

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



ITEM: 22.1  
(ID # 27840)

**MEETING DATE:**

Tuesday, June 24, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240018 (GPA240018) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240018 to change the General Plan Foundation Component of fourteen (14) parcels from Existing: Open Space: Rural (OS: RUR) to Proposed: Rural: Rural Residential (R: RR), to allow for submittal of an application for the allowance to continue and expand the existing Education Facility (Olivet University) through the implementation of a specific plan. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240018 is initiated by the Board of Supervisors. – Third Supervisorial District –Bautista, South Fork, and Cahuilla Zoning Area – REMAP Area Plan – Applicant: Olivet University c/o Nate Tran – Representative: Ascent c/o Eric Ruby – Existing Zoning: Rural Residential Minimum Twenty Acre (R-R-20) – Existing Land Use: Open Space: Rural (OS: RUR) – Location: north of US Highway 371/Cahuilla Road, east of Reed Valley Road, south of Allesandro / Bautista Road, west of State Highway 74/Pines To Palms Highway – APN(s): 568-030-018 and -019; 568-050-002 and -003; 572-040-001, -002, -004, -009, -010; and 572-050-002, -003, -033, -034, -056, -057, -064, -065 – 1,026.48 Gross Acres – District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240018**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT No. 240018** and requiring the applicant submit to the County the implementing project within 6 months.

**ACTION:Policy**

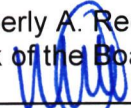
  
John Hildebrand, Planning Director 6/24/2025

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240018 and requiring the applicant to submit the implementing project within six (6) months.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: June 24, 2025  
xc: TLMA-Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND**

**Summary**

The Foundation Component General Plan Amendment No. GPA240018 (FC-GPA240018) is a proposal to amend portions of the project site’s Foundation Component from Open Space: Rural (OS: RUR) to Rural: Rural Residential (R: RR), on fourteen (14) parcels, totaling 958.38 gross acres, to allow for submittal of an application for the allowance to continue and expand the existing Education Facility (Olivet University) through the implementation of a specific plan.

The fourteen (14) parcels are located north of US Highway 371/Cahuilla Road, east of Reed Valley Road, south of Allesandro / Bautista Road, west of State Highway 74/Pines To Palms Highway.

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240018) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

**Applicant Proposal**

GPA240018 is a proposal to change the Foundation Component Land Use Designation from Open Space: Rural (OS: RUR) to Rural: Rural Residential (R: RR), to allow the continuance and expansion of the existing Educational Facility (Olivet University) through the implementation of a specific plan. The parcels are located within the Anza Valley Policy Area.

The policies contained within the Anza Valley Policy Area (REMAP 1.1 through 1.3) encourage promotion of “an overall rural agricultural and ranching “small town” character for the community, and promote a high-quality rural-oriented quality of life for its residents”; manage “groundwater supply to ensure that an adequate amount of safe water will always be available for existing users and to accommodate the community’s future needs and growth”; and, “create

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

a strategy to support local economic development and increase the Anza Valley's quality of life and community sustainability" in the area.

If the initiation for GPA240018 is approved, the applicant intends to apply for an implementing project consisting of a specific plan to expand the Educational Facility (Olivet University). The specific plan area will consist of a total of seventeen (17) parcels totaling 1,026.48 gross acres which includes the fourteen (14) parcels totaling 958.38 gross acres, that are part of the GPA240018 initiation request.

**Proposed Future Land Use**

The proposed Rural (R) Foundation encompasses many underlying lands use designations. The most intensive land use designation permitted within the Rural (R) Foundation is the Rural Residential (RR), which allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

As mentioned, the proposed Rural Residential (RR) Land Use Designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

**Public Hearing Notification and Community Outreach**

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 1,500 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

Nine (9) comments were received as of the drafting of this staff report.

Fifty-four (54) comments were received for this project to date. Comments against the GPA indicated that there would be no sustainable benefit to the local community and an increase in the number of houses would the project be approved. Comments in support of the initiation of the GPA cited an open campus, transparent organization, and actively participatory students and staff. These were demonstrated through community engagement and outreach in various events, including 5k Hiking Fundraisers, free community meals, holiday baskets, backpack giveaways, and ministry. They also cited assistance to organizations that provide food services to families within the community, providing education and ecological initiatives, and employment to community members.

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

**General Plan Advisory Committee Proceedings**

A duly noticed public hearing to discuss FC-GPA 240018 (GPA240018) was held before the General Plan Advisory Committee on January 13, 2025. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. Seven (7) comments were received and brought before the members of the GPAC body.

Of the public comments received, two (2) comments were against initiation of a General Plan Amendment, and five (5) were in support. Comments against the initiation of the GPA cited no sustainable benefit to the local community and increase in the number of houses. Comments in favor of the initiation of the GPA cited an open campus, transparent organization that provides community engagement and outreach through events including 5k Hiking Fundraisers, assistance to organization that provides food services to over 100 senior families within the community, providing education and ecological initiatives, and employment to community members.

The Committee discussed the project. No issues were brought up by the Committee.

After discussion, the Committee closed the public hearing.

The final result of the Committee's discussion of the initiation is provided below.

**Support:** 2<sup>nd</sup>, 3<sup>rd</sup>, and 5<sup>th</sup> Districts

**Against:**

**Neutral:**

**Not Present:** 1<sup>st</sup> and 4<sup>th</sup> Districts

**Abstain:**

**Planning Commission Proceedings**

A duly noticed public hearing to discuss FC-GPA240018 (GPA240018) was held before the Planning Commission on March 19, 2025. At the public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Thirty-eight (38) comments were received and brought before the members of the Planning Commission, and three (3) members of the public provided public testimony.

Of the public comments received, forty-one (41) comments were in support of the General Plan Amendment. Comments in favor of the initiation of the GPA cited an open campus, transparent organization that provides community engagement and outreach through events including 5k Hiking Fundraisers, free community meals, holidays baskets, backpack giveaways and ministry, assistance to organizations that provide food services to families within the community, providing education and ecological initiatives, and employment to community members.

The Commission discussed the project. No issues were brought up by the Commission.

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

After discussion, the Commission closed the public hearing.

The final result of the Commission's discussion of the initiation is provided below.

**Support:** 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> Districts

**Against:**

**Neutral:**

**Not Present:**

**Abstain:**

**IMPACT ON RESIDENTS AND BUSINESS**

The proposed Foundation Component General Plan Amendment is merely a request to initiate a General Plan Amendment, and not the General Plan Amendment itself. Thus, the request today is not a project under the California Environmental Quality Act (CEQA) and no impact on residents will occur at this stage. If the Foundation Component General Plan Amendment request is approved, within 6 months the applicant must submit an implementing project along with the initiated General Plan Amendment. All impacts on residents and businesses will be considered at the time the implementing project is heard.

**ADDITIONAL FISCAL INFORMATION**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS**

- Exhibit A – Vicinity Maps**
- Exhibit B – Existing Land Use Designations**
- Exhibit C – Existing Zoning Classifications**
- Exhibit D – Noticing Radius and Labels**
- Exhibit E – Applicant's Exhibits**
- Exhibit F – GPAC Hearing Package**
- Exhibit G – PC Hearing Package**
- Exhibit H – Public Comments**



Jason Farin, Principal Policy Analyst

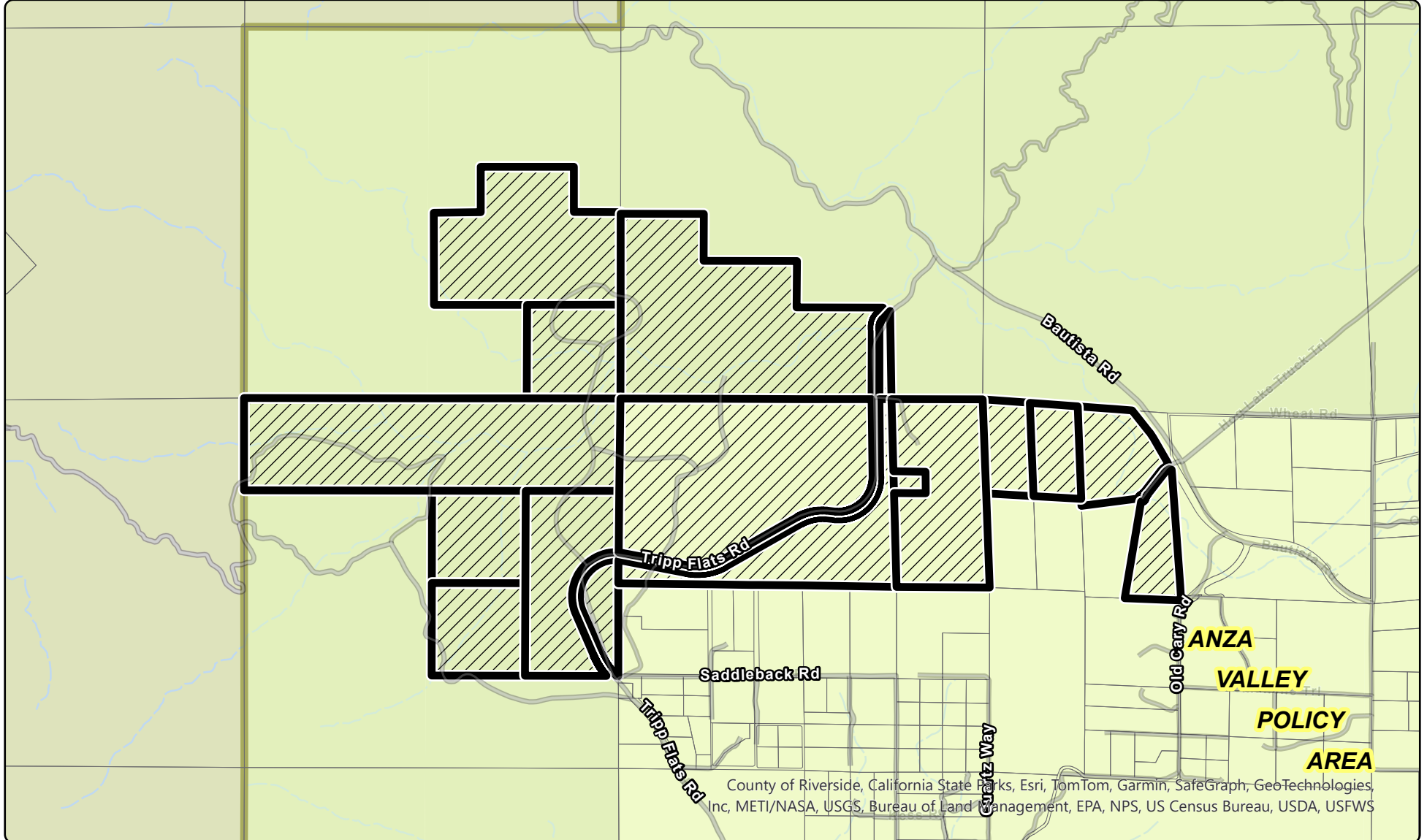
6/17/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA240018

VICINITY/POLICY AREAS

Supervisor: Washington  
District 3

Date Drawn: 6/17/2025  
Vicinity Map

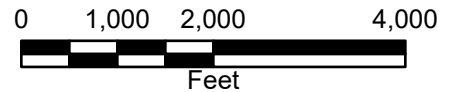


County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Zoning Area: NORTH PERRIS

