

Mehta, Mitra

From: Nanthavongdouangsy, Phayvanh
Sent: Monday, March 02, 2009 9:36 AM
To: Mehta, Mitra
Subject: FW: For public Record- Mitra please PDF

From: Judi Hileman [mailto:Judihileman@earthlink.net]
Sent: Wednesday, February 25, 2009 6:35 PM
To: Nanthavongdouangsy, Phayvanh
Subject: For public Record

Phayvanh,

My husband and I also do not really want any more business in our area than we already have. We live here to have a rural life style and I do not know why the city people cannot leave the country people alone. We are very different in our wants and needs. We want open fields and ranges and no progress as the city people call it. We agree with what Cindy Ferry has written. Our home will be greatly impacted if businesses are allowed to come here as we are the first street east and west from Cajalco off of Lake Mathews Drive. We would be the closest to the businesses. Rural means no businesses, only houses and animals. Please do not take our rural life style away. Ralph and Judi Hileman

Judi Hileman

"He who loses wealth loses much; he who loses a friend loses more; but he that loses a loved one loses all".

-- Miguel De Cervantes --

Of all the things you wear, your expression is the most important.

Mehta, Mitra

From: Nanthavongdouangsy, Phayvanh
Sent: Monday, March 02, 2009 9:37 AM
To: Mehta, Mitra
Subject: FW: Rural Incidental Commercial/Community Input From Cindy Ferry- Mitra Please PDF

From: rknrrnch@aol.com [mailto:rknrrnch@aol.com]
Sent: Wednesday, February 25, 2009 2:08 PM
To: Nanthavongdouangsy, Phayvanh
Cc: CindyRAGLM@aol.com
Subject: Re: Rural Incidental Commercial/Community Input From Cindy Ferry

Phayvanh,

My husband and I honestly do not want **any businesses** built here in Greater Lake Mathews, but know that growth and change are inevitable. What we DO NOT want is for this area to lose its rural atmosphere and open spaces. We moved away from Orange County where everything was close and convenient but we yearned for a rural lifestyle and found it here. We don't mind driving the 15 miles to get gas or go shopping. Seeing the hills, wildlife, flowers and the lake makes the trip to town a pleasure. In Orange County, all we saw were black topped streets, hundreds of cars, strip malls, grocery stores and tracts of homes with block walls on the way to the store. We DO NOT want this area to look like that!

I am forwarding Cindy Ferry's e-mail to you because she speaks for my husband and me also. We agree with everything that she has written below.

Clayton and Sandra Rytych
16240 Pansy Street
Perris, CA 92570
951-657-4898

-----Original Message-----

From: CindyRAGLM@aol.com
To: Pnanthav@rctlma.org;
Sent: Sat, 21 Feb 2009 7:09 pm
Subject: Rural Incidental Commercial/Community Input From Cindy Ferry

Phayvanh, please make this e-mail a part of the public record on this issue of Rural Incidental Commercial/Commercial Retail Zoning.

In regard to the issue of commercial businesses in rural communities, I have spoken with our area residents and asked that they each respond on this issue and will now give my own personal views on the subject.

Rural is a lifestyle choice for people that do NOT wish to be in a city setting or have city type amenities, such as business. Some live in a rural area for health reasons and preserving the rural way of life thereby becomes a health related issue. Most of these would be breathing, allergy related or stress related issues. Rural residents have and want very few amenities. They don't want street lighting, curbs or sidewalks and they find a need for very few types of businesses that they want close to home. They are also aware that

