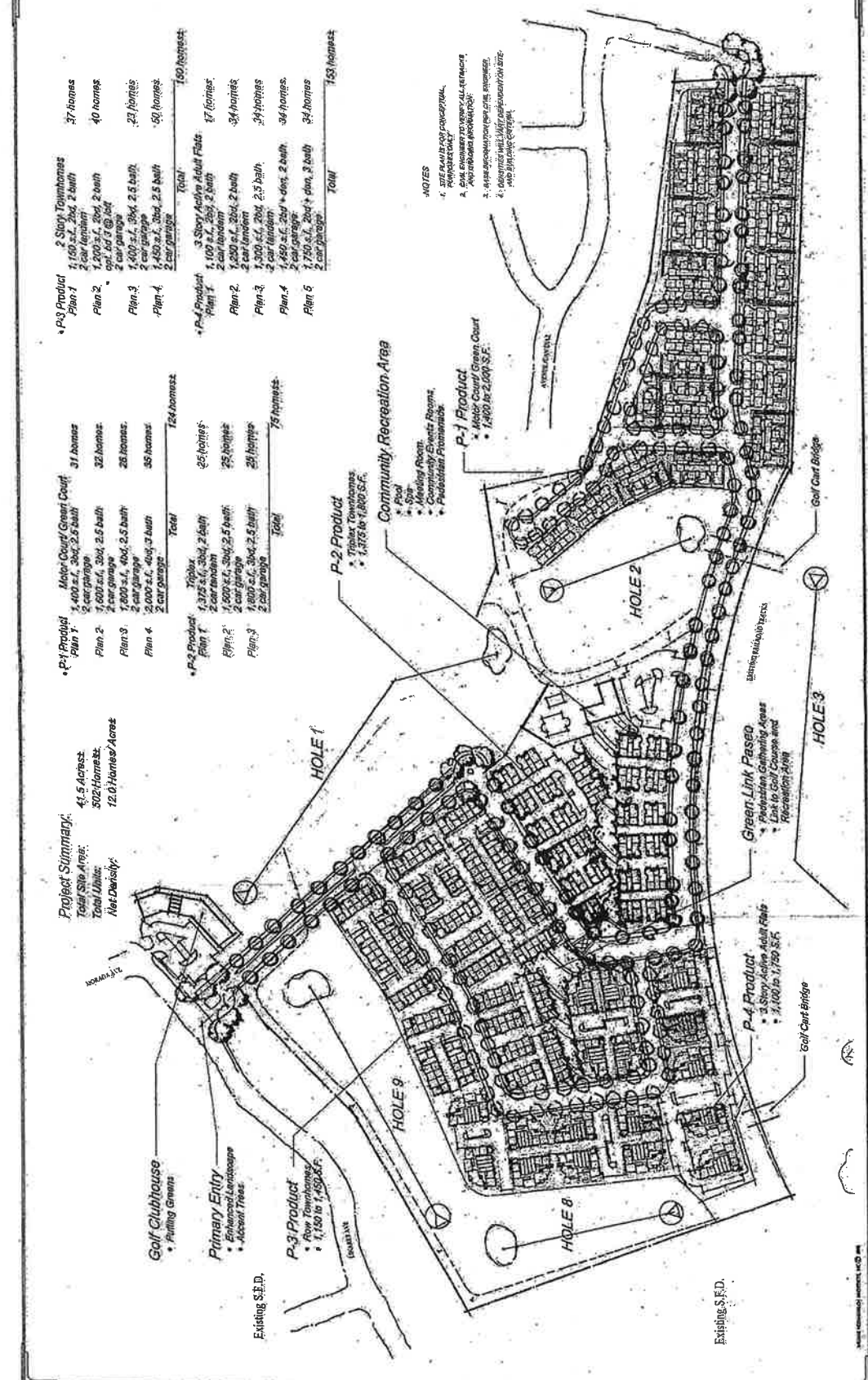
P-2 Product
 1,500 s.f., 3bd, 2 bath
 2 car garage
 34 homes

P-3 Product
 1,500 s.f., 3bd, 2.5 bath
 2 car garage
 34 homes

P-4 Product
 1,450 s.f., 3bd, 2 bath
 2 car garage
 34 homes

Total
 153 homes

NOTES
 1. SEE PLAN FOR CONCEPTUAL PROPOSED LAYOUT
 2. SEE EXISTING TOPOGRAPHY FOR ALL ELEVATIONS
 3. SEE EXISTING TOPOGRAPHY FOR ALL ELEVATIONS
 4. SEE EXISTING TOPOGRAPHY FOR ALL ELEVATIONS
 5. SEE EXISTING TOPOGRAPHY FOR ALL ELEVATIONS