Author: PetePang

**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfma.org>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

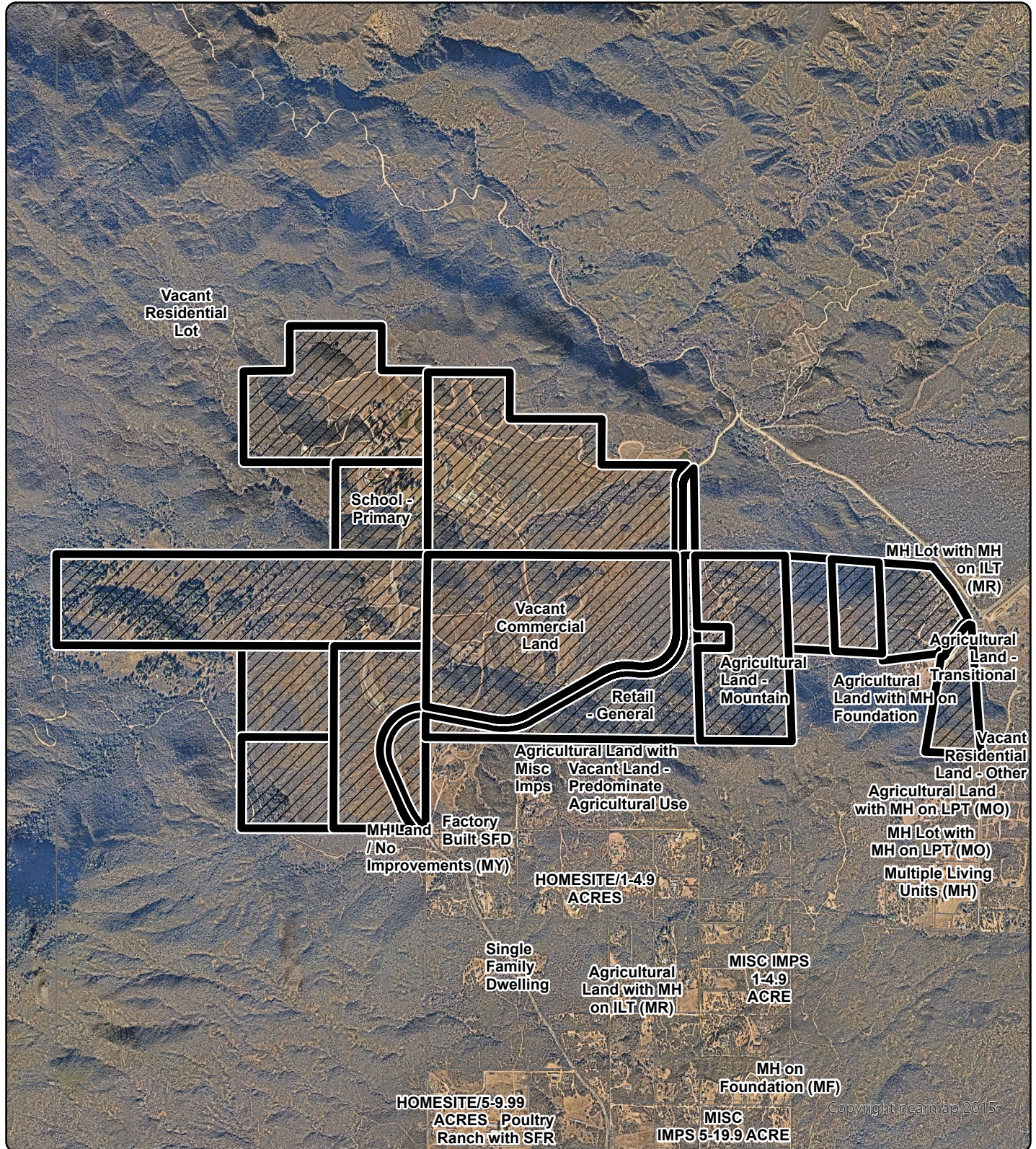
## GPA240018

Supervisor: Washington  
District 3

Date Drawn: 6/17/2025

### LAND USE

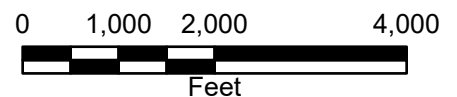
Exhibit 1



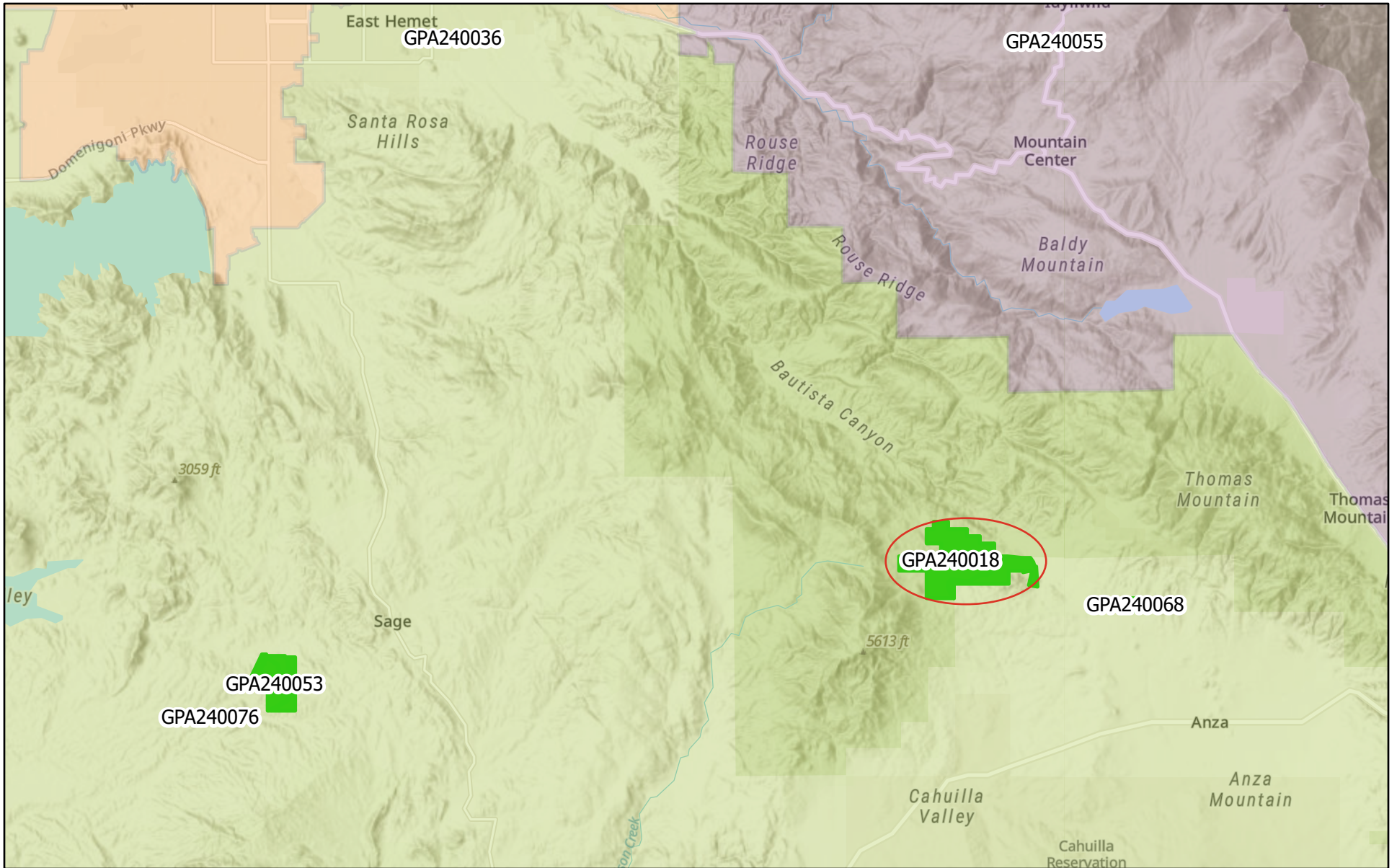
Zoning Area: BAUTISTA

Author: PetePang

**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



# FGPA Status Map



5/27/2025

FGPA Web Map

Active

Withdrawn

Supervisor Districts - SUPERVISORIAL DISTRICTS

3

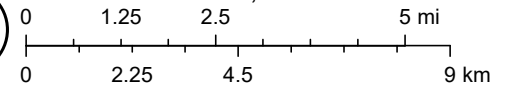
4

5

World\_Hillshade



1:192,621



Esri, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

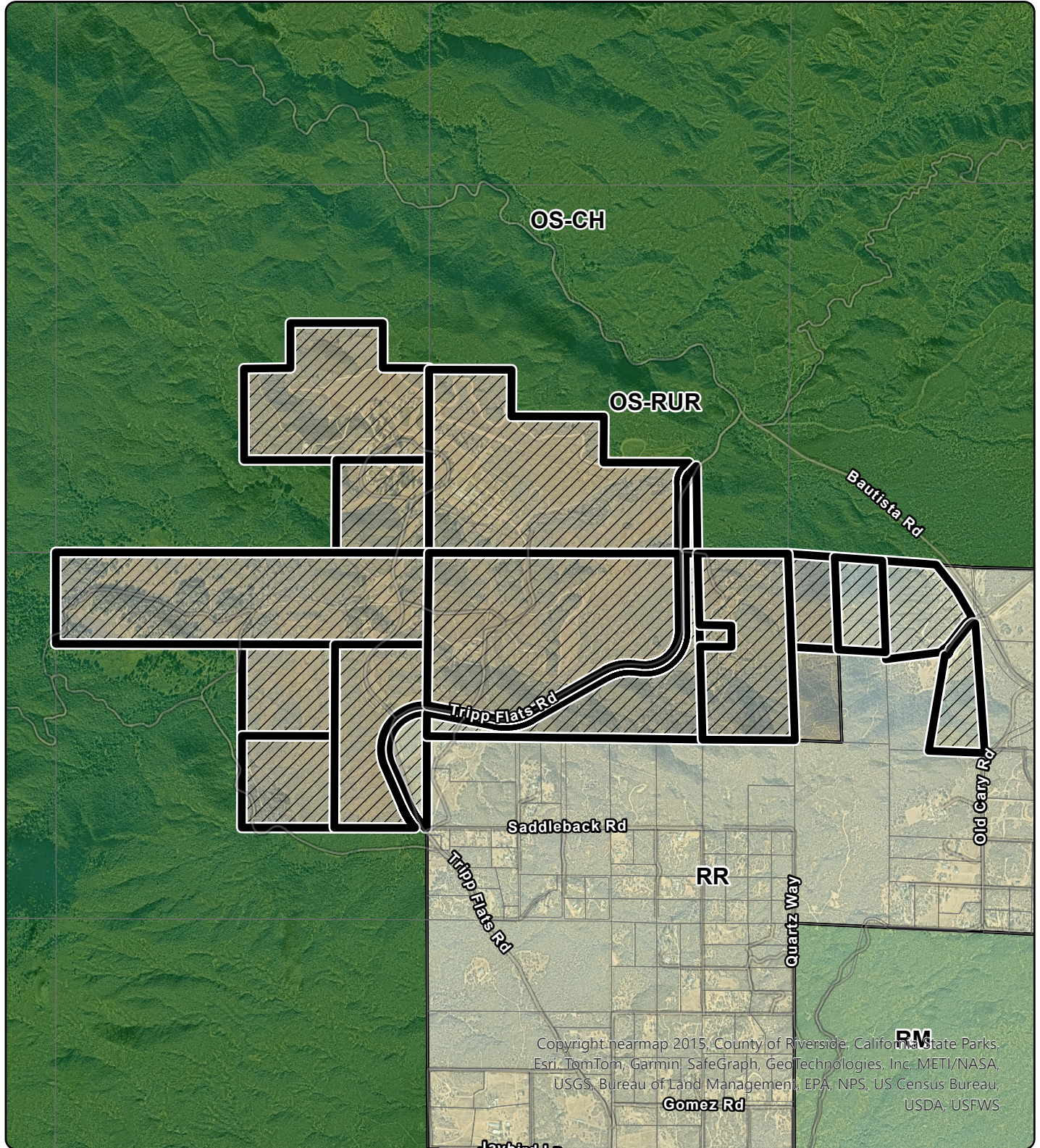
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA240018

### EXISTING GENERAL PLAN

Supervisor: Washington  
District 3

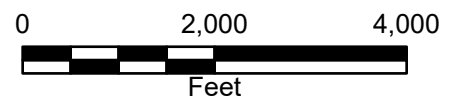
Date Drawn: 6/17/2025  
Exhibit 5



Zoning Area: BAUTISTA

Author: PetePang

**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



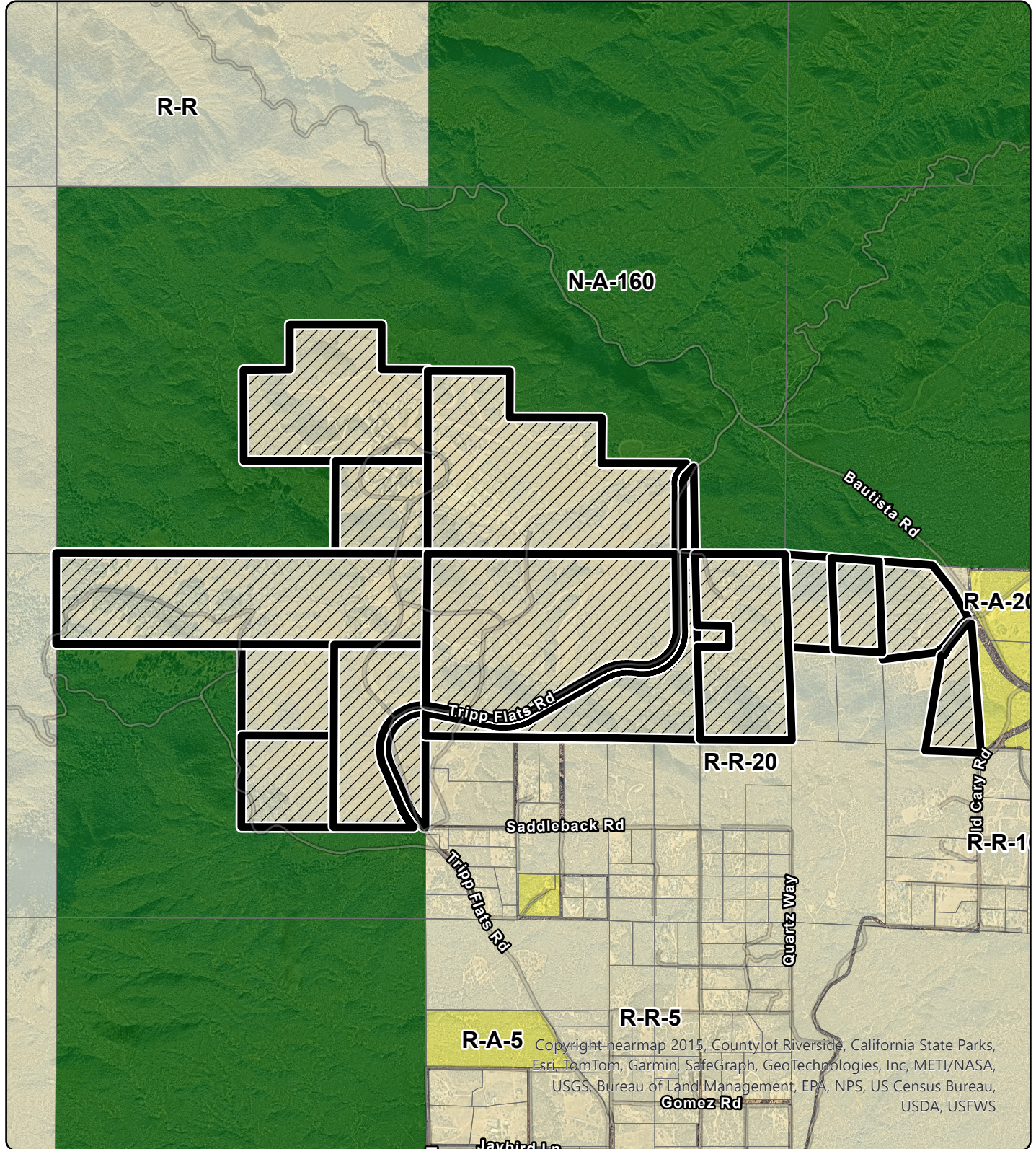
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA240018