business development then facilitates the need and even County requirements for lighting, curbing, sidewalks and so on. For these reasons commercial business does NOT fit well into the rural way of life and is not looked upon favorably by those wishing to maintain a rural way of living. Long time residents of the Greater Lake Mathews Area have already seen the impacts of business on the once rural Woodcrest area of Riverside County. Once the first Fast Food establishment came in and commercial was approved along Van Buren, the whole thing got out of hand and a roadway that was meant to improve the flow of traffic was soon to become a waiting area for residents trying to get to and from work. Commercial in rural communities needs to be VERY strictly controlled and limited. There needs to be large distances between commercial lots and ONLY rural type businesses should be allowed. There needs to be set regulations on distances between like kinds of businesses, say a 5 to 8 mile radius between animal feed stores. These "businesses" need to be private/Ma and Pa type businesses and not corporate type businesses due to the demands corporate companies have for lighting and production line type business that generates larger traffic flows. They should be kept small with maybe one to three businesses allowed per project site/lot. Parking should face the major roadway and not be made part of neighboring residents view from their yards. Proper turn lanes need to be put in so that ingress and egress to and from these businesses do NOT impede traffic flow on the major roadway they face. Traffic ingress and egress planned for from residential side streets or roadways need to ensure that they do not create a traffic or a criminal element to an otherwise peaceful, smooth traffic flowing community area. There should be large, mandatory zoning distances between commercial lots to prevent chains or strings of commercial lots from popping up right next to each other and eventually lining the whole roadway with nothing but commercial business. Rural Incidental Commercial/Commercial Retail Zoning needs to mandate that construction of the facilities must have a rural motif or equestrian motif to protect and maintain the rural atmosphere. The motif must be part of the planning of the project site, recorded and addressed in the project plans to ensure they are not overlooked later, after the project receives approval. This ensures the rural community will not see modern, large scale business construction in their area. Business complexes should be no more than two story with a western, equestrian or rural type motif. First and foremost the location of commercial lots and distance between "commercial" needs to be established. Then addressing types of businesses and distance between like kind businesses can be addressed, as well as whether or not said businesses belong within the rural areas of Riverside County and its revised General Plan.

Automobile service stations I take it refer to fueling stations. These should be VERY limited due to the risk they place on the sensitive habitat areas in most rural communities and especially in the Greater Lake Mathews area of unincorporated Riverside County and its well water supply areas. This type of business would serve the community in saving those that forget to stop and fill up on their way home or their guests that come out to the rural areas assuming there will be a gas station in the area. If we do allow them, they should be spread out and kept from any blue stream and water eco systems. These stations deal with many hazardous chemical uses and should be no less than ten (10) miles apart and their safety issues fully addressed. The size of the station should be kept to a rural setting type station, two to four pumps and no more. I personally do not care if the station also carries food goods and such. That just adds to the convenience of area residents. If there is a food store/market within a three (3) miles radius of the proposed station, I think we could do without its ability to sell things other than fuel. It should not be allowed to sell alcohol products.

Bakery shops might be a welcomed rural type business, as long as it was not a major, corporate type bakery, producing massive amounts of goods that are then hauled out to other areas, bringing large scale trucks into the area. A small/Ma and Pa type bakery that allowed for consumption of their baked goods at that location would seem reasonable to me. I think such a bakery should allow the sale of other baked goods that might be made elsewhere and brought in to expand the availability of baked goods and other sweets or dessert goods to local area residents and the business itself should be allowed to bake and ship a small scale amount of goods offsite. When their kitchen is not in use, they should be permitted to rent out the kitchen

to other small scale dessert/sweet/bakery type producers. Bakery shops should have a distance of no less than a five (5) mile radius.

Barber/Beauty Shops I feel would fit within a rural community. There should be a distance of no less than a 10 mile radius between barber/beauty shops and their size should be small to better fit within such a rural setting, say seating for no more than 6 customers at a time. I could see one barber and one beauty shop next to each other or within close proximity of each other, but limited to one barber or beauty shop within 10 miles of each other.