W
 WILLIAM HENRY ARCH
 CONSULTANTS, INC.
 1000 W. 10th Street, Suite 100
 Fort Worth, TX 76102
 Tel: 817.339.1111
 Fax: 817.339.1112

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

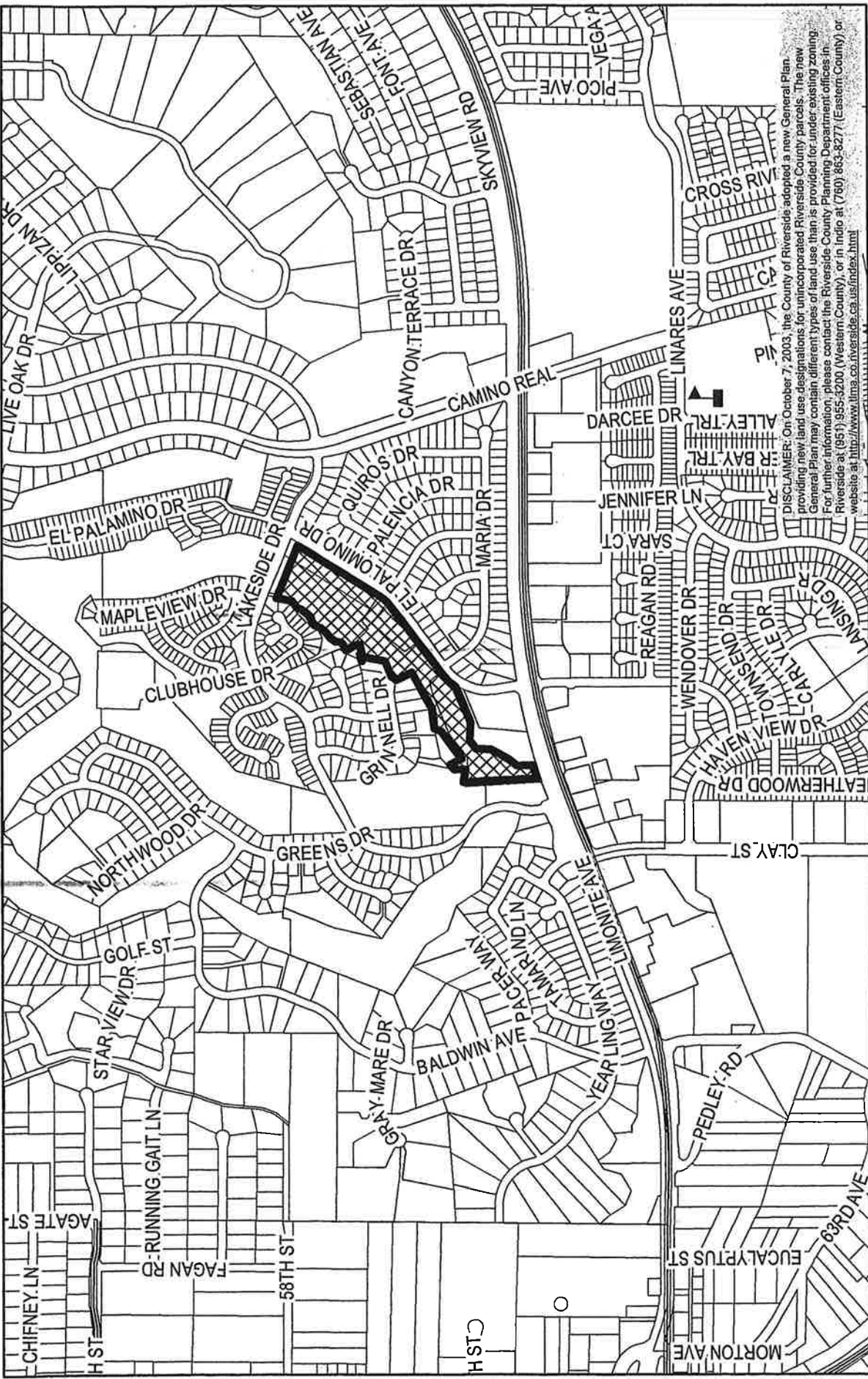
DATE: 11.14.2007

 SHEET NO. 10

Supervisor: Tavaglione
 District: 24
 Date Drawn: 12/4/08

GPA 017-B
VICINITY MAP

Planner: Amanda
 Date: 10/08
 Vicinity Map



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.ltrm.ca.gov/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
 Township/Range: T2SR6W
 Section: 24