### EXISTING ZONING

Supervisor: Washington  
District 3

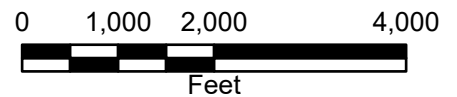
Date Drawn: 6/17/2025  
Exhibit 2



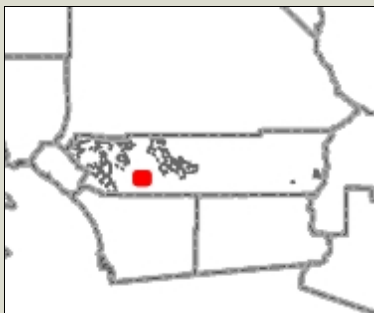
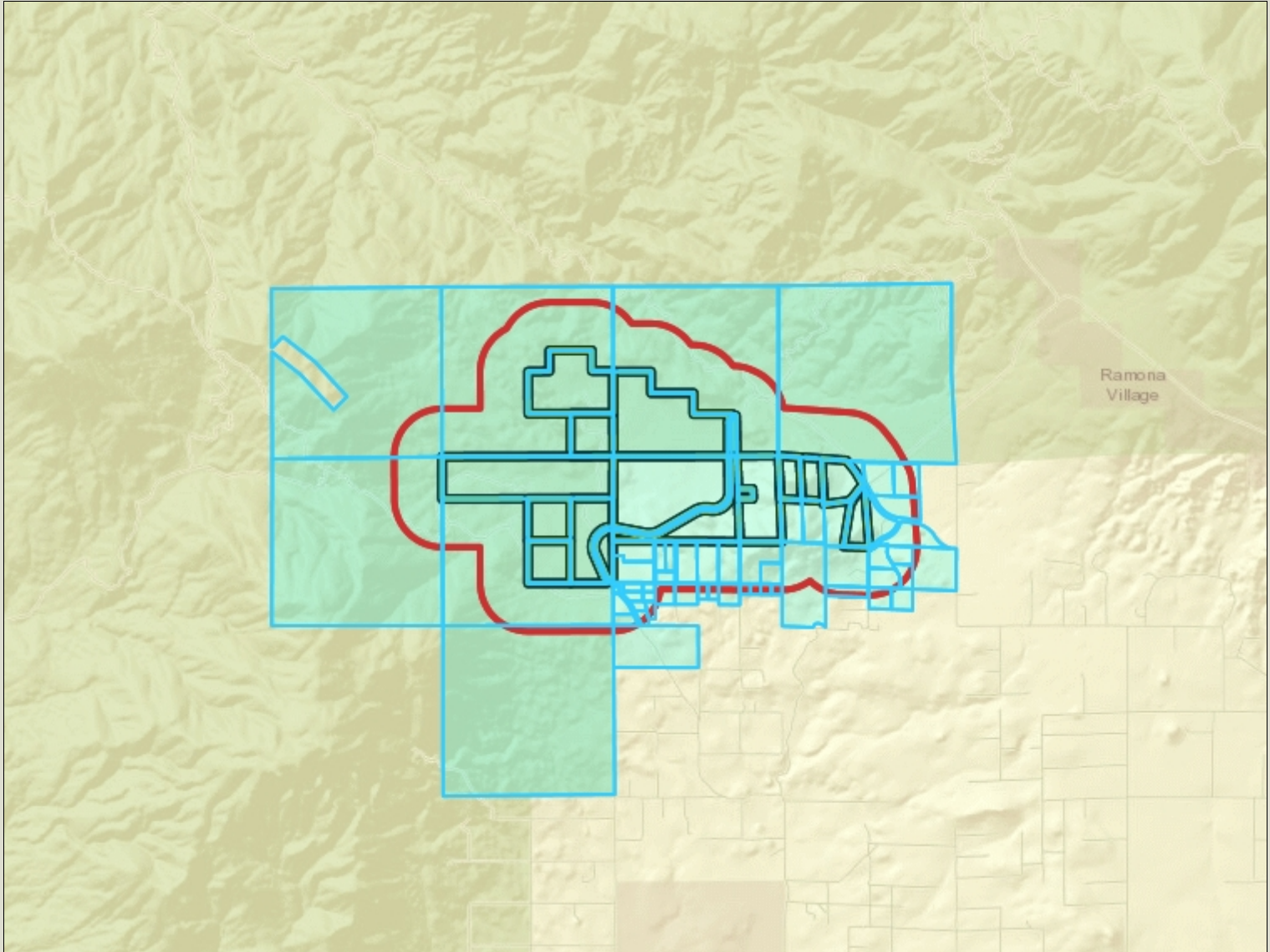
Zoning Area: BAUTISTA

Author: PetePang




**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



# Riverside County GIS Mailing Labels



## Legend

-  County Boundary
-  Cities
-  World\_Street\_Map

## Notes



0 6,019 12,037 Feet

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 5/27/2025 10:25:28 AM

© Riverside County RCIT

568030018  
OLIVET UNIVERSITY  
36401 TRIPP FLATS RD  
ANZA CA 92539

572050002  
PLEROS  
2825 E TAHQUITZ CANYON WAY BLDG C  
PALM SPRINGS CA 92262

572050005  
MARLENE DENISE MAY  
P O BOX 390810  
ANZA CA 92539

572050047  
USA RAMONA BAND OF CAHUILLA  
CALIFORNIA  
2800 COTTAGE WAY  
SACRAMENTO CA 95825

572050048  
JAMES PAUL FREDETTE  
PO BOX 9806  
NEWPORT BEACH CA 92658

572050064  
GMCM INV LTD  
444 W OCEAN BLVD # 1508  
LONG BEACH CA 90822

572050065  
GMCM INV  
444 W OCEAN BLV NO 1508  
LONG BEACH CA 90802

572050066  
ROBERT E. TATE  
P O BOX 391625  
ANZA CA 92539

572060006  
BALDEMAR CADENAS MENERA  
27703 MONROE AVE  
ROMOLAND CA 92585

572060007  
MICHAEL C. LEE  
761 JEFFERSON AVE  
SAINT PAUL MN 55102

572060008  
IAN HOOD  
2040 2ND ST  
DELANCO NJ 08075

572060009  
WILLIAM R. ELLIOTT  
36780 QUARTZ WAY  
ANZA CA 92539

572060011  
ROGER LEWIS PITKIN  
PO BOX 891015  
TEMECULA CA 92589

572060029  
SHAUNNA AVILA  
3910 FOXLEY DR  
ESCONDIDO CA 92027

572060045  
PAUL RAMOS  
P O BOX 390436  
ANZA CA 92539

572060046  
JOHN COOPER  
2342 DALADIER DR  
RCH PALOS VERDES CA 90275

572060052  
STEVE ALLEN TIDWELL  
PO BOX 1611  
TEMECULA CA 92593

572060053  
OLIVET UNIVERSITY  
36807 TRIPP FLATS RD  
ANZA CA 92539

572060055  
PEDRO GOMEZ  
24565 AVE 82  
TERRA BELLA CA 93270

572060056  
STUART O. GATER  
36950 TRIPP FLATS RD  
ANZA CA 92539

572060057  
KATHRYN NETTE  
52061 SADDLEBACK RD  
ANZA CA 92539

572060058  
JACK PECKHAM  
52135 SADDLEBACK RD  
ANZA CA 92539

572060059  
AGREEMENT DTD 04/20/92  
925 LA RUEDA DR  
VISTA CA 92084

572060060  
DAVID T. BARRETT  
36825 MURRAY HILLS RD  
ANZA CA 92539

572060062  
LACEY REYNOLDS  
2308 ALTISMA WAY NO 217  
CARLSBAD CA 92009

572060072  
JERALD W. JACKSON  
11212 MC LENNAN AVE  
GRANADA HILLS CA 91344

572060073  
RONALD WILTON JACKSON  
36552 TRIPP FLATS RD  
ANZA CA 92539

572060075  
DEMENT MICHAEL & LAURA LIVING TRUST  
20100 N LAS VEGAS RD  
PRESCOTT AZ 86305

572060076  
PETTY FAMILY TRUST 2/21/2024  
52571 SADDLEBACK RD  
ANZA CA 92539

572060077  
PETTY FAMILY TRUST 2/21/2024  
52571 SADDLEBACK RD  
ANZA CA 92539

572060078  
KATHERINE A. HANSON  
PO BOX 390504  
ANZA CA 92539

572060080  
MAX R. MCLEMORE  
33175 TEMECULA PKY # 337  
TEMECULA CA 92592

572070001  
OLIVET UNIVERSITY  
37071 TRIPP FLAT RD  
ANZA CA 92539

572330001  
OLIVET UNIVERSITY  
36401 TRIPPS FLATS RD  
ANZA CA 92539

572330002  
THOMAS L. TROWBRIDGE  
868 NORSE LN  
ESCONDIDO CA 92025

572330003  
DOOL & ASSOCIATES  
40486 YARDLEY CT  
TEMECULA CA 92591

572330004  
GARRY K. MARCHANT  
PO BOX 390453  
ANZA CA 92539

572330011  
JAVIER ESPINOZA  
1695 REU DE VALLY  
SAN MARCOS CA 92078

572330012  
SENG SOUVANNASANE  
36775 OLD CARY RD  
ANZA CA 92539

572330018  
JESUS ALCANTAR CORVERA  
44610 STEWART WAY  
HEMET CA 92544

572330019  
JOSEPH ORLANDO GUIDO  
6979 PENNY CT  
RANCHO CUCAMONGA CA 91739

572330020  
MANUEL MARTINEZ  
7524 SOLANO ST  
CARLSBAD CA 92009

572330021

BIEDENHARN JOHN D REVOCABLE TRUST  
DTD 10/10/19  
10660 WILSHIRE BLVD # 1106  
LOS ANGELES CA 90024

572330022

MARIN JOHN A  
3483 SITIO BORDE  
CARLSBAD CA 92009

----- Forwarded message -----

From: **MotoVentures** <[motoventuresinfo@gmail.com](mailto:motoventuresinfo@gmail.com)>

Date: Mon, Mar 10, 2025 at 11:37 AM

Subject: Support for Olivet University General Plan Amendment

To: <[emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org)>

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University. I am a resident of Temecula and I own/work at MotoVentures motorcycle training in Anza, CA. Olivet has been a blessing to our community, and I fully support this opportunity for them!

We have seen Olivet students actively participate in and encourage various organizations in our community, and their presence has been truly uplifting. I would like to express my full support for their project.

Should you have any questions, I can be reached at 951-956-0976.

Sincerely,

**Andre LaPlante**  
MotoVentures, Inc.  
(951)956-0976



**From:** [Chrystal Lee](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Letter Supporting Olivet University  
**Date:** Tuesday, March 18, 2025 7:28:18 PM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mora-Rodriguez,

I am writing to express my full support for Olivet University and the General Plan Amendment, for which a hearing is scheduled on March 19, 2025. As a student of Olivet University, I have personally experienced the profound impact of this institution and wholeheartedly stand behind its mission and contributions to both its students and the broader community. Through Olivet University, I am growing into someone who is not only spiritually mature but also equipped to fulfill my calling in ministry and beyond.

For me, Olivet University is more than just a school—it is a precious institution that is molding future leaders and Gospel-bearers. I sincerely hope that this project receives the approval and support it deserves.

