

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: April 22, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GPA00959

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| ☐ Place on Administrative Action (Receive & File; EOT) | ☐ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| ☐ Labels provided If Set For Hearing | ☐ Publish in Newspaper: |
| ☐ 10 Day ☐ 20 Day ☐ 30 day | **SELECT Advertisement** |
| ☐ Place on Consent Calendar | ☐ **SELECT CEQA Determination** |
| ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC) | ☐ 10 Day ☐ 20 Day ☐ 30 day |
| ☒ Place on Section Initiation Proceeding (GPIP) | ☐ Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: ☐ YES ☒ NO |

Designate Newspaper used by Planning Department for Notice of Hearing: NONE - GPIP

Please schedule on the May 4, 2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting:

NONE - GPIP

(Scan)

Brs sent
4/22/10.

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

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 959\GPA 959 BOS Package\GPA 959 Form 11
Coversheet.doc

Revised 3/4/10 by R. Juarez

Ron
4/22/10

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



FROM: TLMA - Planning Department

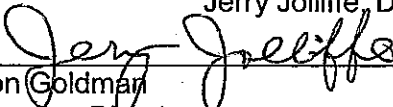
SUBMITTAL DATE:
April 22, 2010

SUBJECT: GENERAL PLAN AMENDMENT No. 959 – Foundation-Regular – Applicant: Jason P. James – Engineer/Representative: G&G Engineering - Fifth Supervisorial District - Good Hope Zoning Area - Mead Valley Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) – Location: Northerly of Ethanac Road, easterly of Highway 74, southerly of Margarth Street, and westerly of El Fresco Road - 10 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Rural Community and to amend the land use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) to Very Low Density Residential (RC: VLDR) (1 Acre Minimum Lot Size) - APN: 345-100-014

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff and as shown in Exhibit 7, 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.

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

Jerry Jolliffe, Deputy Planning Director for,



Ron Goldman
Planning Director

Initials:
RG:vc

(continued on attached page)

REVIEWED BY EXECUTIVE OFF

DATE

Tina Grande
Departmental Concurrence

☒ Policy

☐ Policy

☐ Consent

☐ Consent

Dep't Rea.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

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.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 4, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 6.5: GENERAL PLAN AMENDMENT NO. 959** - (Foundation-Regular) – Applicant: Jason P. James – Engineer/Representative: G&G Engineering - Fifth Supervisorial District - Good Hope Zoning Area - Mead Valley Area Plan: Rural: Rural Residential (RUR-RR) (5 Ac. Min.) – Location: Northerly of Ethanac Road, easterly of Highway 74, southerly of Margarth Street, and westerly of El Fresco Road - 10 Gross Acres - Zoning: Rural Residential (R-R) - APN: 345-100-014.
- II. **PROJECT DESCRIPTION**
The amendment proposes to amend the General Plan from Rural: Rural Residential (RUR:RR) (5 Ac. Minimum) to Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Minimum).
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Amy Aldana, at 951-955-2429 or email at aaldana@rctlma.org.

The following spoke in favor of the subject proposal:
Jason James, Applicant, 22096 My Way Street, Perris, Ca. 92570

The following gave time to Jason James:
Raymond James, Other Interested Person, 25710 Taylor Rd., Perris, Ca. 92578

No one spoke in favor, neutral or opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

NO 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.: 6.5
Area Plan: Mead Valley
Zoning District: Good Hope Area
Supervisory District: Fifth
Project Planner: Mike Harrod
Planning Commission: February 4, 2009

General Plan Amendment No. 959
Applicant: Jason P. James
Engineer/Representative: C&G Engineering

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 959 and the Planning Commission made the comments below. The Planning Director now recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 959 as modified by staff from Rural Residential to Estate Density Residential. For additional information regarding this case; see the attached Planning Department Staff Report(s) and additional information provided below.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: Commissioner Roth inquired about the size of the existing lots to the north. Mike Harrod, Planning staff indicated that the lots to the north of the subject site are approximately 2 ½ acres in size.

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: Commissioner Zuppardo inquired as to whether or not staff's recommendation would change given the applicant's comments at the Planning Commission. Background on the applicant's concerns is described under "Further Planning Considerations" below. Commissioner Zuppardo also inquired as to whether or not staff felt that Estate Density Rural Community allowing 2 acre minimum lot sizes would be more appropriate. Although staff's response was that its recommendation was appropriate, further meetings were held with the applicant to discuss both processing concerns and staff's recommendation.

FURTHER PLANNING CONSIDERATIONS:

In March 2006, the applicant submitted a parcel map to divide the subject site into four, one acre parcels (Parcel Map No. 32963). In April 1998, the applicant's father, Raymond James, divided an existing 5 acre parcel, located directly west of the subject site, into 4 single-family residential lots, each approximately 1 acre in size (Parcel Map No. 28517). In March 2006, the applicant's father also submitted a parcel map to divide a second parcel on the south side of My Way Street and west of the subject site into 3 single-family residential lots with a one acre minimum lot size (Parcel Map No. 32933).

In October 2003, however, the County updated its General Plan, changing the land use designation on the subject site, his father's property, and other properties in the area to Rural Residential with a 5 acre minimum lot size. This change made both the applicant's and his father's proposed subdivision inconsistent with the General Plan. The applicant has indicated that neither he nor his father were aware of this change, and based on the successful subdivision of his father's property, Parcel Map No. 28517, they thought these subdivision would be allowed.