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

0 1,050 2,100 4,200 6,300 Feet

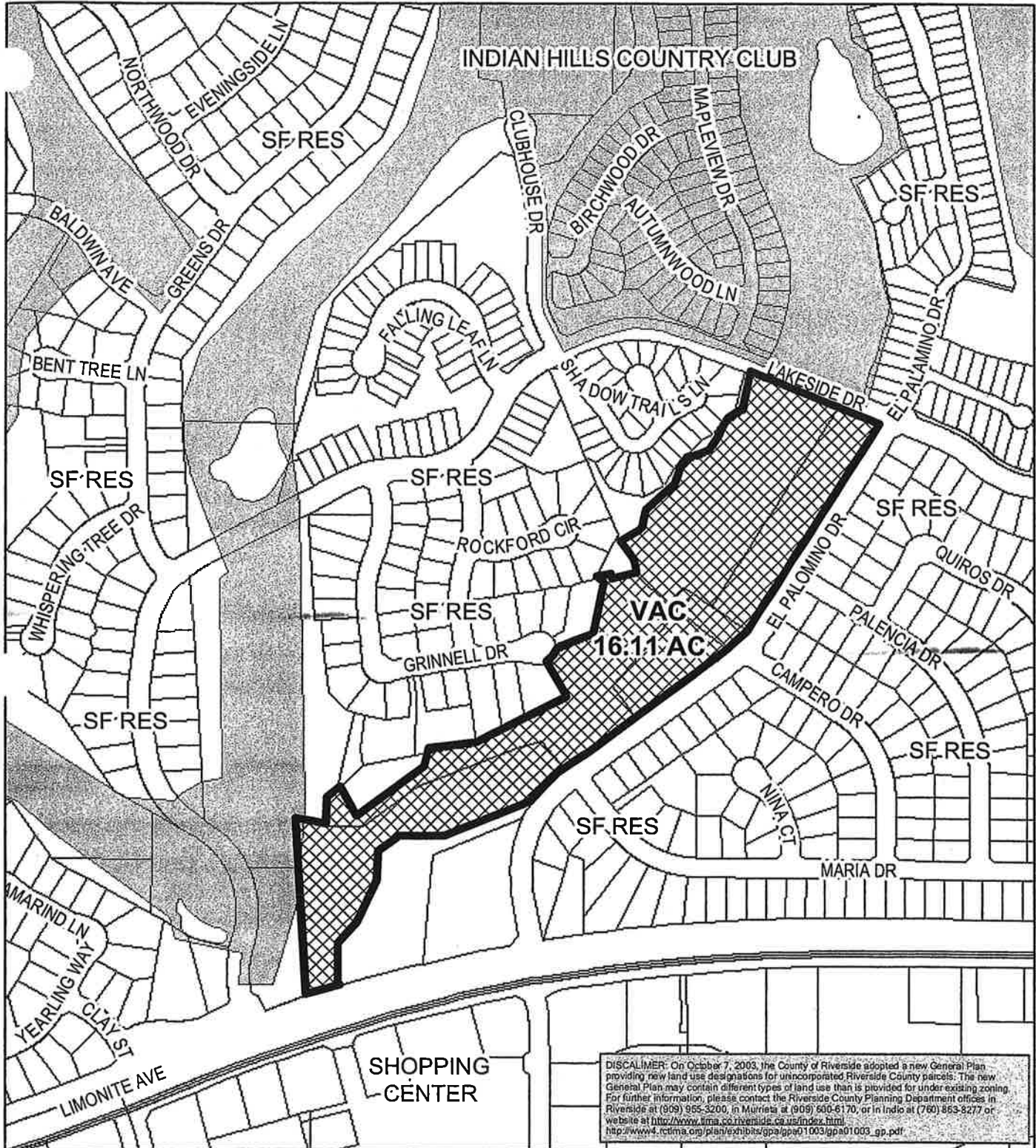


RIVERSIDE COUNTY PLANNING DEPARTMENT

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: T2S26W
Section: 24