Sincerely,

Chrystal Lee  
36401 Tripp Flats Rd, Anza, CA 92539  
[lchrystal38@gmail.com](mailto:lchrystal38@gmail.com)

Subject: Support for Olivet University General Plan Amendment

Dear Ms. Mora-Rodriguez;

I, Deborah Ondish, am a volunteer teacher at Olivet Academy. I have been cheerfully teaching a weekly sewing class to elementary students for the past year.

These students have been a blessing to mentor, and they all display a delightful, spirit-filled attitude.

I fully support this private Christian-based Olivet University. Seeing the dedication and sincere efforts of this institution, I look forward to continuing my volunteer services.

I cherish my time with these students.

Respectfully yours,  
Deborah Ondish  
[951-491-5223](tel:951-491-5223)

**From:** [Sea Sky](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Endorsement of Olivet University General Plan Amendment  
**Date:** Tuesday, March 18, 2025 4:39:58 PM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mora-Rodriguez,

I am a resident of Anza, living at 38370 Indian Rd, Anza, CA 92539. I am writing to express my strong support for Olivet University and its impact on our community.

I have personally witnessed the positive contributions Olivet has made, especially through their students who actively participate in and support various local organizations. Their involvement has brought encouragement, positivity, and a strong sense of community.

Their presence has been truly uplifting, and I fully support this opportunity for them to grow and continue their valuable work in the area.

If you have any questions, please feel free to contact me at 415-505-0898.

Sincerely,  
Doohyun Yoon

**From:** [Erin Choi](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Support for Olivet University's Project in Anza  
**Date:** Tuesday, March 18, 2025 3:46:25 PM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mora-Rodriguez,

My name is Sung In Choi, and I am a resident of Anza, CA.  
I fully support Olivet University and their project in Anza.

Sincerely,

Sung In Choi  
951-970-8355  
52675 Ardwell rd, Anza CA 92539

**From:** [Jade Park](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Support for Olivet University  
**Date:** Tuesday, March 18, 2025 4:10:42 PM

---

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mora-Rodriguez,

My name is Jade Park and I am a resident of Anza, CA. I am a piano teacher at Olivet Academy.

I FULLY SUPPORT Olivet University and their project in Anza.

Sincerely,  
Jade

**From:** [James K](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Strong Support for Olivet University General Plan Amendment  
**Date:** Tuesday, March 18, 2025 4:11:11 PM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mora-Rodriguez,

I am writing to express my wholehearted support for Olivet University and its General Plan Amendment. As a resident of Anza, I have personally witnessed the many ways Olivet has positively contributed to our community. Their presence has been a tremendous blessing, and I believe that approving this amendment will allow them to continue their valuable work.

Olivet students and faculty have been actively involved in supporting various local organizations and initiatives, from community service projects to educational and cultural programs. Their dedication to service and collaboration has enriched Anza, fostering a spirit of unity and positive engagement. I have seen firsthand how their efforts have uplifted individuals and strengthened our community as a whole.

By allowing Olivet University to move forward with this plan, we are not only supporting their growth but also ensuring continued benefits for Anza and its residents. I strongly encourage your approval of this amendment, and I truly believe it will lead to further positive development for both Olivet and our community.

Please feel free to contact me at 415-3147787 if you have any questions or need any further information.

Sincerely,  
James Jin  
36807 Tripp Flats Rd, Anza, CA 92539

**From:** [Olivia Duckworth](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Dear Ms. Mora-Rodriguez  
**Date:** Tuesday, March 18, 2025 4:48:06 PM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mora-Rodriguez,

I am writing to express my strong support for Olivet University's General Plan Amendment. As a property owner in Anza,

The University is making positive impact in our community. Their students have been actively engaged in volunteering at food drives, planting trees at the local museum, performing at praise nights with local churches. Olivet has also donated to local organizations such as KOYT radio station, Community Hall Cancer Walk, and goods to the Anza Electric Coop.

I fully support the approval of their proposed project. Should you have any questions or require further information, please do not hesitate to contact me.

Sincerely,  
Sungmi Duckworth

52471 Sunshine Hills Rd. Anza, CA 92539  
415 715 7779

**From:** [Stuart Gater](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Support for Olivet University General Plan Amendment.  
**Date:** Wednesday, March 19, 2025 3:45:12 AM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mora Rodriguez

I am a resident of Anza right down the road from Olivet University.

By having Olivet University in the city of Anza it brings in multi culture influences which is greatly appreciated and needed.

I have seen students commuting to Olivet and as our paths cross, they will greet you with a wave or hello.

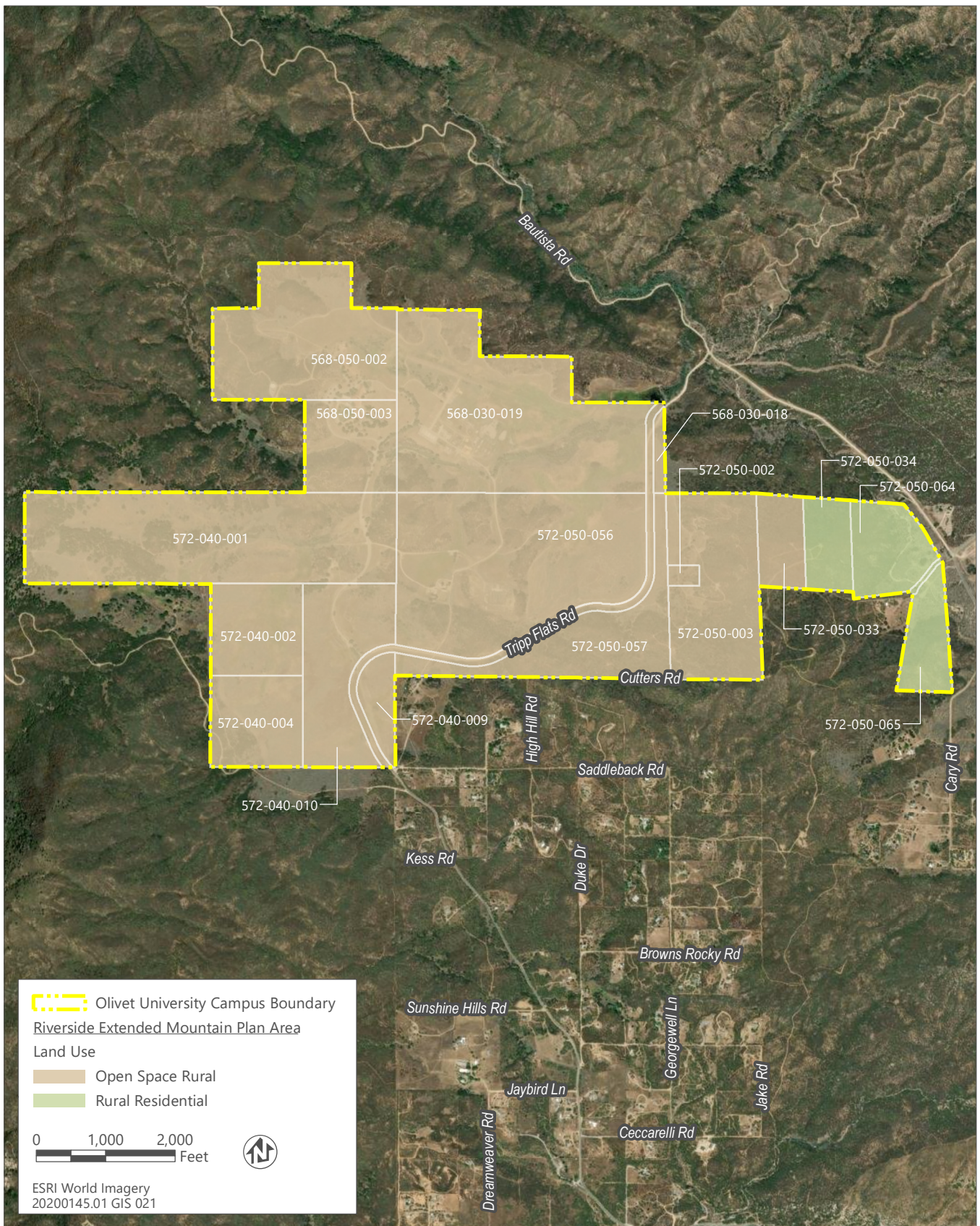
Their presence is very welcome.

I am in full support of their project and should you have any question, I can be reach at .

Sincerely ,

Stuart Gater  
36950 Tripp Flats Rd  
Anza, Ca 92539

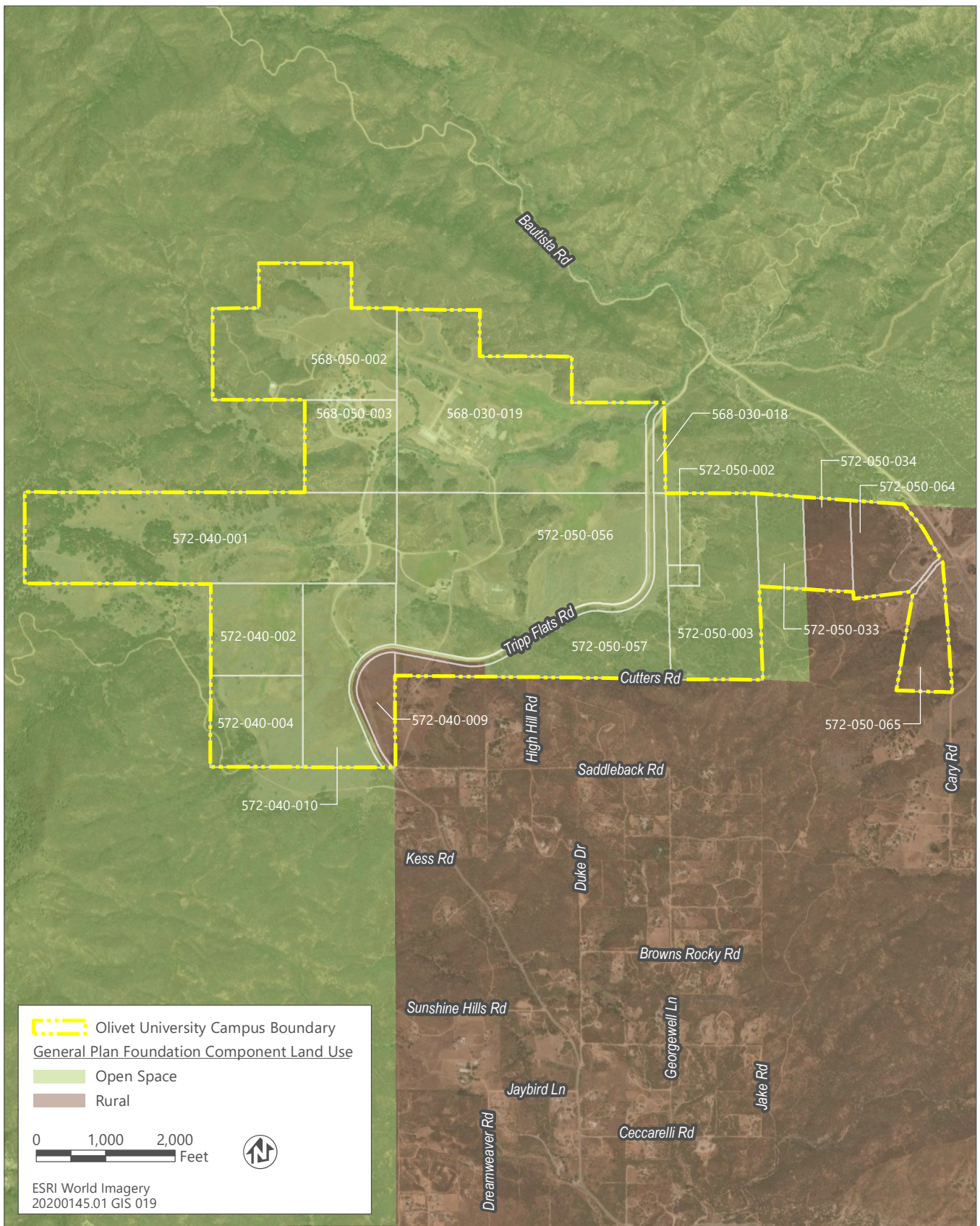
[zambezi2776@gmail.com](mailto:zambezi2776@gmail.com)  
[Malimotoadventure@outlook.com](mailto:Malimotoadventure@outlook.com)



Source: Data downloaded from the County of Riverside in 2023; adapted by Ascent in 2023