County staff accepted the applications for Parcel Map No. 32933 and Parcel Map No. 32963 (subject site) in March 2006 and began processing them. In June of 2006, when staff recognized the general plan inconsistency, Parcel Map No. 32933 was denied based on general plan inconsistency. This was approximately 3 months after the application was initially submitted. According to the applicant, a street improvement plan went through two plan checks before work ceased on it. At that time, the applicant was told that in order to pursue his objective of subdividing his land, he must apply for a Foundation Amendment to the General Plan in 2008. In 2008, the applicant submitted his request for a Foundation Amendment, the one now being considered by the Board of Supervisors.

Parcel Map No. 28517 added additional infrastructure to the area: an 8" water line with 11 stubs, two fire hydrants, natural gas stubs, power poles, phone lines, and completed street improvement plans for My Way Street. It also added four, one acre lots to the four already in the area along Pearis Path.

Given these recent improvements, the neighboring residential uses on 1 acre lots, similar to those being proposed, and the ability of the County to condition projects to meet fire safety requirements, the proposed amendment would not conflict with the existing land use pattern/vision for the area or create an inconsistency among the elements of the general plan.

Agenda Item No.: 6.5
Area Plan: Mead Valley
Zoning District: Good Hope Area
Supervisory District: Fifth
Project Planner: Amy Aldana
Planning Commission: February 4, 2009

General Plan Amendment No. 959
(Foundation – Regular)
E.A. Number: 40758
Applicant: Jason P. James
Engineer/Rep.: C & G Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from "Rural: Rural Residential" (RUR:RR) (5 Ac. Min.) to "Rural Community: Very Low Density Residential" (RC:VLDR) (1 Ac. Min.) for an approximately 10-acre property. The project is located northerly of Ethanac Road, easterly of Highway 74, southerly of Margarth Street, and westerly of El Fresco Road.

POTENTIAL ISSUES:

The subject parcel is located in the community of Good Hope within the Mead Valley Area Plan, and is also within the sphere of influence for the City of Perris. The equestrian-oriented community of Good Hope focuses on preserving the rural character of the area. Surrounding land uses, including the subject site, fall within the Rural Foundation Component and, more specifically, are designated as the Rural Residential land use designations. Policy LU 6.1 within the General Plan "requires land uses to be developed in accordance with the General Plan and area plans to ensure compatibility and minimize impacts." Staff was concerned that the proposed change would create a pocket of very low density uses and, in turn, would be contrary to the surrounding land uses.

A parcel map was applied for on the site, Parcel Map No. 32963. It is currently in the abandonment process. In addition, there were two requests for parcel maps on sites immediately to the west of the subject site – PM 28517 and PM 32933. Parcel Map 28517, approved in 1998, was a proposal to divide five acres into four lots. The project was completed and recorded in September 2000. Parcel Map 32933 and was denied in July 2006. Water and sewer lines are available along My Way Street as confirmed by Eastern Municipal Water District. Based on this information, no significant changes have occurred.

The site is located in a State Responsibility Area for high fire. Access to the site is limited. It lies at the east end of My Way Street, a non County maintained dirt road. My Way Street does connect to a County maintained street, Taylor Road, approximately 1,000 feet to the northwest. Taylor Road is also a dirt road. Approximately 500 feet farther on and Taylor Road connects into Highway 74. There is no secondary access to the site. In a high fire area, secondary access would be required. The existing situation

would likely impede access to the site by fire and medical personnel and equipment in case of emergency. Without substantial roadway improvements in the area, additional residential units would not be feasible. The proposed change would create an inconsistency between the land use map/element and the Safety Element of the General plan.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 959 from Rural: Rural Residential to Rural Community: Very Low Density Residential **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