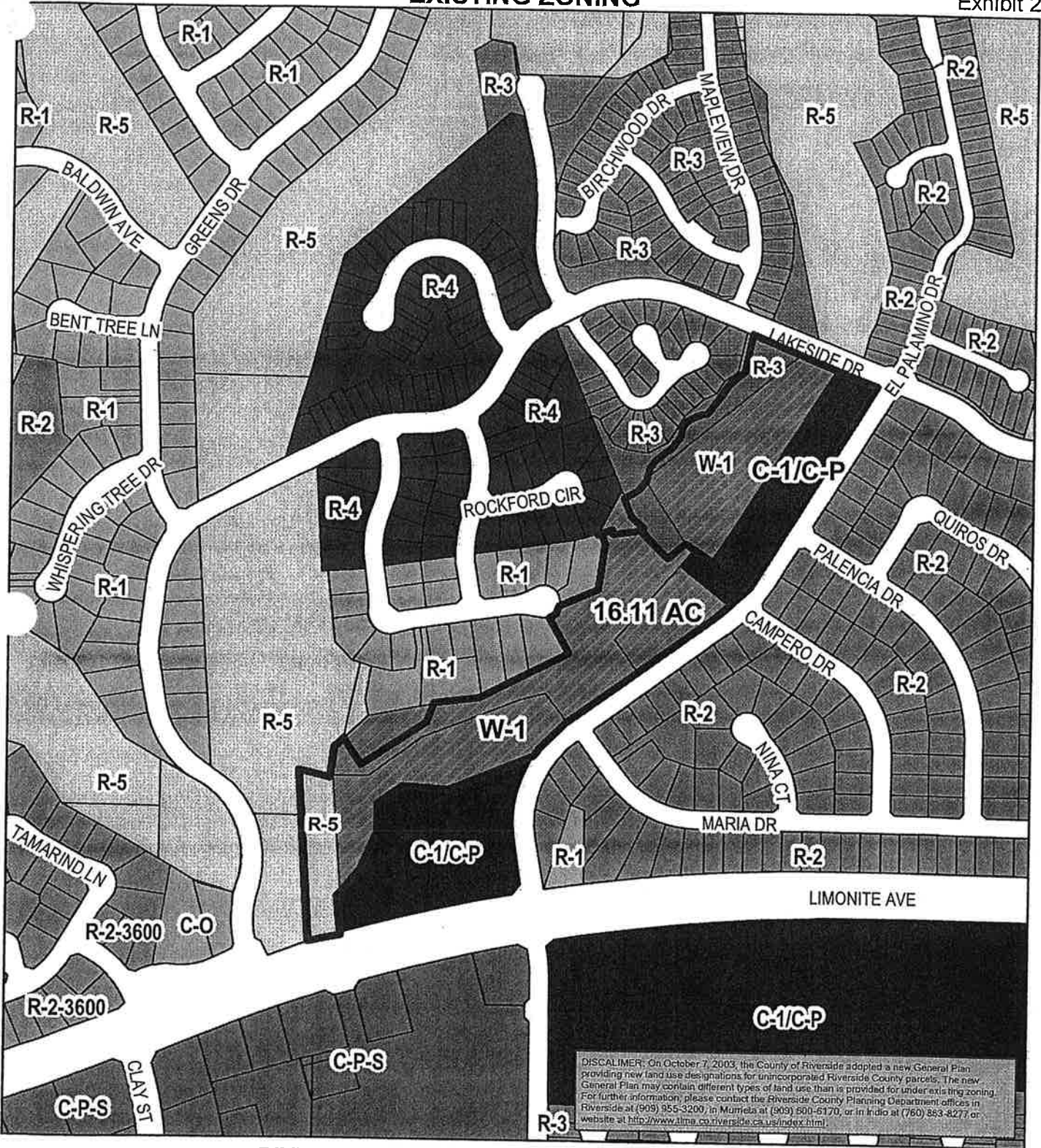
Assessors 166-20
Bk. Pg. 166-43,64
Thomas
Bros. Pg. 684 G4



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

GPA01017-B
EXISTING ZONING

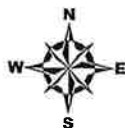
Planner: Mike Harrod
 Date: 10/28/09
 Exhibit 2