12/4/2024

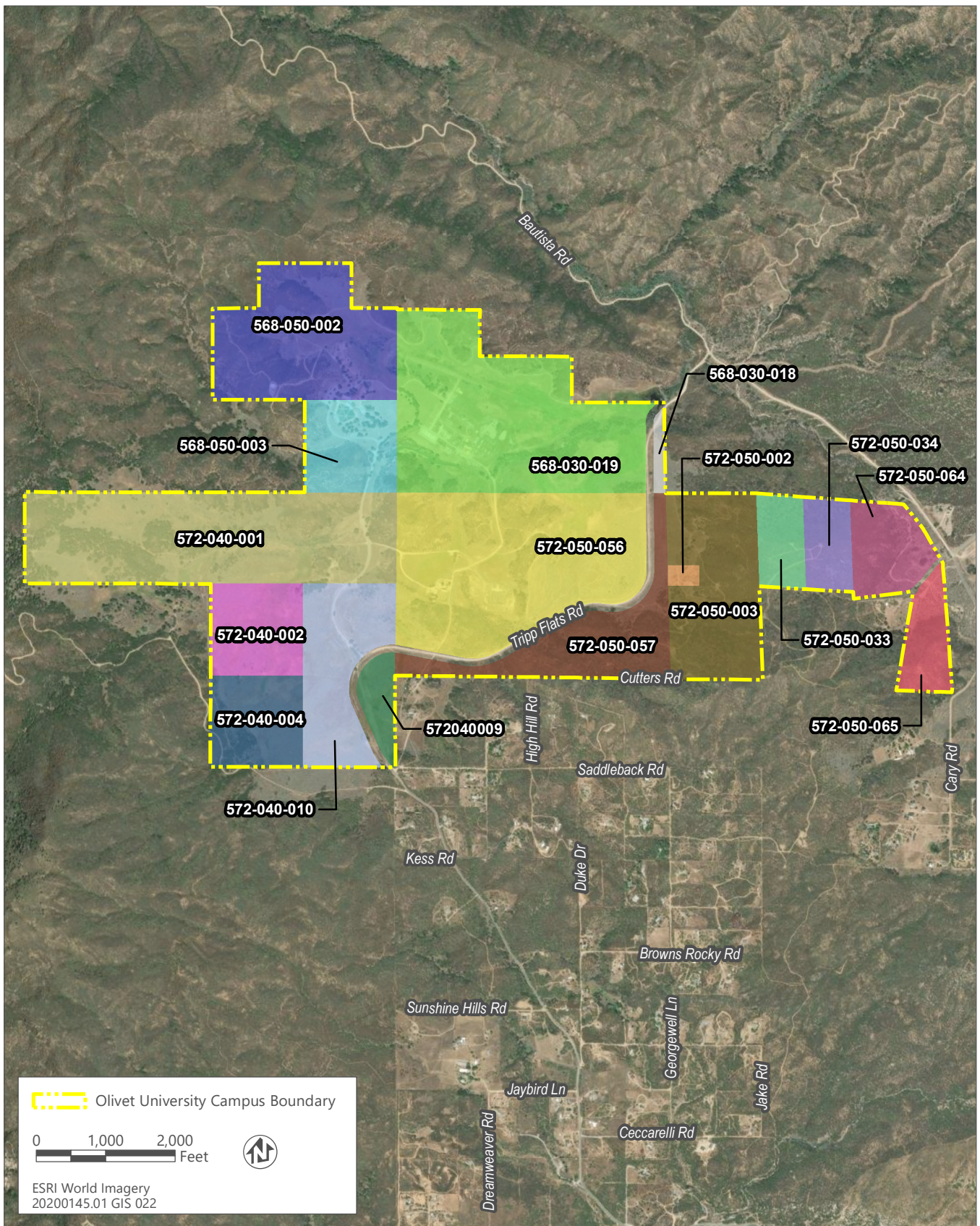
### Riverside Extended Mountain Plan Area (REMAP) Land Use



Source: Data downloaded from the County of Riverside in 2023; adapted by Ascent in 2024.

12/4/2024

### General Plan Foundation Component Land Use Designations



Source: Data downloaded from the County of Riverside in 2024; adapted by Ascent in 2024.

12/4/2024

### Campus Boundary Parcels



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.7

(ID # 26867)

**MEETING DATE:**

**Monday, January 13, 2025**

**SUBJECT:** INITIATION OF GENERAL PLAN AMENDMENT NO. 240018 (GPA240018) Foundation Component – Applicant: Olivet University c/o Nate Tran – Engineer / Representative: Ascent c/o Eric Ruby – Third Supervisorial District – Bautista, South Fork, and Cahuilla Zoning Area – Riverside Extended Mountain (REMAP) Area Plan – General Plan Foundation Component – Existing: Open Space: Rural (OS: RUR) to Proposed: Rural: Rural Residential (R: RR) – Location: north of US Highway 371/Cahuilla Road, east of Reed Valley Road, south of Allesandro / Bautista Road, west of State Highway 74/Pines To Palms Highway – 1,026.48 Gross Acres – Existing Zoning: Rural Residential Minimum Twenty Acre (R-R-20) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240018 to change the General Plan Foundation Component of fourteen (14) parcels from Open Space: Rural (OS: RUR) to Rural: Rural Residential (R: RR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240018 is initiated by the Board of Supervisors. – APNs: 568-030-018 and -019; 568-050-002 and -003; 572-040-001, -002, -004, -009, -010; and 572-050-002, -003, -033, -034, -056, -057, -064, -065 – Planning Contact: – Planning Contact: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

**PROPOSED PROJECT**

Case Number(s):	GPA240018 (Initiation Proceeding)
Environmental Type:	Exemption
Area Plan No.	REMAP
Zoning Area/District:	Bautista Area, Cahuilla Area, South Fork Area
Supervisorial District:	Third District
Project Planner:	Elizabeth Mora-Rodriguez
Project APN(s):	568-030-018 and -019; 568-050-002 and -003; 572-040-001, -002, -004, -009, -010; and 572-050-002, -003, -033, -034, -056, -057, -064, -065
Continued From:	

*John Hildebrand*  
John Hildebrand, Planning Director 1/8/2025

**PROJECT DESCRIPTION AND LOCATION**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

The General Plan Amendment (GPA) is a proposal to amend portions of the project site's Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (OS:RUR) to Rural Residential (R:RR), on fourteen (14) parcels, totaling 958.38 gross acres.

The fourteen (14) parcels are located north of US Highway 371/Cahuilla Road, east of Reed Valley Road, south of Allesandro / Bautista Road, west of State Highway 74/Pines To Palms Highway.

**PROJECT RECOMMENDATION**

**RECOMMENDATIONS:**

**THAT THE GENERAL PLAN AMENDMENT ADVISORY COMMITTEE MEMBERS TAKE THE FOLLOWING ACTION:**

**CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240018 (GPA240018).**

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space (OS)
Proposed General Plan Foundation Component:	Rural (R)
Existing General Plan Land Use Designation:	Rural (OS:RUR)
Proposed General Plan Land Use Designation:	Rural Residential (R:RR)
Policy / Overlay Area:	Anza Valley Policy
Surrounding General Plan Land Uses	
North:	Conservation Habitat (CH)
East:	Conservation Habitat (CH)
South:	Conservation Habitat (CH) and Rural Residential (RR)
West:	Conservation Habitat (CH) and Rural Residential (RR)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

Existing Zoning Classification:	Rural Residential Minimum Twenty Acre (R-R-20)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Natural Assets (N-A-160)
East:	Natural Assets (N-A-160), Rural Residential Minimum Ten Acre (R-R-10), and Residential Agricultural Minimum Twenty Acre (R-A-20)
South:	Natural Assets (N-A-160), Rural Residential Minimum Ten Acre (R-R-10), and Residential Agricultural Minimum Twenty Acre (R-A-20)
West:	Rural Residential (R-R)
Existing Use:	Educational Facility and Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Vacant Land
South:	Residential
West:	Vacant Land

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 5709, 5716, 5721 and 5810
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

**PROJECT LOCATION MAP**



**PROJECT BACKGROUND AND ANALYSIS**

**Background**

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240018) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

**Applicant Proposal**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

FC-GPA240018 is a proposal to change the Foundation Component Land Use Designation from Open Space: Rural (OS: RUR) to Rural: Rural Residential (R: RR), to allow the expansion of the existing Educational Facility (Olivet University) through the implementation of a Specific Plan. If the initial for FC-GPA240018 is approved, the applicant intends to apply for an implementing project consisting of a Specific Plan to expand the Educational Facility. The Specific Plan Area will consist of a total of seventeen (17) parcels totaling 1,026.48 gross acres which includes the fourteen (14) parcels totaling 958.38 gross acres, that are part of the FC-GPA240018 request.

The parcels are located within the Anza Valley policy area.

**Proposed Future Land Use**

The proposed Rural (R) Foundation encompasses many underlying lands use designations. The most intensive land use designation permitted within the Rural (R) Foundation is the Rural Residential (RR) Land Use, which allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

As mentioned, the proposed Rural Residential (RR) Land Use Designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 1,500 feet of the project site for the General Plan Advisory Committee public hearing.

One (1) comment has been received to date. Comment indicates opposition.

**ATTACHMENTS**

- Exhibit A – Vicinity Maps**
- Exhibit B – Existing Land Use Designations**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