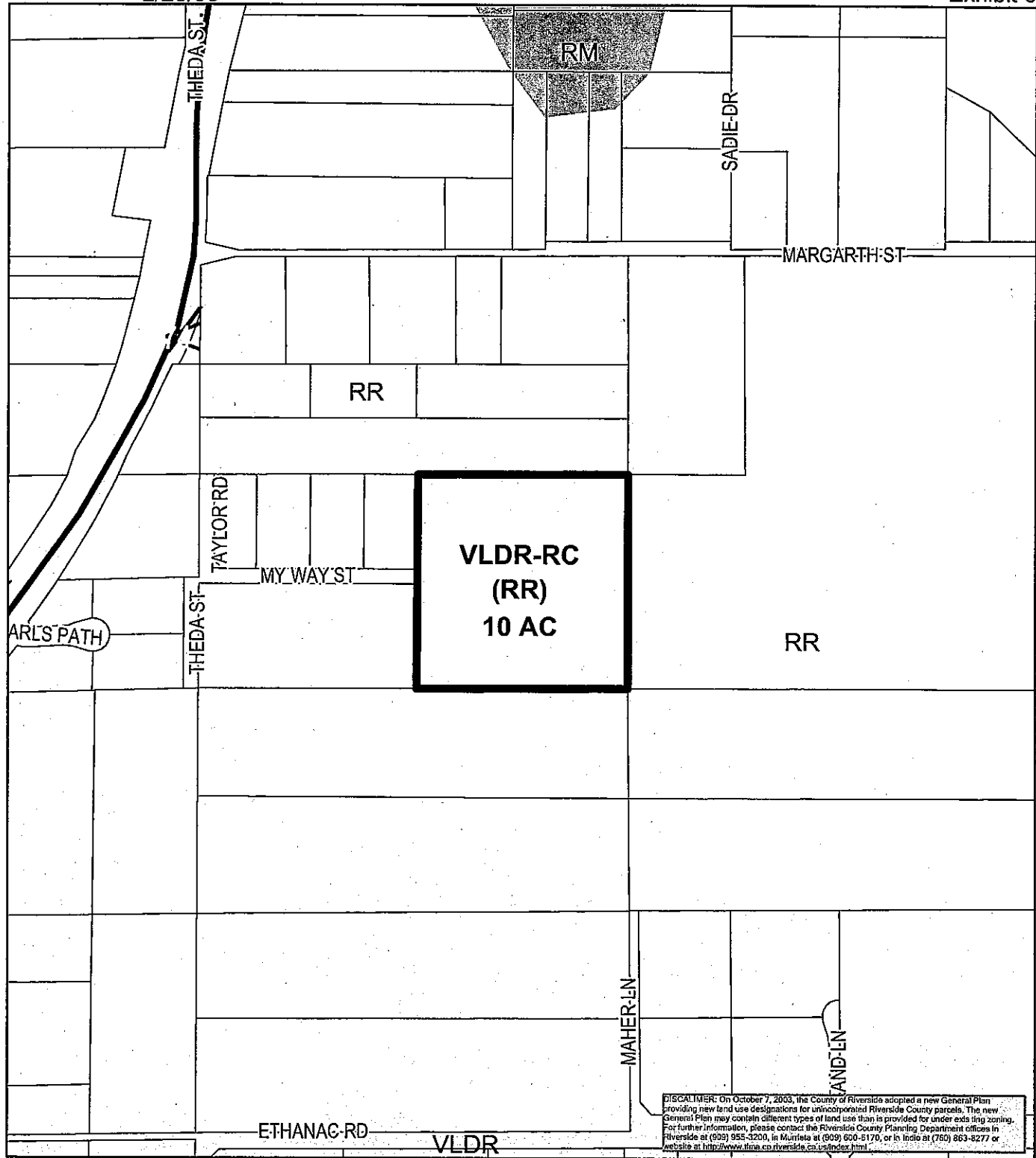
The project site is currently designated as Assessor's Parcel Number. The project site is currently designated as Assessor's Parcel Numbers 345-100-014.

Supervisor Ashley
District 5
Date Drawn: 2/28/08

GPA00959

Planner: Amy Aldana
Date: 3/10/08
Exhibit 6

PROPOSED GENERAL PLAN



Zone
Area: Good Hope
Township/Range: T5SR4W
Section: 11

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk.Pg. 345-10
Thomas
Bros. Pg. 837 B1