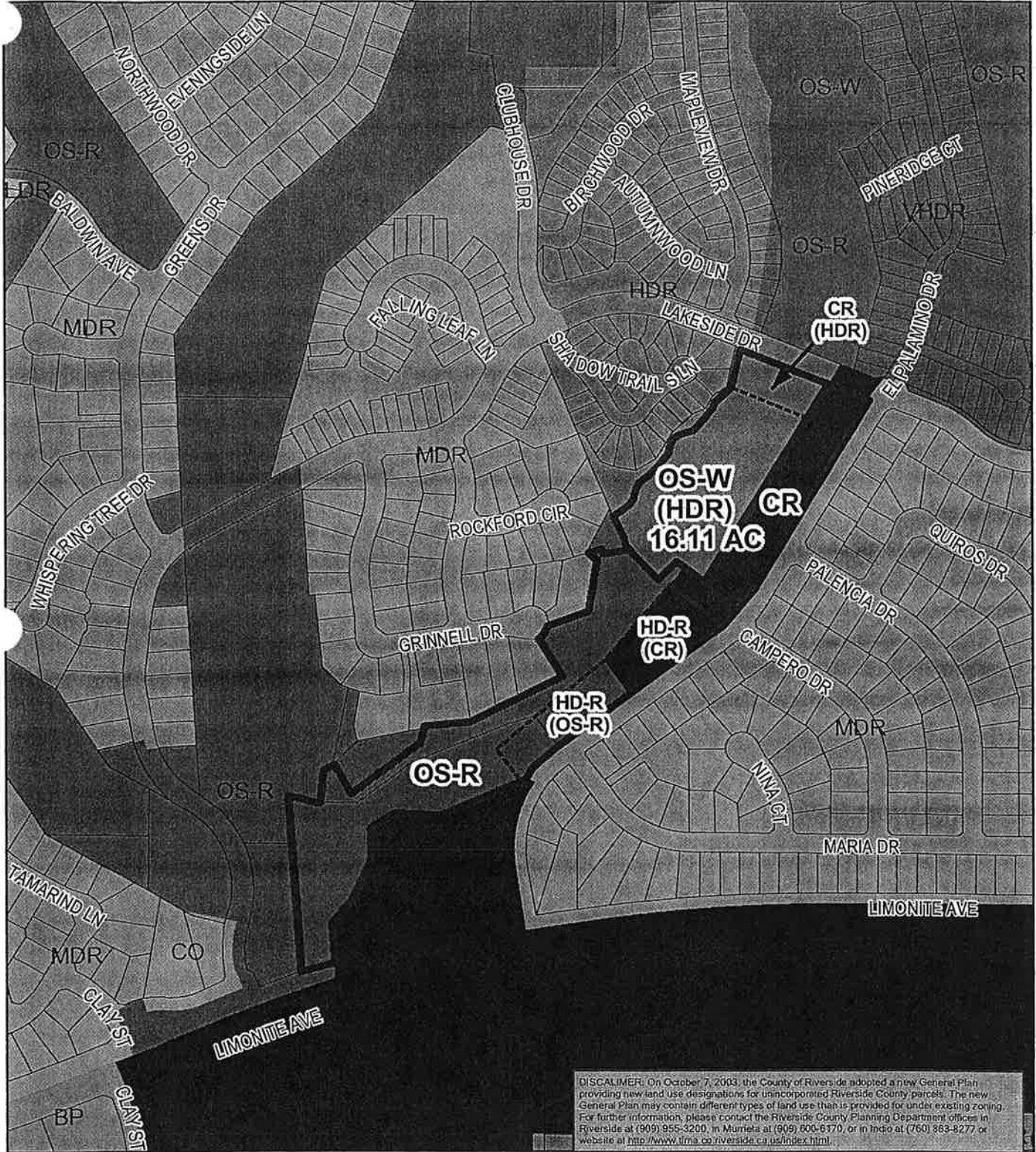
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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