**Exhibit C – Existing Zoning Classifications**

**Exhibit D – Noticing Radius and Labels**

**Exhibit E – Applicant’s Exhibits**

**Exhibit F – Public Comments**

RIVERSIDE COUNTY PLANNING DEPARTMENT

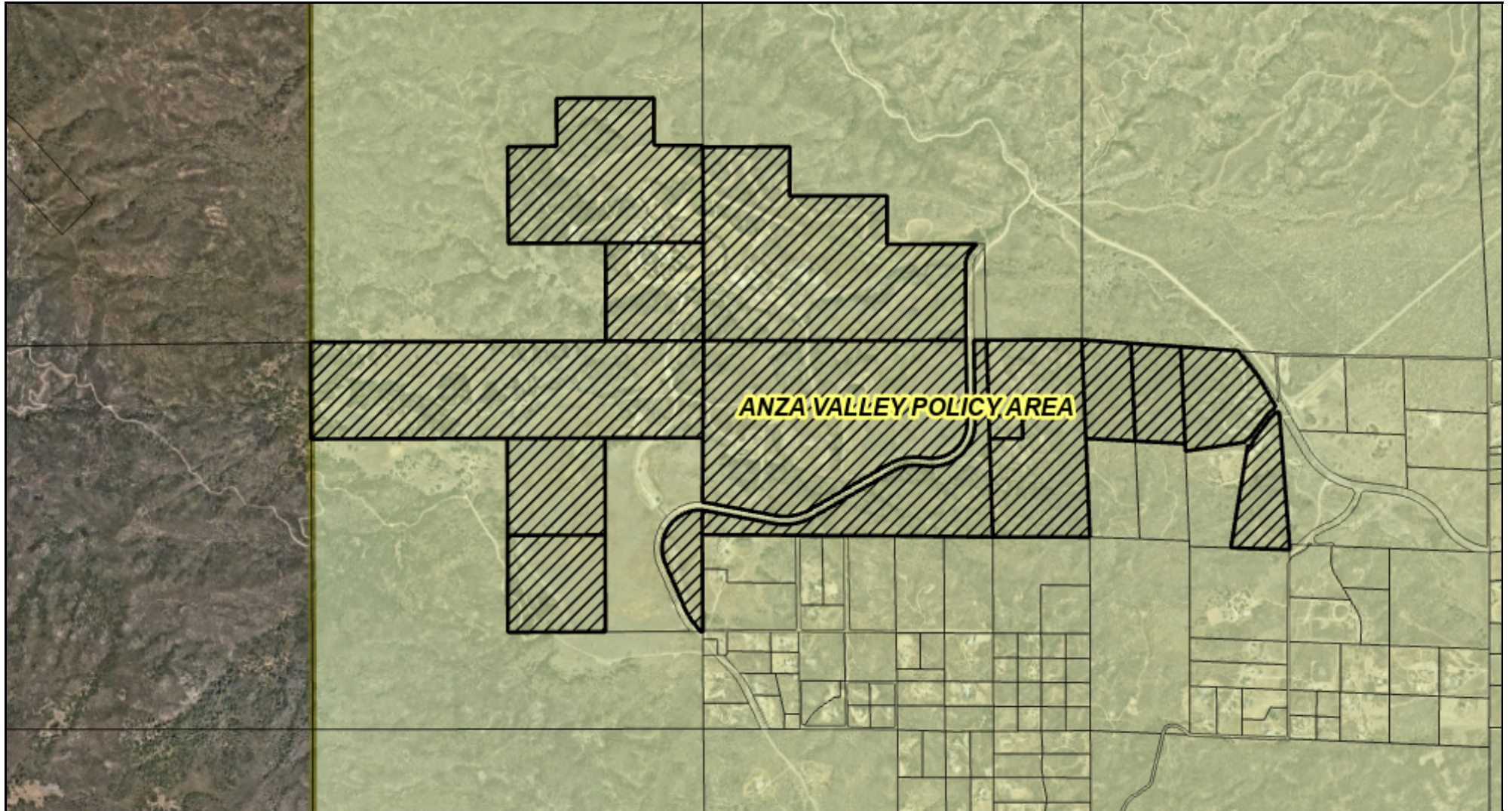
GPA240018

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

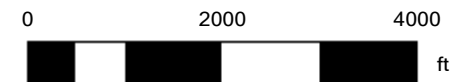
Date: 12-19-2024

District: 3

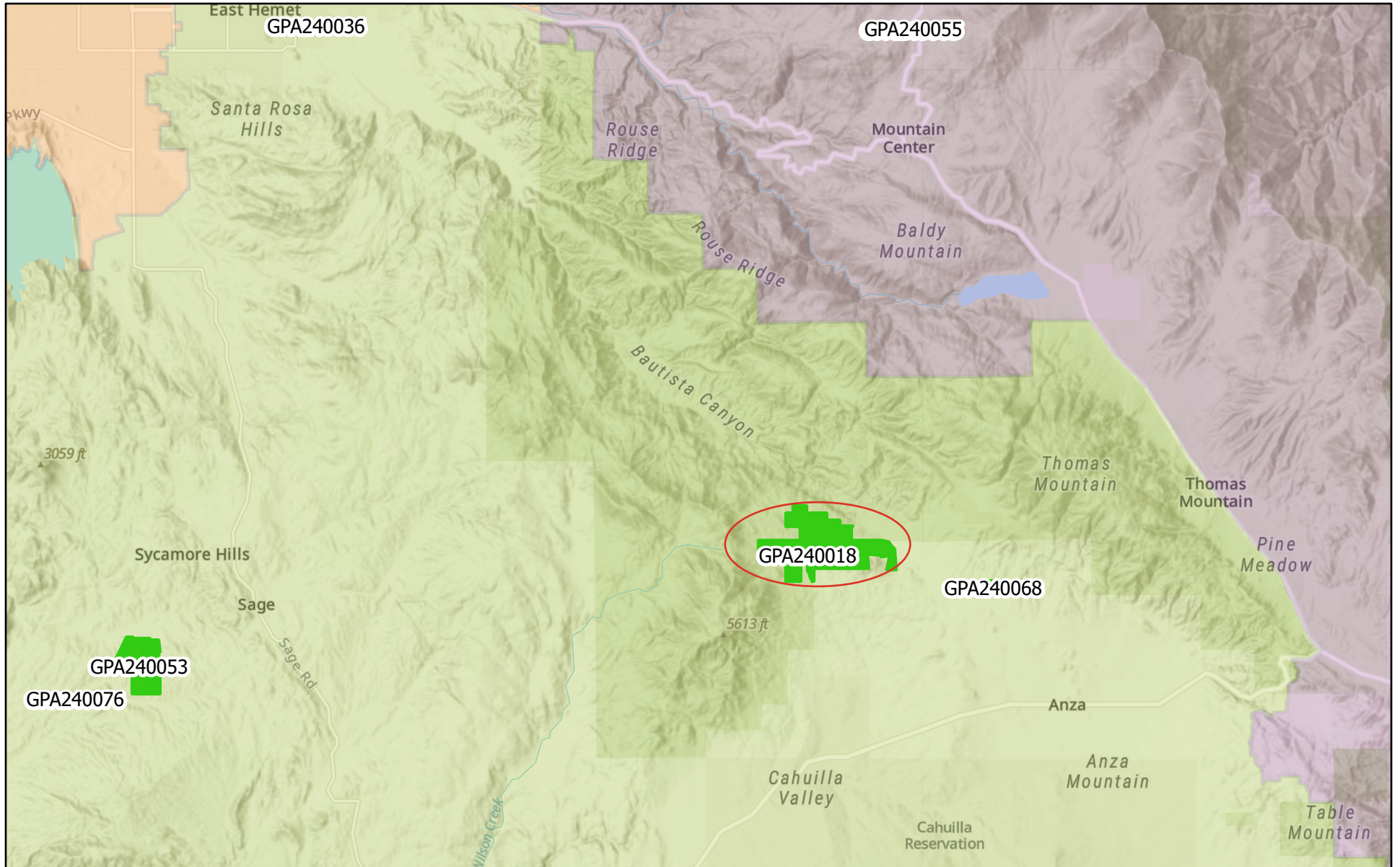


Zoning Area/District: BAUTISTA

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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



# FGPA Status Map



12/19/2024

FGPA Web Map

Active

Withdrawn

Supervisor Districts - SUPERVISORIAL DISTRICTS

3

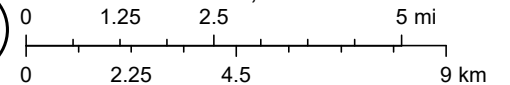
4

5

World Hillshade



1:194,355



Esri, NASA, NGA, USGS, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240018

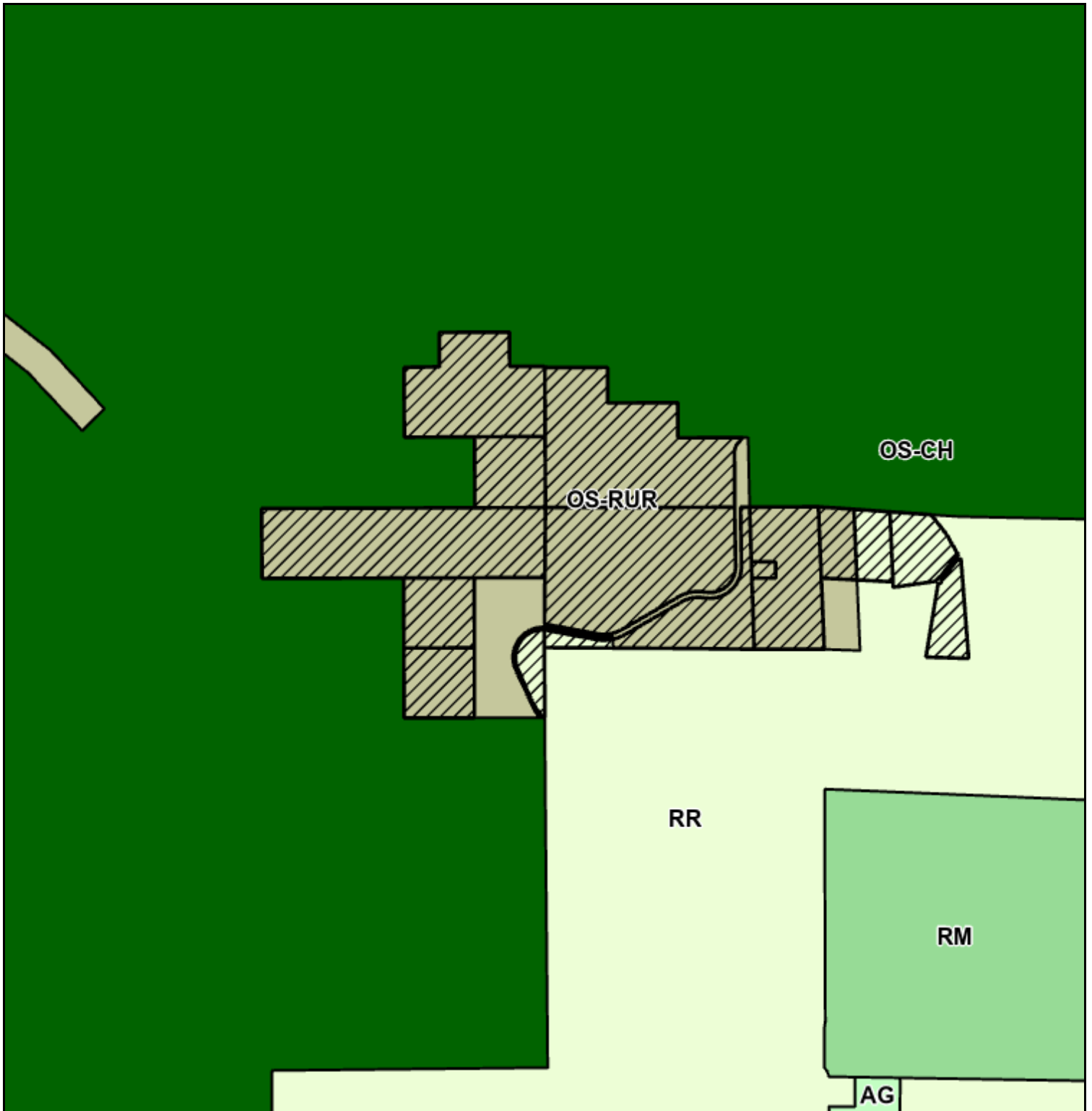
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

Date: 12-24-2024

Exhibit: 5



Zoning Area/District: BAUTISTA



Author:

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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240018

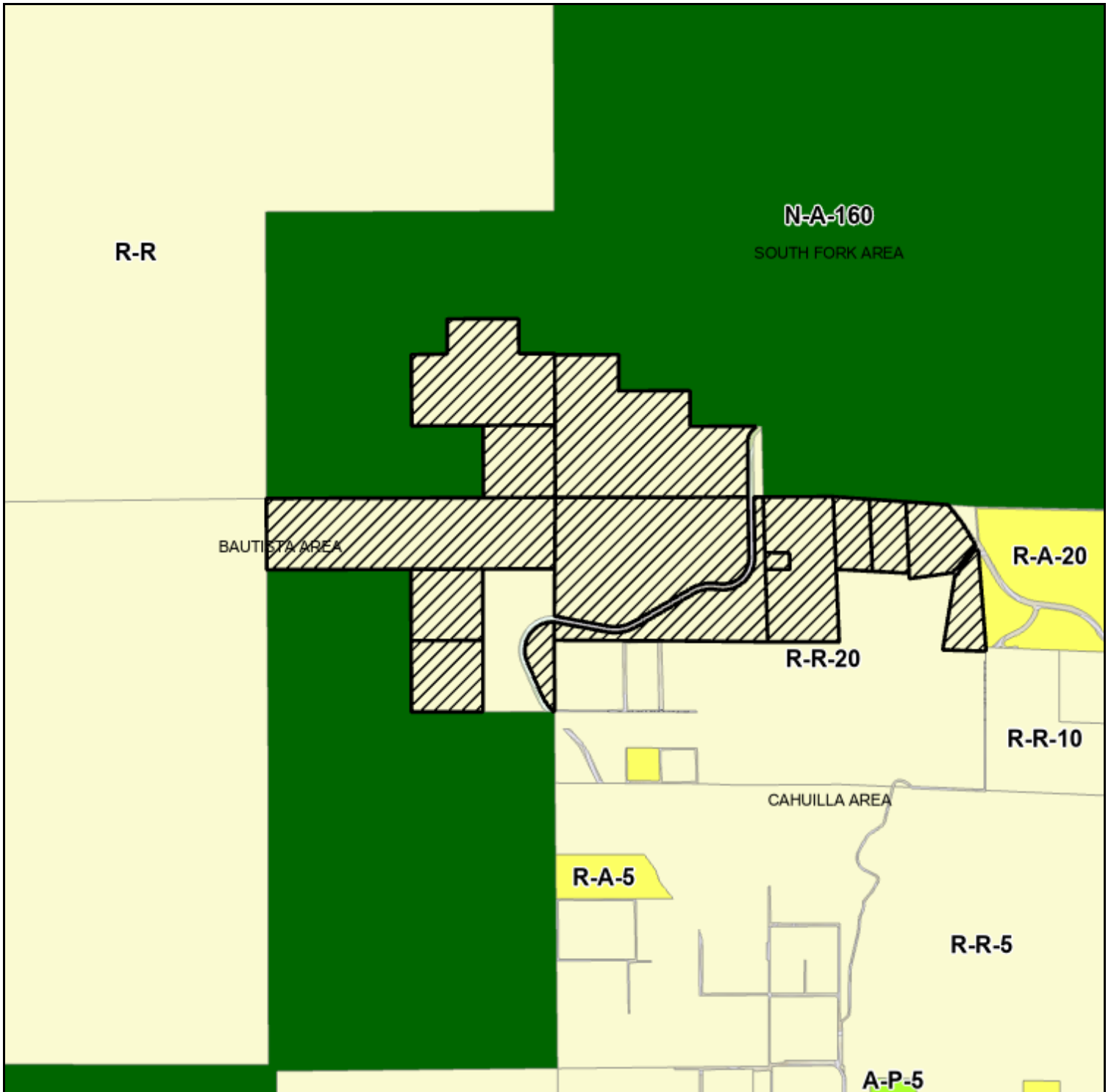
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