Bars and or cocktail lounges are a much different issue for me. I'd say maybe A bar or A cocktail lounge, but not both within a 15 mile radius. Bars should be no less than a 15 mile radius of any other bar OR cocktail lounge. Same with the lounge, no more than one lounge within a 15 mile radius of any other lounge OR bar. We do NOT need to put area residents at risk of drunk drivers on rural roadways that have no street lighting, curbs, sidewalks or traffic lane delineation. A lounge should be a small scale restaurant type lounge that offers a meal and alcoholic beverages for consumption. It should have an occupancy rate of no more than 80 to 125 people, as this would be more suitable to a rural setting. My personal desire would be to see the location of these type establishments within a one (1) mile radius of a police or fire station. Rural roads and drunk driving do not go together well and we already know the statistics of drunk drivers on city roadways. We do not need to open the door to increased numbers of drunk drivers on rural roadways. Allowing them only within a one (1) mile radius of a police or fire station might help to deter that kind of behavior. Due to lighting, delineation and curbs being absent in these areas at the request of rural residents, the drunk driver has less chance of realizing when they have allowed their vehicle to become out of control, therefore making a rural community an unsuitable location for bars and lounges that serve alcohol. Let's limit the consumption of alcohol to the homes of rural area residents and the likelihood that they would then stay home after consuming such beverages.

Confectionary and Candy Stores I think would be suitable for a rural area. I think they should be permitted within the same area as a bakery, maybe within the same commercial development project site. I think the same limitations I posted for bakeries should apply to confectionary and or candy stores.

Churches, Temples and other places of religious worship do fit within rural communities and should be permitted. A distance between places of religious worship should be set and I think a one mile radius would be sufficient. However, within that mile radius should be places of different faiths. I don't think there should be same faith places of worship within a ten (10) mile radius of each other. This will allow for all faiths to have a place in which to worship without dominating a rural community or limiting any faith from being allowed to set up a place or worship. The size of these places of worship should remain small to be better suited to the rural setting they would be coming into. The lot size is not as important to me as the number of worshipers the site would hold or be permitted to hold. I think the number of parishioners for such places of worship should be somewhere in the two hundred (200) to five hundred (500) range limit and only if ample parking is available and does not create a noise or view problem for area residents. Local places of worship would also help to minimize greenhouse gas emissions and fuel consumption. They should have limited uses for weddings, wedding receptions and other such type events to minimize the traffic impacts on the rural communities, and the risk of fire and the risk of trash becoming a problem.

Clothing, shoe, shoe repair and leather goods stores you have as one group on your list. I don't think these types of businesses fit within a rural community. I think most of our rural residents would prefer to drive into the city to obtain these types of goods. They are not the type of thing one needs on a frequent or even regular basis to warrant setting up such establishments/businesses in the rural areas of Riverside County.

A delicatessen would be reasonable in rural communities. They would offer a place close to home in which area residents could obtain a meal, thereby lowering our pollution rate and lowering the consumption of fuel. Delicatessens should be limited to a three (3) mile radius of each other and should NOT be a corporate type establishment. These corporate type businesses want too much flashy lighting and diminish the night sky much valued by rural residents. They are also a business based on a production line type course of business, thereby wanting a much higher traffic flow than a rural community wishes to see/have.

Drug Stores do not fit into a rural community setting. These types of products can and should be purchased at the local rural markets. Prescription type drugs can be purchased on their way home from their doctor visit or on their way to and from work. I think most area residents feel there is a drug store close enough to us already that adding drug stores in rural communities is not needed or wanted.

Dwelling, Bed and Breakfast type establishments is questionable. I'm not sure just what is meant by "Dwelling." I have not visited all the rural communities still left within Riverside County. In the Greater Lake Mathews area there might be room or a need for such things, but on a VERY limited scale. I would think a reasonably priced Bed and Breakfast establishment would be preferred over a hotel/motel type establishment coming into a rural community. This would offer lodging to guests of our rural residents and yet without the impacts a hotel/motel bring to an area. I think a reasonable limit on such businesses should be no more than one within a three (3) mile radius and they should not be permitted to house more than five to ten guest rooms and the parking for this type business should be off street and located on the side of the major roadway, as not to become an eyesore to residents living around such an establishment. This parking issue should be true of all the businesses that come into the rural communities.