Supervisor Ashley

District 5

Date Drawn: 12/15/2009

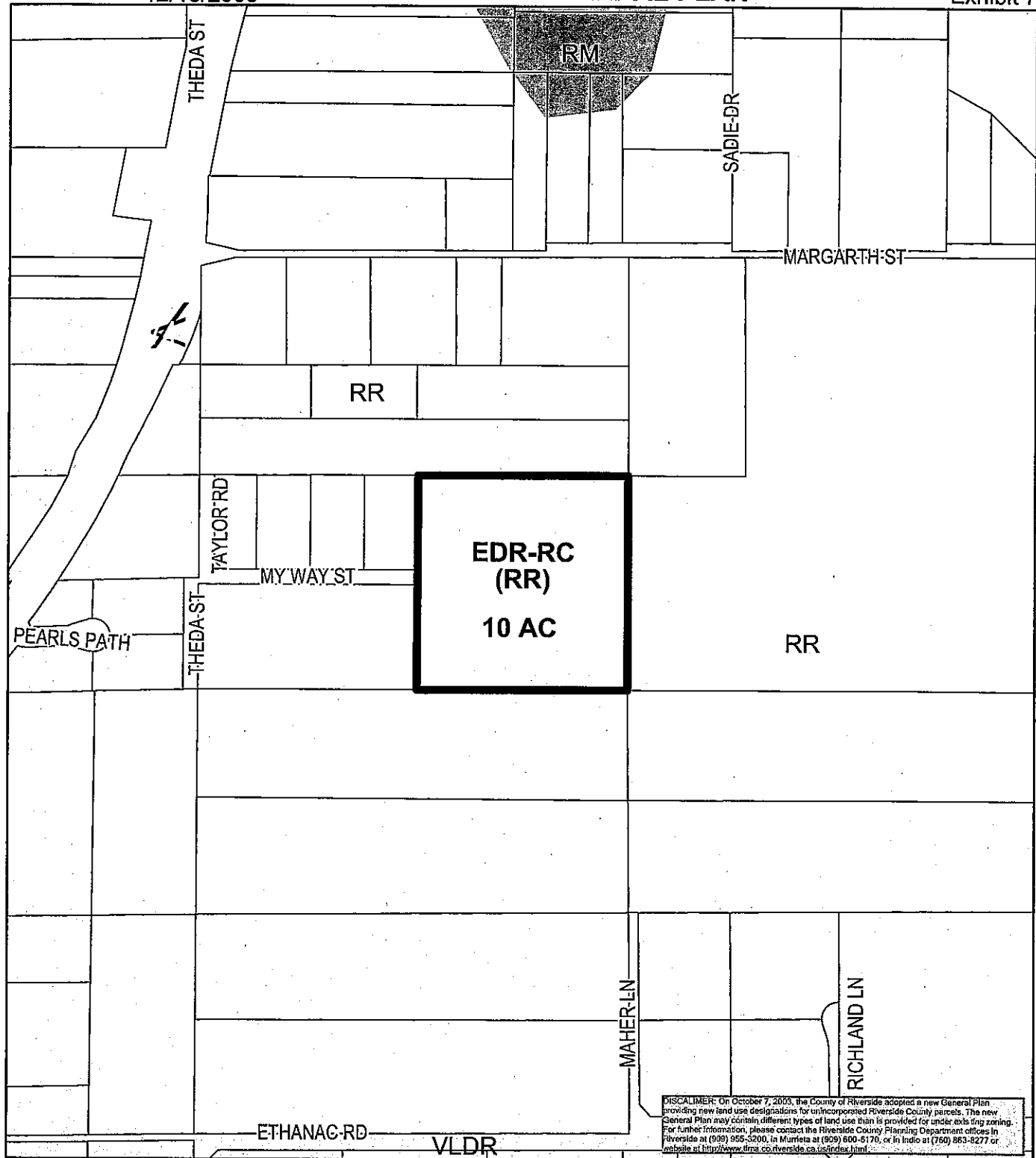
GPA00959

RECOMMENDED GENERAL PLAN

Planner: Mike Harrod

Date: 12/2009

Exhibit 7



Zone

Area: Good Hope

Township/Range: T5SR4W

Section : 11

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk.Pg. 345-10

Thomas

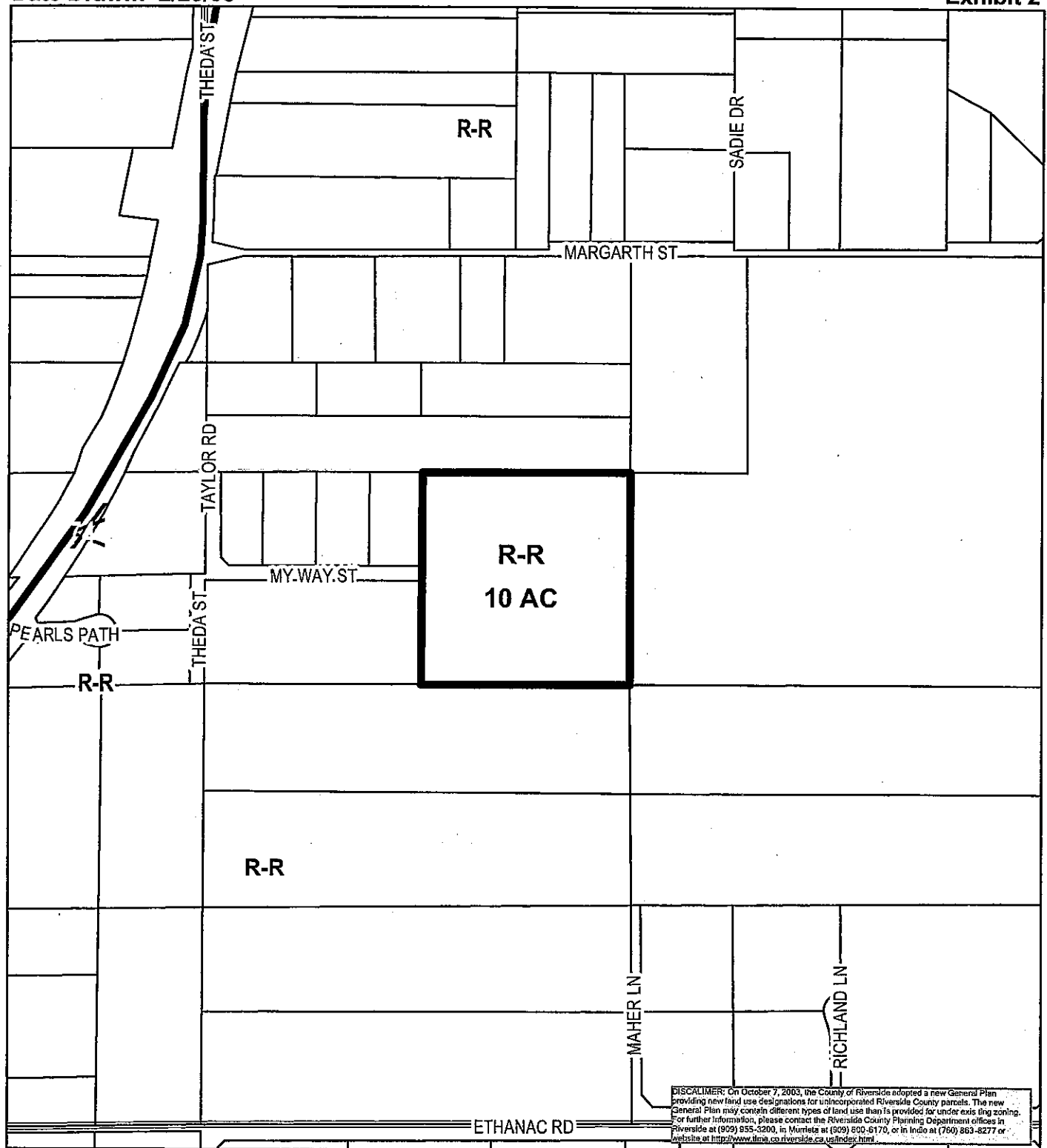
Bros. Pg. 837 B1



Supervisor Ashley
District 5
Date Drawn: 2/28/08

GPA00959
EXISTING ZONING

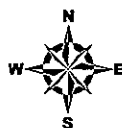