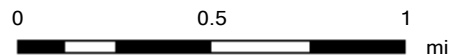
Date: 12-24-2024

Exhibit: 2

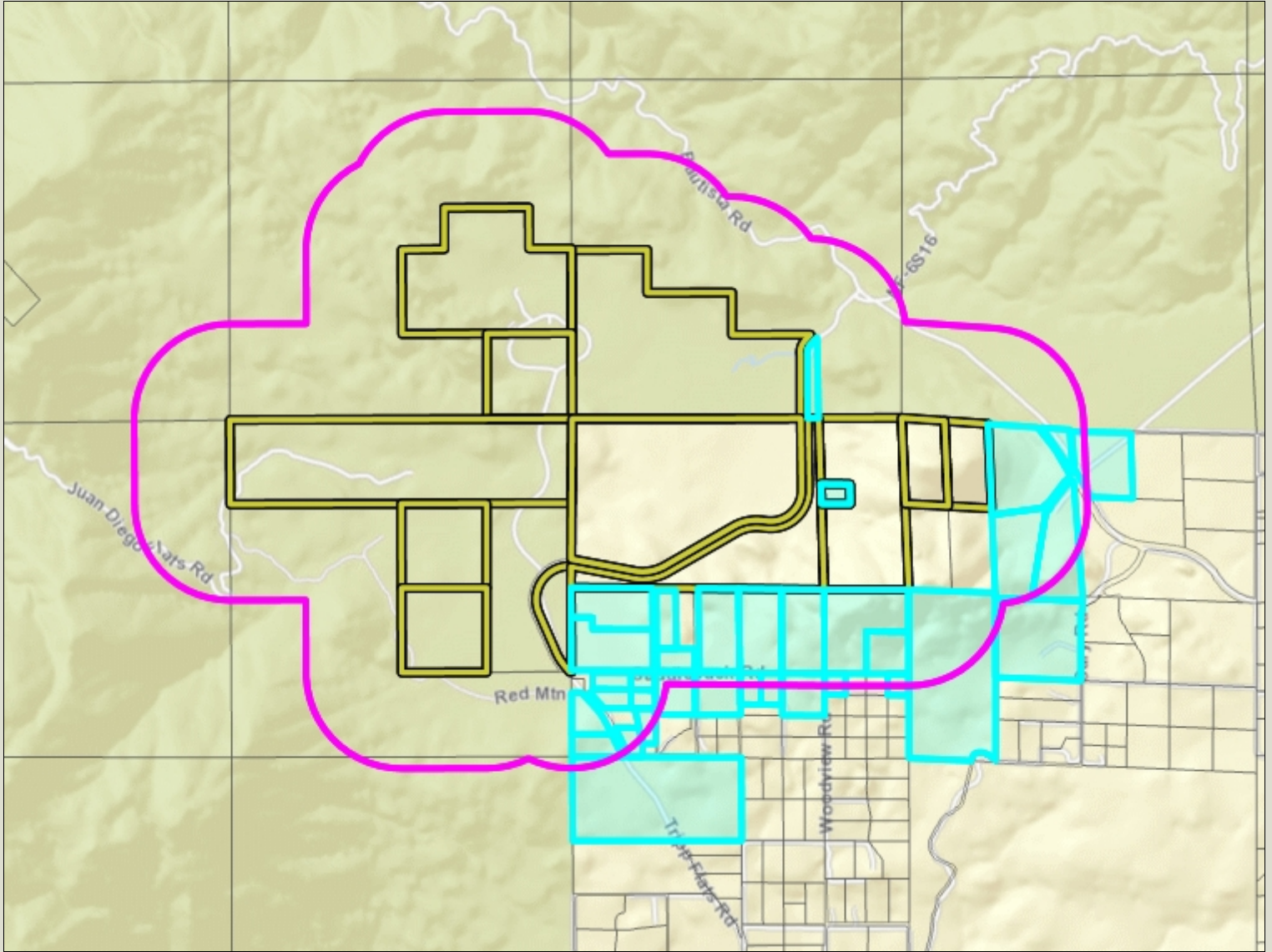


Zoning Area/District: BAUTISTA

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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



# Riverside County GIS Mailing Labels



- Legend**
- County Boundary
  - Cities
  - Parcels
  - World Street Map

## Notes



0 3,009 6,019 Feet

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 11/25/2024 5:04:08 PM

© Riverside County RCIT

568030018  
OLIVET UNIVERSITY  
36401 TRIPP FLATS RD  
ANZA CA 92539

572050002  
PLEROS  
2825 E TAHQUITZ CANYON WAY BLDG C  
PALM SPRINGS CA 92262

572050005  
MARLENE DENISE MAY  
P O BOX 390810  
ANZA CA 92539

572050047  
USA RAMONA BAND OF CAHUILLA  
CALIFORNIA  
2800 COTTAGE WAY  
SACRAMENTO CA 95825

572050064  
GMCM INV LTD  
444 W OCEAN BLVD # 1508  
LONG BEACH CA 90822

572050065  
GMCM INV  
444 W OCEAN BLV NO 1508  
LONG BEACH CA 90802

572050066  
ROBERT E. TATE  
P O BOX 391625  
ANZA CA 92539

572060006  
BALDEMAR CADENAS MENERA  
27703 MONROE AVE  
ROMOLAND CA 92585

572060007  
MICHAEL C. LEE  
761 JEFFERSON AVE  
SAINT PAUL MN 55102

572060008  
IAN HOOD  
2040 2ND ST  
DELANCO NJ 08075

572060009  
WILLIAM R. ELLIOTT  
36780 QUARTZ WAY  
ANZA CA 92539

572060011  
ROGER LEWIS PITKIN  
PO BOX 891015  
TEMECULA CA 92589

572060029  
SHAUNNA AVILA  
3910 FOXLEY DR  
ESCONDIDO CA 92027

572060045  
PAUL RAMOS  
P O BOX 390436  
ANZA CA 92539

572060046  
JOHN COOPER  
2342 DALADIER DR  
RCH PALOS VERDES CA 90275

572060052  
STEVE ALLEN TIDWELL  
36985 TRIPP FLATS RD  
ANZA CA 92539

572060053  
OLIVET UNIVERSITY  
36807 TRIPP FLATS RD  
ANZA CA 92539

572060055  
PEDRO GOMEZ  
24565 AVE 82  
TERRA BELLA CA 93270

572060056  
STUART O. GATER  
36950 TRIPP FLATS RD  
ANZA CA 92539

572060057  
KATHRYN NETTE  
52061 SADDLEBACK RD  
ANZA CA 92539

572060058  
JACK PECKHAM  
52135 SADDLEBACK RD  
ANZA CA 92539

572060059  
AGREEMENT DTD 04/20/92  
925 LA RUEDA DR  
VISTA CA 92084

572060060  
DAVID T. BARRETT  
36825 MURRAY HILLS RD  
ANZA CA 92539

572060062  
LACEY REYNOLDS  
2308 ALTISMA WAY NO 217  
CARLSBAD CA 92009

572060072  
JERALD W. JACKSON  
11212 MC LENNAN AVE  
GRANADA HILLS CA 91344

572060073  
RONALD WILTON JACKSON  
36552 TRIPP FLATS RD  
ANZA CA 92539

572060075  
DEMENT MICHAEL & LAURA LIVING  
TRUST  
20100 N LAS VEGAS RD  
PRESCOTT AZ 86305

572060076  
PETTY FAMILY TRUST 2/21/2024  
52571 SADDLEBACK RD  
ANZA CA 92539

572060077  
PETTY FAMILY TRUST 2/21/2024  
52571 SADDLEBACK RD  
ANZA CA 92539

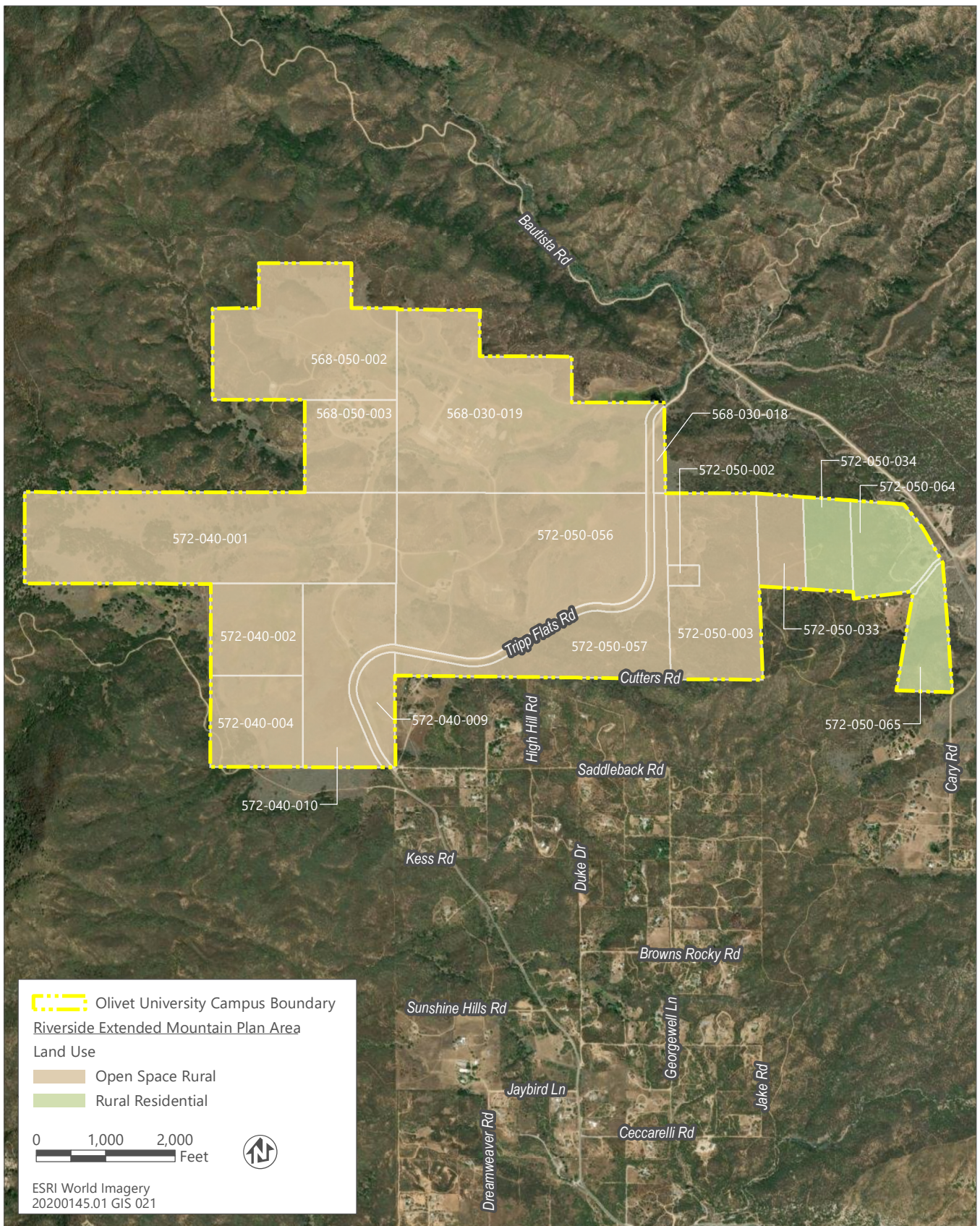
572060078  
KATHERINE A. HANSON  
PO BOX 390504  
ANZA CA 92539

572060080  
MAX R. MCLEMORE  
33175 TEMECULA PKY # 337  
TEMECULA CA 92592

572070001  
OLIVET UNIVERSITY  
37071 TRIPP FLAT RD  
ANZA CA 92539

572330001  
OLIVET UNIVERSITY  
36401 TRIPPS FLATS RD  
ANZA CA 92539

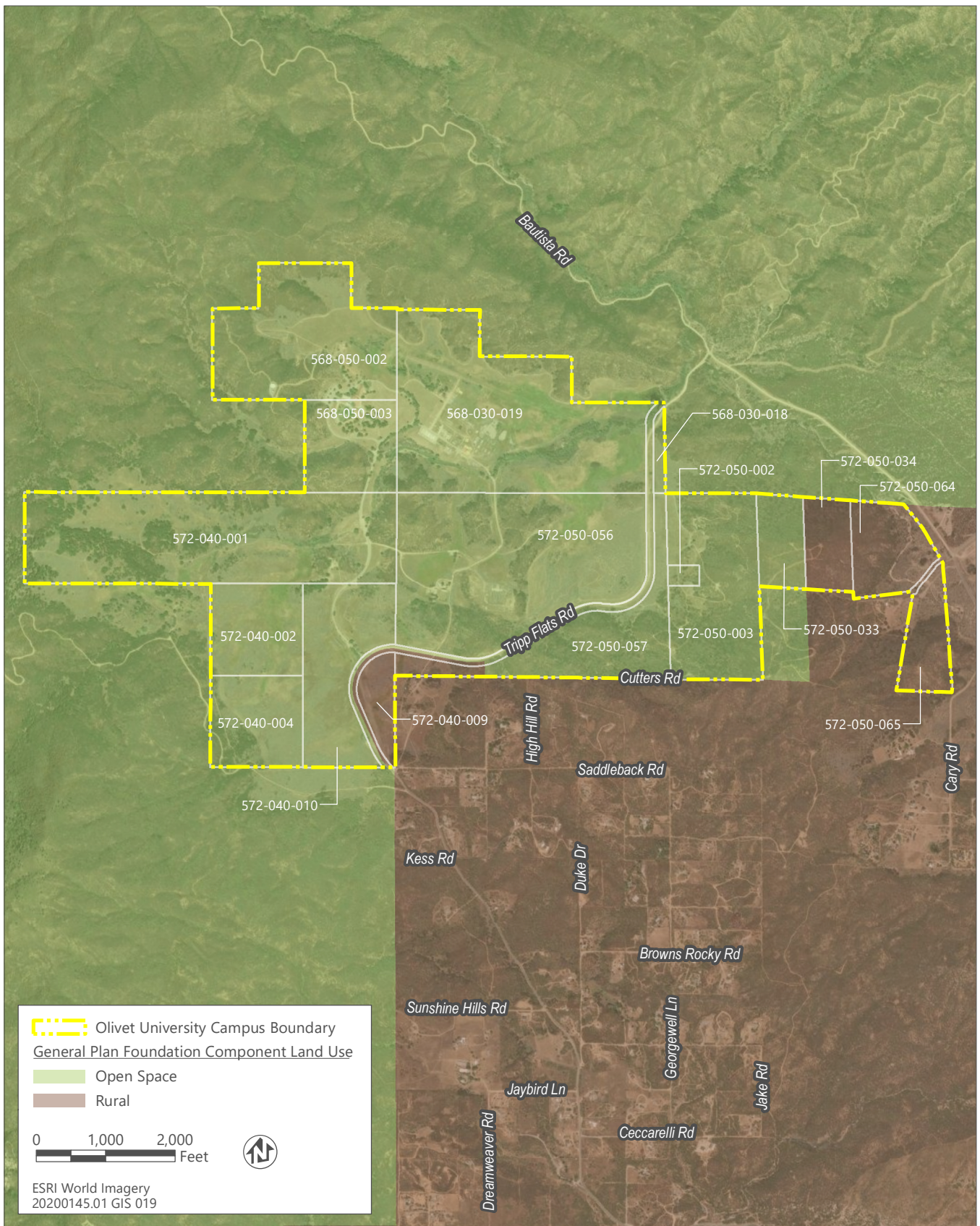
572330011  
JAVIER ESPINOZA  
1695 REU DE VALLY  
SAN MARCOS CA 92078