Feed and Grain Sale Shops are a very suitable business for rural areas of the county. I think most rural areas already have a sufficient number of these types of stores within what a rural resident would call "driving distance" of their homes. Such type stores should not be permitted within a five (5) mile radius of each other. These type businesses must do their due diligence in keeping the rodent population to reasonable levels and not escalating the problem in rural areas of the county.

Florist Shops would have a Very limited need in a rural community. For this reason their locations should be very spread out, say one per a 10 to 15 mile radius.

Gift, Antique, Curio and Art Supply Shops would also have a very limited need within the rural areas of Riverside County. Unless an area is given some kind of "Tourist" type status, I don't really feel any of these type businesses are appropriate for a rural community. I like "Gift," "Antique" and "Curio" shops. I love "Art Supply" stores. I do NOT feel they fit within the rural element of the General Plan and should be dropped from the incidental commercial element for rural, retail business zoning.

Grocery, Dry Goods, Health Food, and Variety Shops is too large a group to properly fit into the rural area. Variety shops is the one I have the most issue with. Just what is meant by a "Variety Shop?" What need would there be for rural residents to have one within their community? I don't see the need for one. Grocery, dry goods and health food stores might be fine, but with a good distance between like minded type businesses, say a five (5) to ten (10) mile radius of each other. No corporate type grocery, dry good or health food stores. They call for FAR TOO MUCH parking area and lighting which would have too big a cost to rural residents that enjoy the night sky and have already seen much of it disappear from business lighting 15 to 20 miles away.

Hardware stores do have a place within a rural area. They should be small/Ma and Pa type stores ... Joe's Hardware and not corporate, large scale hardware stores that call for a lot of outside the area traffic/business. Rural communities are such because they do NOT have a lot of traffic from those living outside the area. Large scale hardware stores would necessitate outside traffic and this would have far too

many negative impacts on the rural element of the General Plan. Distance between hardware stores should be no less than an eight (8) to ten (10) mile ratios or larger. Hours of operation and hours for supply deliveries should be kept to a minimum to ensure the peace and tranquility of area residents.

Hotels and Motels do NOT in any way fit within the rural element of the General Plan and need to be removed from the rural incidental commercial/commercial retail zoning element. Even at 25 guest rooms or less, they just do NOT fit into the rural element of Riverside County. Only a guest house or bed and breakfast would even start to fit within the rural element of the county.

Ice cream shops would have a limits need in the rural area and should be centered more in the bakery, confection, candy type development, keeping all those within close proximity of one another. I don't think the residents would care to see an ice cream shop within a five (5) to ten (10) mile radios of one another.

Laundries, Laundromats and Dry Cleaning shops do NOT have a place within the rural area. I think all rural areas of Riverside County are within driving distance of such facilities and therefore are not needed, nor wanted within the rural element of the General Plan and should be removed from the rural incidental commercial zoning.

Libraries are not needed in the rural area. Libraries should be built near schools and in cities. Once the rural areas start getting some schools, then the concept of libraries can and should be addressed. I feel libraries should be removed from the rural incidental commercial element.

Convenience stores are the type of "Grocery" store I spoke of earlier in my post. These stores need to be small scale/Ma and Pa type stores. Please see my statement for grocery stores earlier in this post.

Meat and Poultry Markets you say will exclude slaughter and livestock sales. These type markets do have a place within the rural area and should include small scale slaughter houses and livestock sales. Rodent control must be kept at bay and hours of operation need to preserve the comfort of the residential areas. It would be my view that these are the very type businesses that should be allowed. If you are going to create a rural commercial area within the rural areas of Riverside County they need to have a rural nature to them. Why slaughter and livestock were excluded really concerns me and makes me wonder just where the "Rural Incidental Commercial/Commercial Retail Zone is headed and why.

Meeting, Fraternal Lodges and Community Halls would have a place within the rural community/area. As you know our community meets monthly at our local fire station. A community room is now planned for our new fire station for this very reason. Meeting rooms for say a wedding or wedding reception or party hall would have a limited need in the rural areas, but would have a need. There should be a distance of say ten (10) to fifteen (15) mile radios between such type businesses ... meeting and or community halls. Fraternal Lodges should have to go before the community at public hearings and the community decide if such a fraternal hall is needed/wanted in its rural community. A fraternal Lodge should be allowed only one for that type fraternity. They should be limited to a three (3) to five (5) mile radios between different types of fraternity lodges.

