

12 March 2009

Dear Riverside County Supervisors:

This letter is written to express concerns regarding the proposed Change of Zone CZ 7694 before you on March 17, 2009 item 16.4. This project will greatly affect our community's welfare, safety and quality/quantity of water. It appears the Tract Map was approved prematurely and incorrectly for the following reasons:

The tract map was not based upon the proper zoning;

The splitting of the approvals led to an improper segmentation of the project preventing a public hearing on the Tract Map and associated environmental review;

Because the project was receiving its final approval, including required zoning, it was premature for the Planning Commission to adopt a Negative Declaration rather than the Board of Supervisors which was the ultimate approving authority;

The prior approval of the Tract Map was timely appealed by a Government Agency yet the Board failed to hold the public hearing as required.

Therefore, a new Environmental Assessment is warranted. In addition, the study was based on the basement complex rainfall recharge from 20 years ago and from a different parcel. It is not based on current conditions and is therefore insufficient, outdated and unacceptable. The project will clearly bring more people into the community and a demand for water, necessitating a thorough, current study.

Another area of concern involves the dangerous configuration of Highway 79 South. Although the Conditions of Approval do require left and right turn lanes, this will not remedy the highway's existing safety hazards. This highway will eventually have to be improved if projects of this size continue to be proposed. This cost should be the burden of the applicant, not the tax payers through bonds or state tax. The minimum requirement should request the applicant improve the highway with 4 lanes and turn lanes.

The Board has always been sensitive to the preservation of this community's unique character and the welfare and safety of the residents. I urge you to reconsider the signed approval of Tract Map 29010 and reject their request for a change of zone.

Sincerely,

Ida Martin
President, Rural Communities United, Inc.
Where's the Water