Planner: Amy Aldana
Date: 3/10/08
Exhibit 2



Zone
Area: Good Hope
Township/Range: T5SR4W
Section : 11

RIVERSIDE COUNTY PLANNING DEPARTMENT

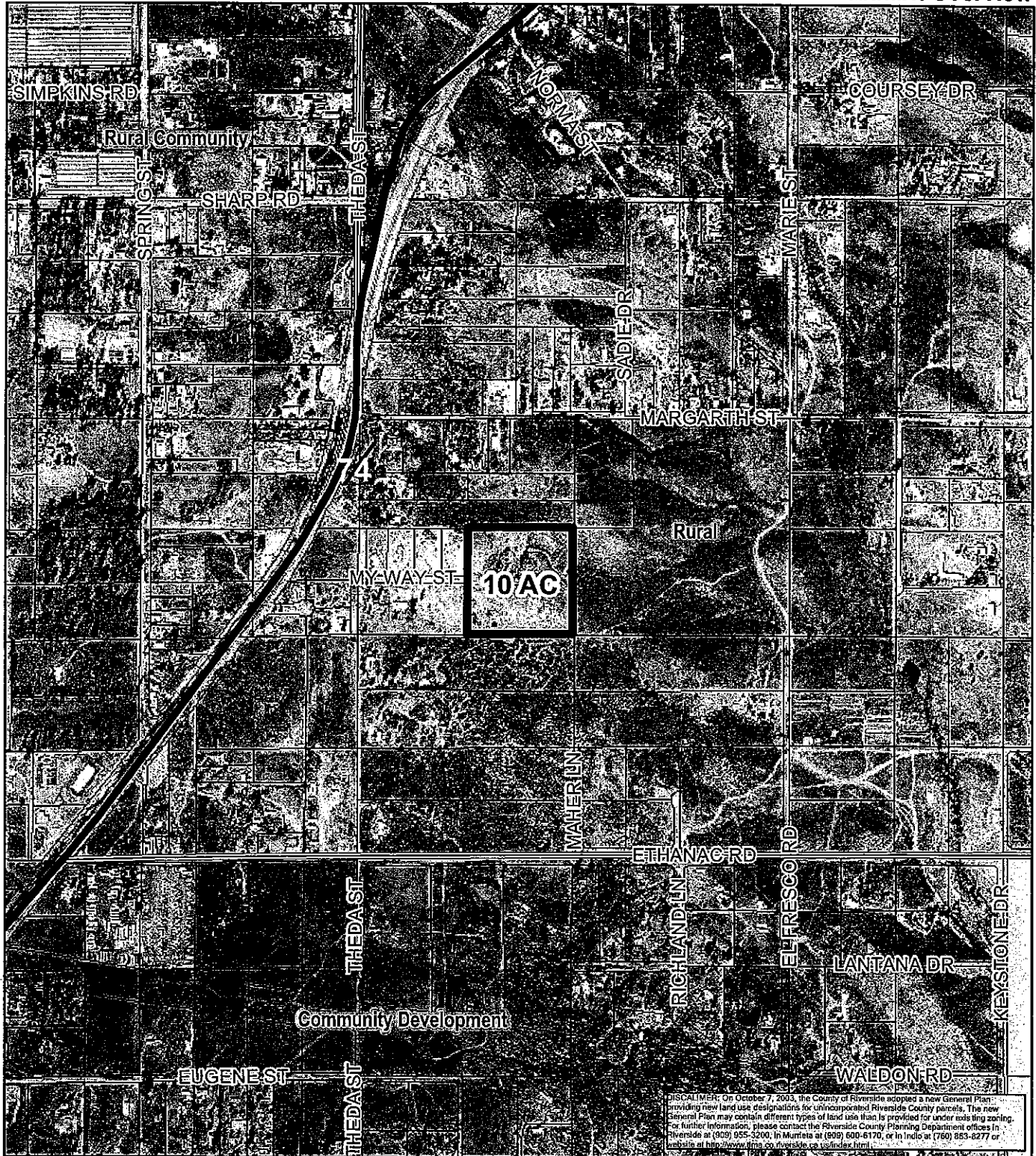
Assessors
Bk. Pg. 345-10
Thomas
Bros. Pg. 837 B1



Supervisor Ashley
District 5
Date Drawn: 2/28/08

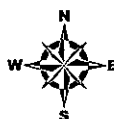
GPA00959
DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 3/10/08
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Good Hope
Township/Range: T5SR4W
Section: 11