Museums would have a VERY limited need or reason to be within a rural area. Any such museum should reflect a rural way of life or an old fashioned way of life. There should not be a large scale museum of say the arts museum of or museum of man in a rural area. A cultural museum of some kind might have a place and should be very limited. It should have to go before the community at public hearings and if the community is in favor of such a museum, then it should be permitted. It should be kept small scale with limited parking to ensure the community isn't over-run with outside the area traffic and nose and hours of operation should be set by the Board of Supervisors after open public hearings are held. Spacing between

museums would have to be based on community interest with maybe a minimum three (3) mile ratios between museums.

Nurseries and Garden Supply Stores do have a place in the rural area and are in fact the perfect location for them. I'm not talking "Home Depot," "Lowe's" or the large scale, corporate nursery and garden supply stores. It is the agricultural nurseries and garden nursery/shops that should have a place and be permitted in the rural areas. There is now a need for food to be grown and distributed locally and Riverside County needs to ensure such lands are set aside and protected. These lands naturally fit within the rural element and should be placed there. These type businesses should be much larger in size than 2 1/2 ac. and should be the growing area with little to no sales from the location which generate high levels of traffic. Sales of plants and gardening supplies (Garden Shops) should be very limited in the rural area and should be small/Ma and Pa type businesses. As stated earlier, the corporate type nurseries and garden stores would bring in too much outside the area traffic and require too much lighting and deliveries from large trucks would have a far more detrimental effect on the area than they would have a positive influence. Agricultural nurseries and garden nurseries locations should be open and not be restricted. The minimum size lot for such an agricultural nursery or garden nursery should be five (5) acres or more in size. The hours of deliveries and shipping should be kept to reasonable hours so that area residents are not disturbed by truck horns announcing their arrival to or from the nurseries, especially the early morning shipments.

Pet and Pet Supply Shops do have a place in the rural area. Domesticated pet supply stores should be very limited and small scale, non corporate type businesses. Distance between pet and pet supply shops should be no less than a five (5) mile radius.

Post Offices in rural areas are not unreasonable, but should be scaled to fit the area the office would cover. They should only be permitted on roadways of four lanes or larger and should have proper ingress and egress with proper turn lanes to ensure the flow of traffic is not negatively impacted. Rural areas should have their own zip code and their own Post office and not be forced to list themselves as part of a city they don't actually live within. Post Offices are a business I think the county should look to bring into rural communities. It would improve the deliver time for mail to rural mailboxes and would minimize the travel distance for rural residents that must now travel sometimes 30 plus miles, round trip, into the city set by the zip code given them. A Post Office built to meet the needs of the local rural area would decrease the traffic impacts on the city Post Offices as well. Having a local Post Office would also reduce mail theft as rural residents might then be more willing to rent a P.O. box rather than have mail delivered to a rural mailbox, generally set up in mass mailbox form sometimes a mile or more from the residents home. I think rural Post Offices (U.S. Postal Service type Post Offices) should be mandatory in the rural commercial element of the General Plan.

Produce Markets do have a place within the rural community and should be permitted. Meeting the need to reduce greenhouse gas emissions is now a part of every General Plan. Locally grown, sold and distributed produce addresses and meets that need. Rural Commercial Produce Markets should carry foods locally grown, perhaps right at the same location. The produce should be things like vegetables, meats, grains and other agricultural type goods. These produce markets should be permitted in a no less than three (3) to five (5) mile radius of each other and we should fully support local, small to medium scale and maybe even large scale produce markets that supply locally grown produce. Locally grown should be a term that is clearly defined in the General Plan and should mean from within the actual community it is servicing ... say within a fifty (50) mile radius.