RIVERSIDE COUNTY PLANNING DEPARTMENT

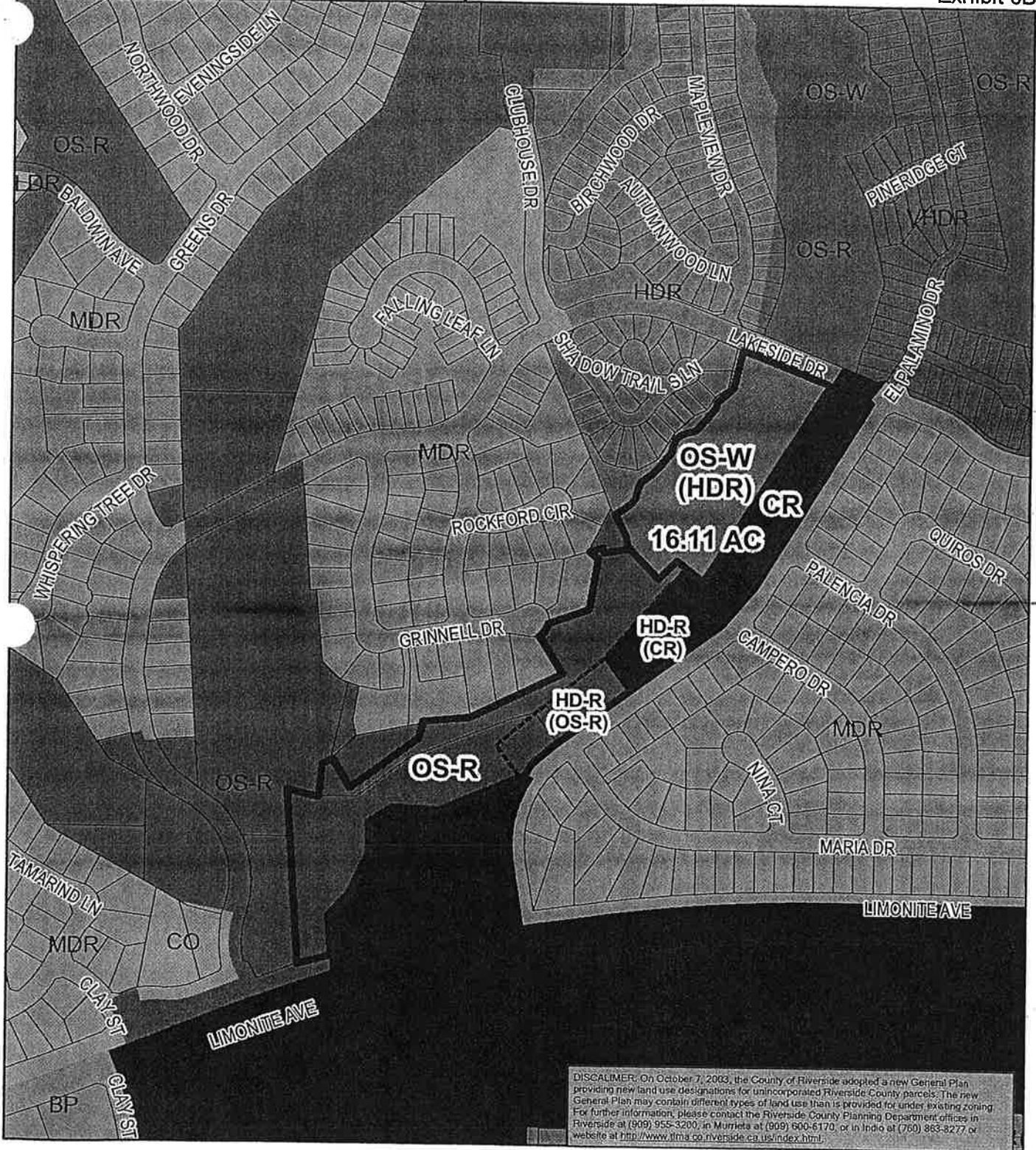
District: Pedley
 Township/Range: T2SR6W
 Section: 24



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



Staff's Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
Municipality/Range: T2SR6W
Section: 24