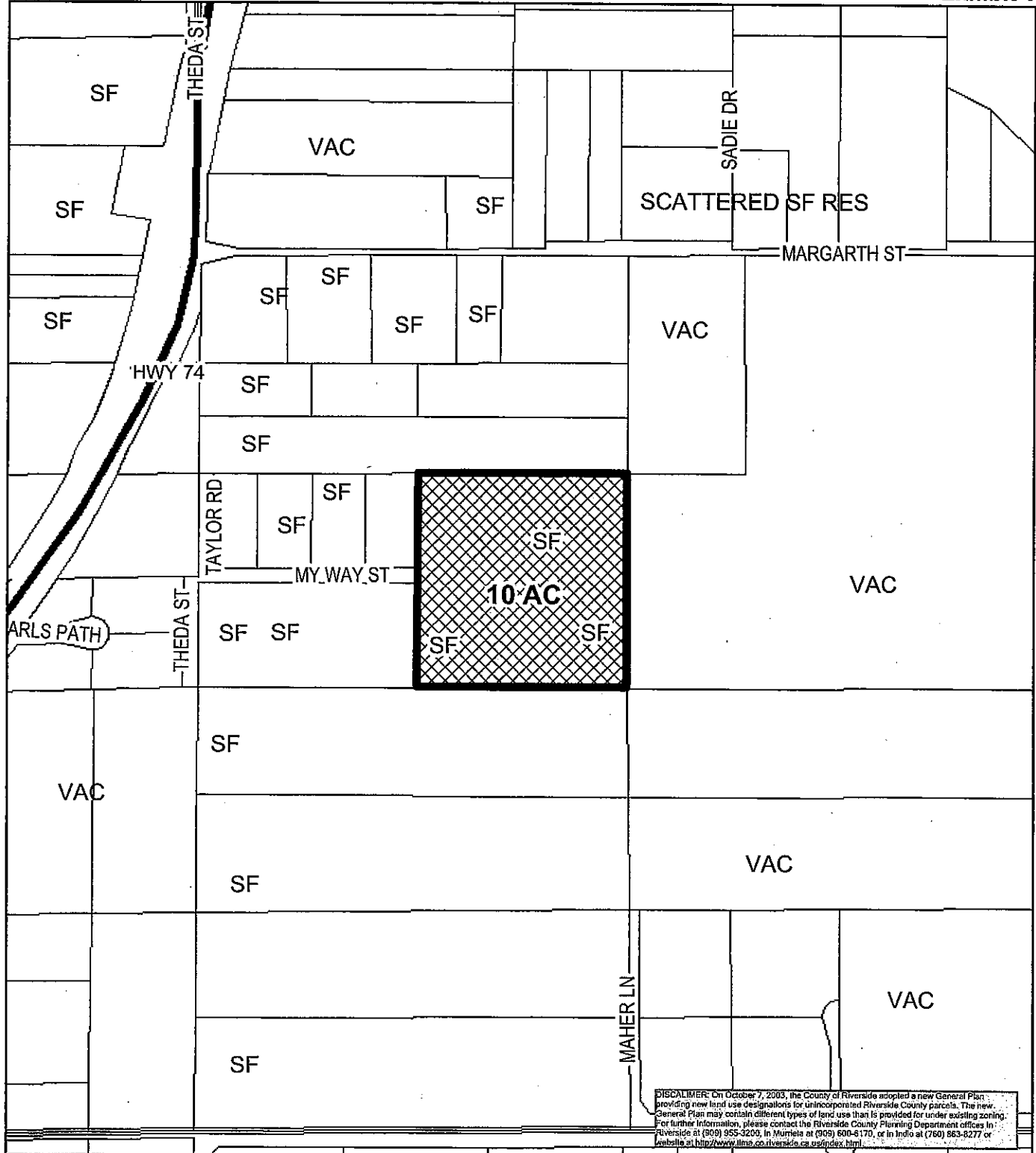
Assessors
Bk. Pg. 345-10
Thomas
Bros. Pg. 837 B1

Supervisor Ashley
District 5
Date Drawn: 2/28/08

GPA00959

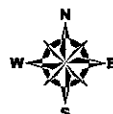
Land Use

Planner: Amy Aldana
Date: 3/10/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Good Hope
Township/Range: T5SR4W
Section : 11