Professional Offices do NOT have a place in the rural area of Riverside County and need to be removed from the Rural Incidental Commercial/Commercial Retail Zone element of the General Plan. Professional Offices belong in the business districts, which are in the cities, not in rural areas. A small professional

business could operate in a rural area, but should be a home-based professional business that brings no more than one customer to the property at a time and has normal business hours of eight to five or 10 to 7 p.m. Any equipment or advertising vehicles for such type business should be very limited and a view screen should be made to be erected to protect the property value of area residents. Noise issues must be kept within reasonable ranges. Emissions from any home-based professional business other than agricultural should have to meet with the agreement of the community residents and the Board of Supervisors, with the community residents being the deciding factor. Home-based professional businesses should be permitted without having to be on a major roadway or highway, as long as they meet with the agreement of area residents at public hearings and the Board of Supervisors.

Real Estate Offices do have a place in a rural community, as they do in every community. Even the Corporate Real Estate Offices don't generally call for a lot of lighting or large parking areas and high traffic flow. I think they would fit within the rural element of the General Plan. I would like to see Real Estate Offices limited to a three (3) to five (5) mile radius of each other and I think same company office ... like say a Century 21 ... should have to be no less than fifteen (15) miles apart. The smaller Ma and Pa type offices may fit better into the rural area, but the corporate ones should also have a place, as long as they keep their size to a minimum and are not flashy.

Restaurants, Drive-in Restaurants and Refreshment Stands is too broad a group and needs to be separated out more. Restaurants on a VERY, VERY small scale might fit within the rural area. Drive-ins do not and need to be removed from the rural incidental commercial/Commercial Retail Zone element. Refreshment Stands is kind of open ended and needs to be further clarified. Unless these were made to fit in more with the bakery, confectionary, candy and ice cream store businesses, I'm not sure they would otherwise have a place in a rural area. The restaurants need to be small scale. No corporate restaurant chain type businesses in a rural area. They call for too much lighting and too much traffic from within and outside the area. They should be small scale/Ma and Pa or smaller private owned and operated restaurants. They should be limited to one within a three (3) to five (5) mile radius of each other.

Signs, on-site advertising only is still a little unclear to me. Our own community has found the need for signs to call attention to development issues and therefore on-site signs and business signs do fit within the rural area. I MUST preface that with the fact that signs are not well liked or wanted in a rural area. However, the need for some signs is called for in certain cases. Signs should be limited to a reasonable size for the job in which they are created or the need they are made to serve. There should be NO/None/Zero lighting on these signs in the rural areas. Signs should be placed on the roadway so that a cars headlights make the sign readable and this should only be the case for businesses located there. Any signs within the rural area should be for something related to that area or that property and or its business. A set size for the standard business sign should be generated and be reasonable and not massive in size. Something that can be read by the normal driver at the posted speed for that roadway and which does not distract from the drivers ability to property maneuver their vehicle. Signs that advise the rural community of development projects should be permitted within reason and be granted for a designated time period and be renewable with the communities approval.

Sporting Equipment, Gun, Bait and Tackle, and Equestrian Shops do have a place within the rural areas of Riverside County and should be permitted. There is no need for more than one within a ten (10) mile radius of each other, but they would meet the needs of many rural residents. If we are going to allow commercial business in rural areas, these are the types of businesses that should be allowed. Their size should be limited to two story and small scale to keep traffic impacts to a minimum.

Taxidermy Shops should be placed in with the Sporting, gun, bait and tackle and equestrian shops or maybe with the feed and gain shops or with the meat and poultry markets. Please see my comments on those and apply that to taxidermy shops.

Tourist Information Centers have no place within the rural area, unless such a tourist designation for that area has been established. Unless this is the case, I see no need to allow tourist information centers within the rural incidental commercial element. Kiosk's in the Open Space park areas would be understandable and should be very unobtrusive. My concern would be that the county might decide to turn a rural area into a tourist area in order to generate revenue and could start that by placing a Tourist Information Center in a rural area and then start expanding the area and promoting the area as a tourist area that may be in opposition to what the rural community residents want.