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

Supervisor Tavaglione
District

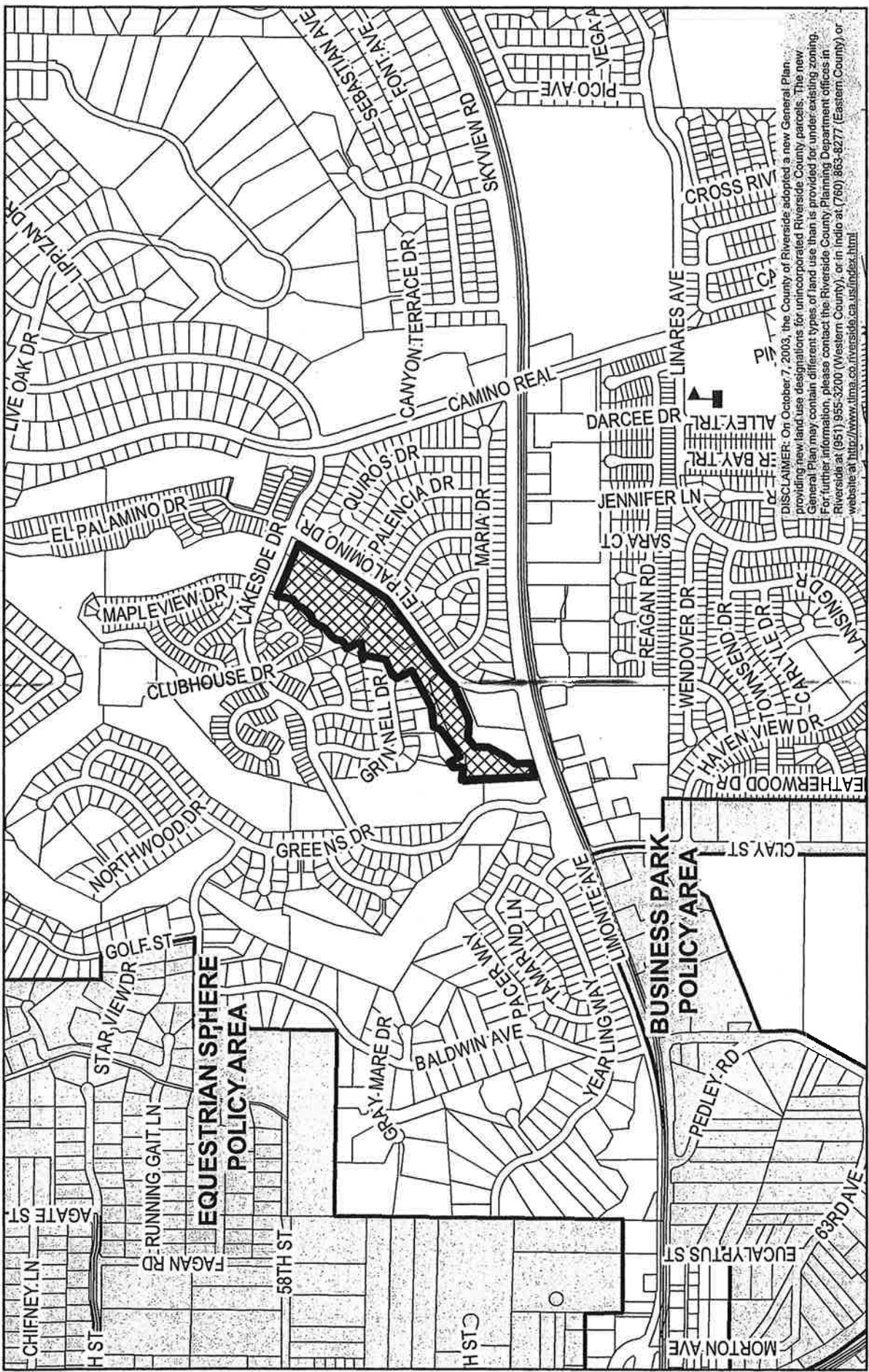
Date Drawn: 12/4/08

GPA '017-B

POLICY AREAS

Planner: Amy Vidana
Date: 10/08

Exhibit 8



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

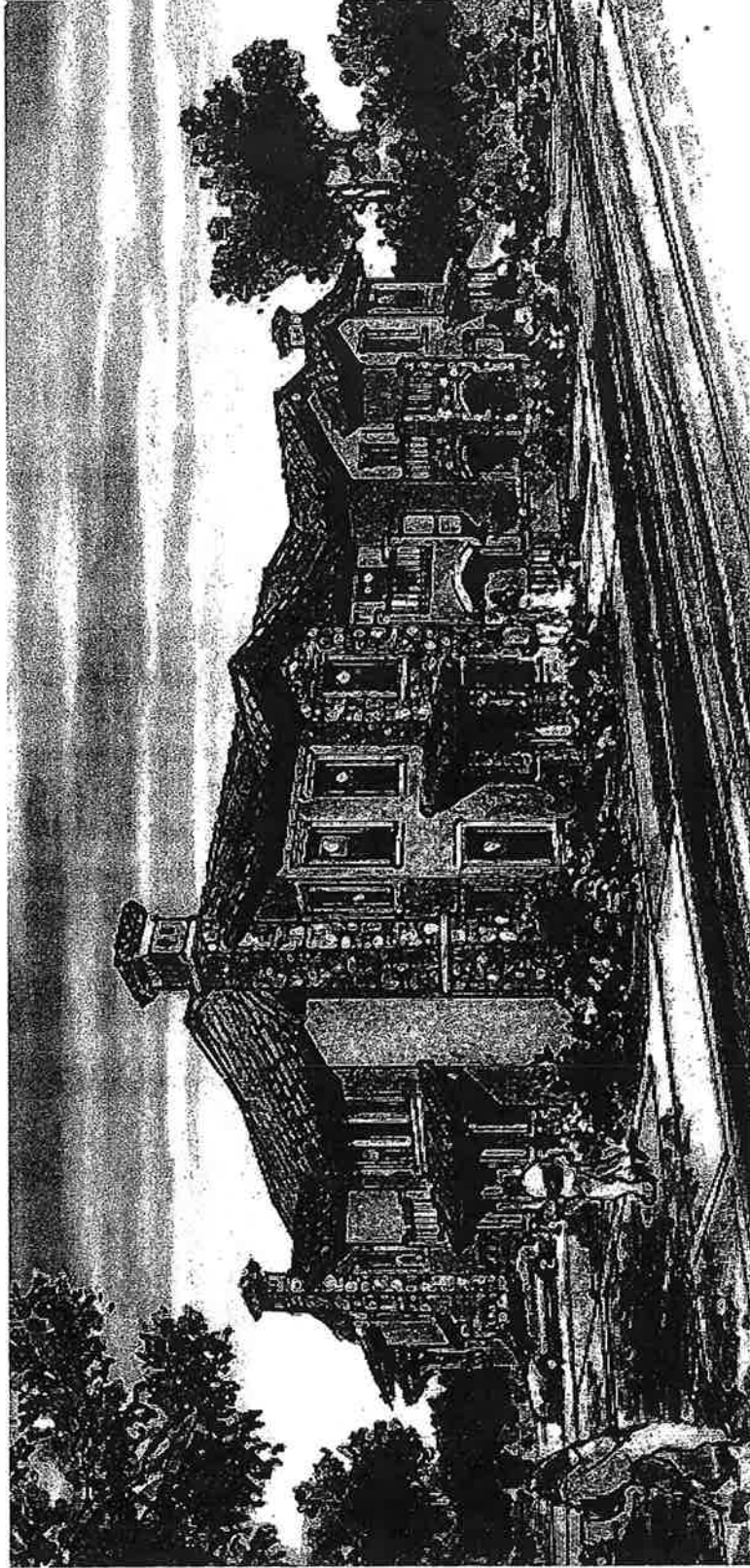
District: Pedley
Township/Range: T2SR6W
Section : 24