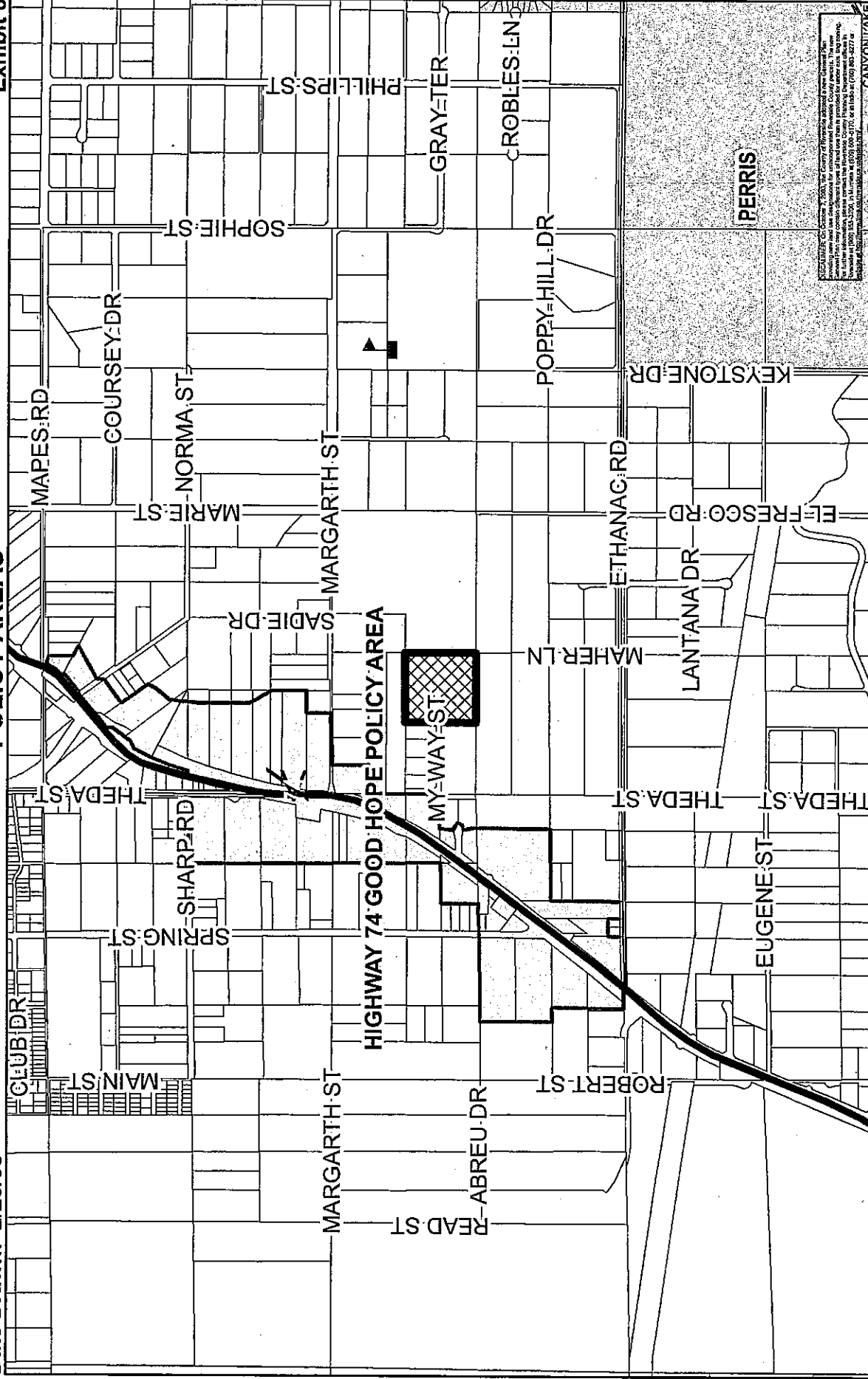


Assessors
Bk. Pg. 345-10
Thomas
Bros. Pg. 837 B1

**Supervisor Ashley
District 5
Date Drawn: 2/28/08**

GPA00959
POLICY AREAS

Planner: Amy Aldana
Date: 3/10/08
Exhibit 8



Zone
Area: Good Hope
Township/Range: T5SR4W
Section : 11

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 345-10
Thomas
Bros. Pg. 837 B1



**Supervisor Ashley
District 5
Date Drawn: 2/28/08**

Planner: Amy Aldana
Date: 3/10/08
Vicinity Map

Date Drawn: 2/28/08



Assessors

Assessors
Bk. Pg. 345-10

Thomas

Bros. Pg. 837 B1



February 1, 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 6.0, General Plan Amendment Initiation Proceedings (February 4, 2009)

Dear Chair and Commission Members:

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

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

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

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

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

Comments on specific items follow.

Item 6.1, GPA 621 (Lakeview Nuevo)

No position.

Item 6.2, GPA 770 (Lakeview Nuevo)

No position.

Item 6.3, GPA 841 (Lakeview Nuevo)

No position.

Item 6.4, GPA 957 (REMAP)

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

Item 6.5, GPA 959 (Mead Valley)

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

Item 6.6, GPA 1030 (Temescal)

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

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

Item 6.7, GPA 1037 (Lake Mathews)

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

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

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

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

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

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

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

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

Item 6.11, GPA 1042 (Southwest Area Plan)

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

Item 6.12, GPA 807 (Prado-Mira Loma)

No position.

Item 6.13, GPA 887 (Prado-Mira Loma)

No position.

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

Sincerely,

Dan Silver, MD
Executive Director

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

#1

Jason P. James
22096 My Way Street
Perris, CA 92570

February 11, 2008

Justification for Amendment:

Dear Sirs,

I am requesting the following amendment to the "Riverside County General Plan". I would like APN 345-100-014 changed from (RR) rural residential to (VLDR)^{RC} or any zoning that would allow for 1 ¼ acre minimum lot size.

I currently have Tentative Parcel Map No. 32963 (copies enclosed) submitted to the planning department. I was told I that I should wait to see the outcome of this application prior to moving foreword with the parcel map.

Here are the justifications for my request.