One on-site operator's residence, which may be located in a commercial building, #35 is one I'm not sure of what it even addresses. That said, being we are saying it "May be located in a commercial building" I'm assuming some kind of living quarters for a grounds keeper or store manager on-site for say a feed store or livestock business that might need someone on-site 24/7. This would need to be very limited and just cause for such should be made.

Mobilehomes, provided they are kept mobile and licensed pursuant to state law for use for:

(a) Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, provided they are inconspicuously located; or

(b) Agricultural worker employment offices for a maximum of 90 days in any calendar year; or

(c) Caretakers or watchmen and their families, provided no rent is paid, where a permitted and existing commercial use is established. No more than one mobilehome shall be allowed for a parcel of land.

I think this should be grouped in with the One on-site operator's residence and be very limited in scope.

Recycling collection Facilities should be very limited or not allowed in rural areas. We already have regulations that these be set up at grocery stores and being most of us do frequent our local grocery stores, I think this is sufficient and none are needed in the rural areas.

Animal hospitals are a business that would benefit the rural community and such businesses should be permitted. The county should make sure that these are not limited to just domesticated animals but account for animal hospitals that meet the needs of rural animals such as equestrian and all livestock type animals. Since veterinarians are licensed in each type of animal there may be a need for a number of animal hospitals. This needs to be looked at in more detail. Not all animal hospitals are alike and not all animal hospitals treat all kinds of animals.

Automobile and truck repair garages, not including body and fender shops or spray painting shops. History shows that chemical containers, tires and other related products end up dumped on the rural roadways/rural communities, on private property. Much of this dumping is done from those outside the rural area. Bringing such businesses into the area will only promote added dumping and added risk to wildlife and human health due to hazardous waste disposal along private properties and along rural roadways. The distance between Automobile/Truck repair garages should be no less than a ten (10) mile radius and I would prefer a fifteen (15) mile ratio. There would need to be very strict rules and regulations on the esthetics of such a business in a rural area. Area residents should not have their property values diminished by the appearance of such a shop in their area, nor should they have an unsightly view of such a business. Walls or view barrier fencing would need to be put in to block the view of such a business from it's residential neighbors. Noise issues would need to be fully and clearly addressed as well.

Building supply stores and equipment rental shops would fit within a rural area. They would need to be no less than a ten (10) Miles ratios of another like kind business. I think this type of business should be a part of the nursery/garden business grouping.

Liquid petroleum service stations, with or without concurrent sale of beer and wins, provided that total capacity of all tanks shall not exceed 10,000 gallons do not sound safe for a rural area. Is this something different then a gas station?

Automobile service station, with the concurrent sale of beer and wine for off-premises consumption do not fit within the rural areas of Riverside County due to the risk of traffic accidents should the alcoholic beverages be consumed near by and or by those under age that then get in a car and drive the rural roads. Other then the issue of alcohol being permitted for sale, what is the difference between this and the automotive service stations already listed?

Convenience stores, including the sale of motor vehicle fuel seems the same as the automobile service stations. What would be the difference?

Liquor stores do NOT fit within the rural community and I would not like to see them permitted. If we permit grocery stores, they will be permitted to carry alcohol for sale and so a store set up to strictly sell alcohol is not needed. Again I point to the rural road hazards and drunk drivers. Please see my past statements in regard to that issue. I am glad to see that these do not include sex-oriented businesses.

Please keep me informed as this part of the General Plan moves forward. I would like to be on the e-mail list for updated documents addressing Rural Incidental Commercial/Commercial Retail zoning.

Cindy Ferry



Community Spokesperson for the Greater Lake Mathews area.