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





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



the
indian hills
golf course
a new resort condominium community

1000 WEST 14



ARCHITECTRICS
DESIGN AND STUDIO

408-403-3100

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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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
5914 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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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
5920 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

Dear Resident:

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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
5924 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.

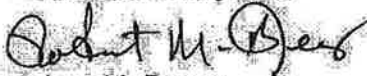
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Very truly yours,

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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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
5934 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

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:

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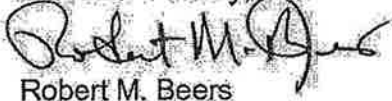
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Michael Harrod, County of Riverside Planning Department

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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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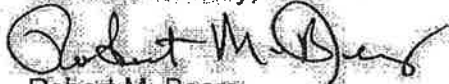
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De Anza Country, Inc.

September 15, 2009

Resident
5960 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

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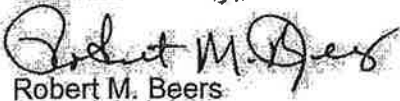
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De Anza Country, Inc.

September 15, 2009

Resident
5970 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

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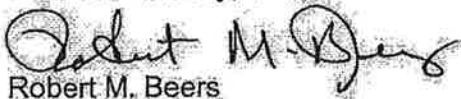
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De Anza Country, Inc.

September 15, 2009

Resident
5980 El Palomino Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

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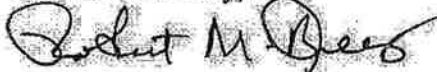
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De Anza Country, Inc.

September 15, 2009

Resident
6098 Grinnell Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

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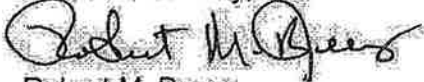
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Michael Harrod, County of Riverside Planning Department

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De Anza Country, Inc.

September 15, 2009

Resident
6065 Grinnell Drive
Riverside, CA 92509

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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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September 15, 2009

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Riverside, CA 92509

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September 15, 2009

Resident
5993 Grinnell Drive
Riverside, CA 92509

Subject: General Plan Amendment – County of Riverside

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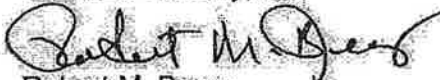
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September 15, 2009

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5981 Grinnell Drive
Riverside, CA 92509

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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]
Sent: Tuesday, October 27, 2009 2:00 PM
To: 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]
ant: Tuesday, October 27, 2009 1:55 PM
io: 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 the 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 golf 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 advertsing 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**

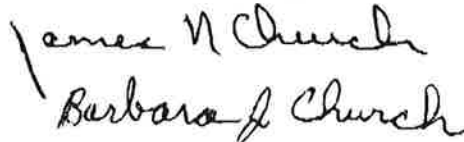
Dear Supervisor Tavaglione:

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. and Barbara J. Church

2010 FEB 2 07:21

REC'D SUPERVISOR

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', 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".

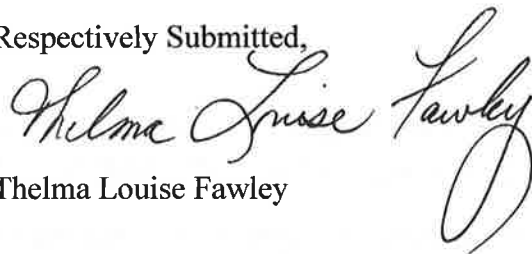
STOP! We must step back and evaluate the overall benefits for the entire community and especially for the next generation of the Jurupa Community.

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 Plaza
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 ^{and} ~~and~~ ^{our} change of life.

Sincerely,

Laura McCoy

Roger McCoy

RECEIVED

JAN 25 2010