1) This project was started in the late 90's using property that has been held in the family since 1964. We began by going to the County to see what was to be done. Out of that process my father received approval of PM # 28517. Upon approval we began the process of meeting all of the requirements set out by the County. Knowing that we planned to split one property to the east and one property to the south, we asked for guidance from the various departments as to completing the improvements to allow for the future parcel maps. One of the requirements stated was that in order to pave the road that would allow access to all of the properties, all underground utilities be installed prior to the installation of pavement.

The outcome is that all utilities are installed to the individual properties.

Water Stubs

Power Poles

Phone Lines

Natural Gas Stubs

Peculation Test for Septic System

2) Around late 2002 the property owners in our area were sent a letter from the county that stated the property in our area was up for review for the General Plan, and if we wanted to change our zoning we should do it prior to January 2003. Since we had just completed PM#28517 in 2000, we were led to believe that the zoning would remain the same and we would be able to complete the two other maps under the same rules. What

we were not told is that the General Plan locked in your current zoning and you would not be able to change your zoning until the next General Plan review.

We did not know the County was changing the rules that determined zoning. We made the assumption that since the zoning was to remain the same; the rules that allowed us PM#28517 would allow for the other two parcel maps.

3) The County will benefit by allowing this change due to higher property tax. Upon completion of PM#28517 (4) new houses were built. This increased the property tax from \$54.00 per year to \$ 16,000.00 + per year. This is not land that is being speculated on. There are currently plans to build on (3) of the (4) lots as proposed.

Raising the tax base on the property would be a benefit.

4) The property listed above is near the intersection of State Highway 74 and Ethanac Road. Due to the plans for this area, the change would be in keeping with the direction that the area is moving.

Its outcome would be to move the area in a positive direction (see attachment L1, L2, L3, L4).

5) During construction of the houses that were allowed under PM#28517, there was an average of three people a day working on the divided property for 3 ½ years. In this time of uncertainty, it would be positive, for the county, to have the ability to keep people working. Once again, this is not speculation. There have been people waiting since 2005 for the lots on the requested property to receive the required zoning to allow for the project to continue.

The outcome would be jobs for the next (2) to (3) years.

6) In 2004 I went to the County for guidance in paving My Way Street. The road department, building & safety, and other departments were helpful in giving my engineer the information and requirements necessary to complete the plans for said project. \$11,000.00 later the county would not final the plans and issue a permit due to the fact that we were in the planning stages of the (2) parcel maps. We were told we would need to complete the parcel maps first, or include the paving of My Way Street in the parcel map.

We are not able to pave our street without the zoning change.

7) In late 2006 my father presented his parcel map to the County with all of the requirements met. At that point, he was told that he had met all of the requirements. We just did not have the proper zoning. We were told that had we presented our maps before 2003 or requested a zoning change, we would have the project complete. We were that told if anyone meets the requirements for approval, it was our projects. But there was nothing they could do. We should apply for a zoning change in 2008.

In conclusion, the request listed above merits the County allowing the requested zoning change.

L1

La Guadalupeana Market

26020 St. Hwy 74

Perris, CA 92570

(951) 940-6537

Riverside County Planning Department:

TPM # 32933

TPM # 32963

We own a retail market about ¼ mile from the properties listed above. The market is the local gossip spot in the community. We hear all about what is going on in the area. (Both good and bad).

This letter is to not only voice our support for the projects listed above, but to also tell of the support in the community.

We hear the following:

"We were going put in a trailer, but now that the area is improving we will probably have a house built."

"They have started a new place up the road. Finally someone is doing something nice in the area."

"What they are doing seems too nice for the area."

"Well, I hope that more people do what they are doing."

This is to say that we have only heard positive remarks about the work that has been done.

Thank you,

Roberto Esparza



L2

Blane Lipe

25780 State Hwy. 74 Perris, CA 92570

<909> 762-4984

County of Riverside:

My family supports TPM 32933 and TPM 32963.

We own the property along the south property line of both numbers listed above.
(APN 345100015)

We would rather see the area go the way it has been purposed than the way it is going.

My family has owned our property for more than 60 years. We have watched the area decline over the past 20 years.

Some individual custom homes and the work done along My Way St. have been the only work that has moved the area in a positive direction.

In an area that has not had a great reputation, this could be the thing that turns this area around.

The County should get behind this work and allow these TPM'S to move forward.

Thank you,

Blane Lipe

Blaine M Lipe

L3

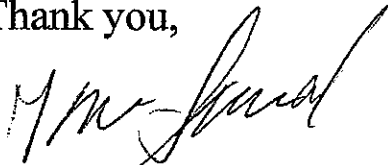
Mr. and Mrs. Sandoval
22048 My Way Street
Perris, CA 92570

Riverside County
Planning Department:

We are in support of the property split TPM 32933 and split
TPM 32963 along My Way Street.

We would like this area to continue to improve.

Thank you,

A handwritten signature in cursive script, appearing to read "Mr. and Mrs. Sandoval", written in dark ink.

L4

Maria Benavides
22024 My Way St.
Perris, CA 92570

TPM#32933

&

TPM#32963

We are located at APN#345100028 to the North and West of the properties above.

We would like the plans to move forward and support the projects.

Thank You,

Maria Benavides maria I Benavides

Jason James
22096 My Way Street
Perris, CA 92570
App/Owner-GPA959

C & G Engineering
1855 W. Katella Avenue #225
Orange CA 92867
Engineer -GPA959