Owner/Operator of: LakeMathewsTalks@Yahoogroups.com, GHSchoolRedistrictingCommittee@Yahoogroups.com, [Lake Mathews Transit@Yahoogroups.com](mailto:LakeMathewsTransit@Yahoogroups.com) and [Watt LMCOI@Yahoogroups.com](mailto:WattLMCOI@Yahoogroups.com)

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Rick Estes
P.O. Box 1571
Wildomar, CA 92595

Date: January 19, 2009

To: Mr. George Hague, Representative, Riverside County General Plan Advisory Committee

Re: Draft Elsinore Area Plan – Meadowbrook , January 5, 2009

Please enter my objections and concerns to the Chair of the Riverside County General Plan Advisory Committee (2009) for the proposed adoption of the Rural Village Land Use Overlay policy as described in the paragraph shown below (from the 1-20-09 Agenda):

“Rural Village Overlay Study Areas have been identified on the Elsinore Area plan map for the communities of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) and El Cariso Village (along the Ortega Highway segment of State Highway Route 74) in the 2003 General Plan. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis conducted for the Meadowbrook and El Cariso Rural Village Study Areas. As a result of this analysis, county review, and community discussions, the boundary and policies of these study areas were modified and Rural Village Land Use Overlays were created to strategically intensify the uses in the targeted core areas.”

There has been inadequate community and professional review of the environmental consequences of proposed changes in the land use designations for the Meadowbrook area. The Meadowbrook Study Area contains identified criteria cells and specie linkage corridors. This concern was registered with the GPAC at earlier meetings with no response.

No adoption of proposed changes should be recommended or proposed by the GPAC until professional opinions have been submitted and publicly reviewed by this Committee and the general public.

Sincerely,

Rick Estes
San Geronio Chapter Chair, Sierra Club

People typically do not move to rural areas to have "city" or "urban" conveniences, but rather to escape the consequences of them.

"Rural" business guidelines should encourage "mom and pop" type, local-ownership businesses, and not accomodate large commercial, chains or franchise type businesses. Should be restricted mostly to basic needs/rural needs.

Businesses in a rural area should not be simply convenience for urban residents simply passing through or visiting the rural area.

Questions and points to be considered with every business:

Questions and points that must be considered, with each and every proposed business:

1. Will the business draw additional traffic outside of the rural residents, or is it supplying a need for the rural community itself?
2. Will it itself, or in combination with other businesses, encourage additional growth (residential OR commercial) or pressure for additional growth in the rural area?
3. Will it in any way impede "through" traffic? (increasing the needs for traffic control/lights/signage/patrol/emergency response)? (Side note: I am thinking of the fiasco that has developed in Woocrest, on Van Buren, here).
4. "Travelers" through a rural area won't need, say, a beauty shop between cities, in western Riverside County.
5. Will the business increase pollution (air, water, trash etc) or encourage patronage that will affect such?
6. Does a proposed type of business typically have higher crime statistics in the areas around similar businesses elsewhere, or is it likely to encourage an increase in criminal activity? Is it's existance, if approved, likely to draw or increase the crime activity above the level of what currently exists in a rural area? A rural area typically has low

levels of crime, and needs considerably lower levels of services such as law enforcement, fire, etc.

7. Does a business have any potential effect on sensitive habitat in that rural area? What about water supplies?

Large commercial businesses and the majority of those on the list supplied for consideration - 15 miles away for most needs are fine, especially in Western Riverside County.

Possible businesses that might benefit a rural community: (PP)

feed store/pet/equestrian supply and - in rural areas, these are usually a combination.

small, country type markets (not supermarkets). Liquor and bakery can be handled in the same locales. There is no need for liquor-specific stores.

meat locker-type biz - including butcher services.

No fast food restaurants.

No neon signs.

No billboards.

"country style" gas station.

hardware/farm supply.

Nursery: Should offer drought tolerant/low water ornamental.

Animal clinic/hospital. Large and small.; 1 large, 1 small - or combination in 1.

Real Estate office – one or at the most two, are sufficient within 15-20 miles.

Community/meeting hall

Post office

Produce market/stand.

Everything else under consideration should be CUP or removed.

Why would the following combination even be considered?

Automobile service station, with the concurrent sale of beer and wine for off-premises consumption.

Sincerely
Lana S Taylor