Source: Data downloaded from the County of Riverside in 2023; adapted by Ascent in 2023

12/4/2024

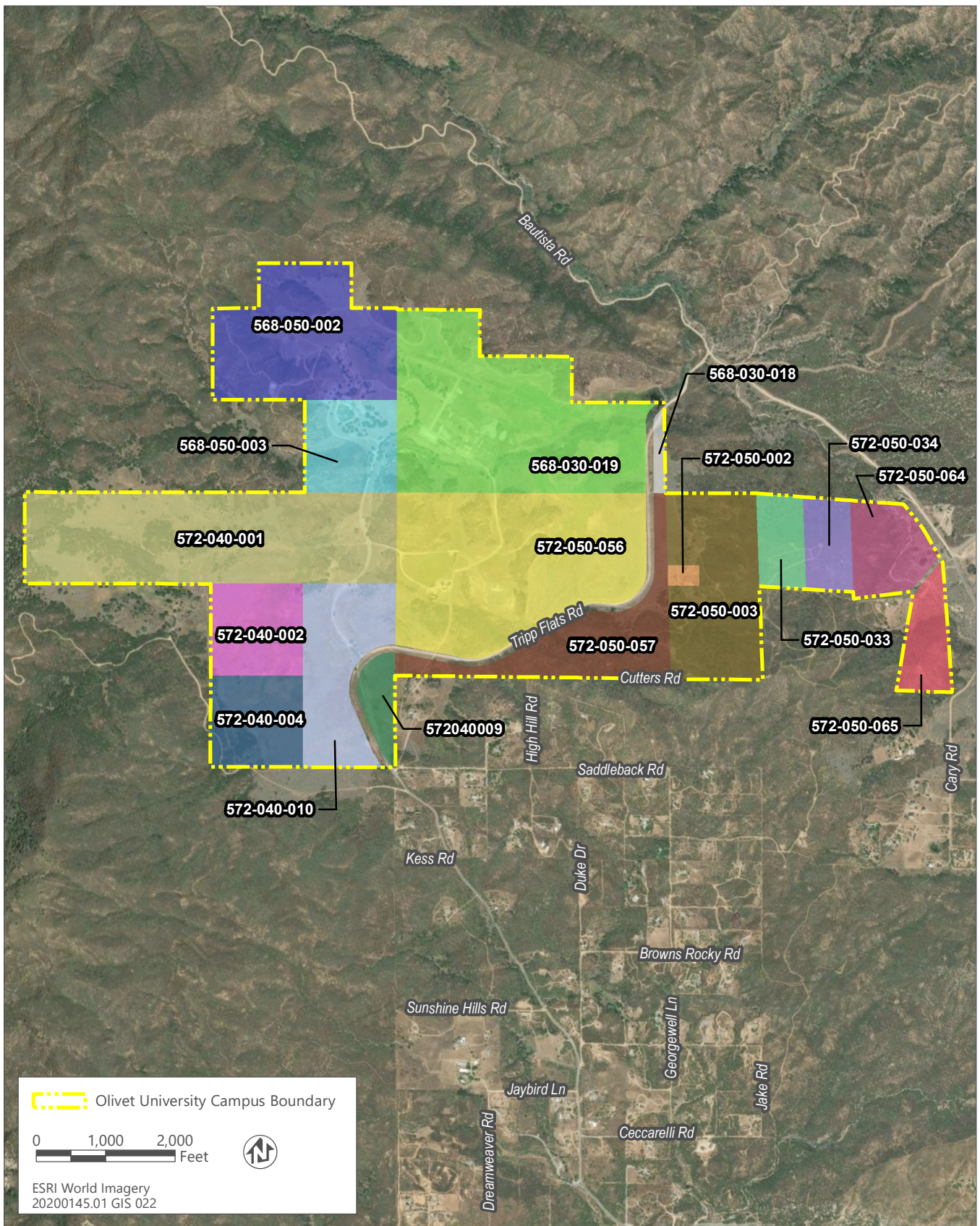
### Riverside Extended Mountain Plan Area (REMAP) Land Use



Source: Data downloaded from the County of Riverside in 2023; adapted by Ascent in 2024.

12/4/2024

### General Plan Foundation Component Land Use Designations



Source: Data downloaded from the County of Riverside in 2024; adapted by Ascent in 2024.

12/4/2024

### Campus Boundary Parcels

**From:** [Kathy Petty](#)  
**To:** [Brady, Russell](#)  
**Subject:** Initiation of General Plan Amendment No. 240018 Olivet University  
**Date:** Monday, January 6, 2025 11:53:50 AM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Brady:

As property owners within the affected area of the above referenced amendment proposal, we received notice of the public meeting scheduled for January 13th. As we cannot attend in person, we are writing to register our opposition to this amendment for the benefit of Olivet University. We believe this institution has shown itself to engage in extremely suspicious and illegal behavior both in its purported business dealings and otherwise. The investigation reported in local news has resulted in the suspension of business on campus and it is our fervent hope that the order becomes permanent. We do not feel that the furtherance of any plans by or for Olivet University will result in any sustainable benefit for the local community and therefore request that this application be declined.

Sincerely,  
John and Kathleen Petty  
The Petty Family Trust  
572060076  
572060077  
572060014

[Yahoo Mail: Search, Organize, Conquer](#)



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.5

(ID # 27167)

**MEETING DATE:**

**Wednesday, March 19, 2025**

**SUBJECT:** INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240018 (GPA240018) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240018 to change the General Plan Foundation Component of fourteen (14) parcels from Existing: Open Space: Rural (OS: RUR) to Proposed: Rural: Rural Residential (R: RR), to allow for submittal of an application for the allowance to expand the existing Education Facility (Olivet University) through the implementation of a Specific Plan. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240018 is initiated by the Board of Supervisors. – Third Supervisorial District –Bautista, South Fork, and Cahuilla Zoning Area – REMAP Area Plan – Applicant: Olivet University c/o Nate Tran – Representative: Ascent c/o Eric Ruby – Existing Zoning: Rural Residential Minimum Twenty Acre (R-R-20) – Existing Land Use: Open Space: Rural (OS: RUR) – Location: north of US Highway 371/Cahuilla Road, east of Reed Valley Road, south of Allesandro / Bautista Road, west of State Highway 74/Pines To Palms Highway – APN(s): 568-030-018 and -019; 568-050-002 and -003; 572-040-001, -002, -004, -009, -010; and 572-050-002, -003, -033, -034, -056, -057, -064, -065 – 1,026.48 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or (951) 955-3024.

**PROPOSED PROJECT**

Case Number(s):	GPA240018 (Initiation Proceeding)
Environmental Type:	Exemption
Area Plan No.	REMAP
Zoning Area/District:	Bautista Area, Cahuilla Area, South Fork Area
Supervisorial District:	Third District
Project Planner:	Elizabeth Mora-Rodriguez
Project APN(s):	568-030-018 and -019; 568-050-002 and -003; 572-040-001, -002, -004, -009, -010; and 572-050-002, -003, -033, -034, -056, -057, -064, -065
Continued From:	

*John Hildebrand*  
John Hildebrand, Planning Director 3/12/2025

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

**PROJECT DESCRIPTION AND LOCATION**

The General Plan Amendment (GPA) is a proposal to amend portions of the project site's Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR), on fourteen (14) parcels, totaling 958.38 gross acres.

The fourteen (14) parcels are located north of US Highway 371/Cahuilla Road, east of Reed Valley Road, south of Allesandro / Bautista Road, west of State Highway 74/Pines To Palms Highway.

**PROJECT RECOMMENDATION**

**RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:**

**CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240018 (GPA240018).**

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space (OS)
Proposed General Plan Foundation Component:	Rural (R)
Existing General Plan Land Use Designation:	Rural (RUR)
Proposed General Plan Land Use Designation:	Rural Residential (RR)
Policy / Overlay Area:	Anza Valley Policy
Surrounding General Plan Land Uses	
North:	Conservation Habitat (CH)
East:	Conservation Habitat (CH)
South:	Conservation Habitat (CH) and Rural Residential (RR)
West:	Conservation Habitat (CH) and Rural Residential (RR)
Existing Zoning Classification:	Rural Residential Minimum Twenty Acre (R-R-20)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Natural Assets (N-A-160)
East:	Natural Assets (N-A-160), Rural Residential Minimum Ten Acre (R-R-10), and Residential Agricultural Minimum Twenty Acre (R-A-20)
South:	Natural Assets (N-A-160), Rural Residential Minimum Ten Acre (R-R-10), and Residential Agricultural Minimum Twenty Acre (R-A-20)
West:	Rural Residential (R-R)
Existing Use:	Educational Facility and Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Vacant Land
South:	Residential
West:	Vacant Land

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 5709, 5716, 5721 and 5810
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

**PROJECT LOCATION MAP**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---



**PROJECT BACKGROUND AND ANALYSIS**

**Background**

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240018) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

**Applicant Proposal**

FC-GPA240018 is a proposal to change the Foundation Component Land Use Designation from Open Space: Rural (OS: RUR) to Rural: Rural Residential (R: RR), to allow the expansion of the existing Educational Facility (Olivet University) through the implementation of a Specific Plan.

If the initial for FC-GPA240018 is approved, the applicant intends to apply for an implementing project consisting of a Specific Plan to expand the Educational Facility. The Specific Plan Area will consist of a total of seventeen (17) parcels totaling 1,026.48 gross acres which includes the fourteen (14) parcels totaling 958.38 gross acres, that are part of the FC-GPA240018 request.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

The parcels are located within the Anza Valley policy area.

**Proposed Future Land Use**

The proposed Rural (R) Foundation encompasses many underlying lands use designations. The most intensive land use designation permitted within the Rural (R) Foundation is the Rural Residential (RR), which allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

As mentioned, the proposed Rural Residential (RR) Land Use Designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 1,500 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

Three (3) comments were received as of the drafting of this staff report.

Ten (10) comments were received to date. Comments against indicated no sustainable benefit to the local community and increase in the number of houses. Comments in support indicated open campus, transparent organization that provides community engagement and outreach through events including 5k Hiking Fundraisers, holiday celebrations, community cleanup days, assistance to organizations that provide food services to over 100 senior families within the community, providing education and ecological initiatives, and employment to community members.

**General Plan Advisory Committee Proceedings**

A duly noticed public hearing to discuss FC-GPA 240018 was held before the General Plan Advisory Committee on January 13, 2025. At that public hearing, the applicant presented their

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

request for the proposal, and the Committee opened the hearing for public comments. No members of the public provided public testimony.

Of the public comments received, two (2) comments were against initiation of a General Plan Amendment, and five (5) were in support. Comments against the initiation of the GPA cited no sustainable benefit to the local community and increase in the number of houses. Comment in favor of the initiation of the GPA cited an open campus, transparent organization that provides community engagement and outreach through events including 5k Hiking Fundraisers, assistance to organization that provides food services to over 100 senior families within the community, providing education and ecological initiatives, and employment to community members.

The Committee discussed the project. No issues were brought up by the Committee.

The final result of the Committee's discussion of the initiation is provided below.

**Support:** 2<sup>nd</sup>, 3<sup>rd</sup>, and 5<sup>th</sup> Districts  
**Against:**  
**Neutral:**  
**Not Present:** 1<sup>st</sup> and 4<sup>th</sup> Districts  
**Abstain:**

<b>ATTACHMENTS</b>
--------------------

- Exhibit A – Vicinity Maps**
- Exhibit B – Existing Land Use Designations**
- Exhibit C – Existing Zoning Classifications**
- Exhibit D – Noticing Radius and Labels**
- Exhibit E – Applicant's Exhibits**
- Exhibit F – GPAC Public Comments**
- Exhibit G – Public Comments**

RIVERSIDE COUNTY PLANNING DEPARTMENT

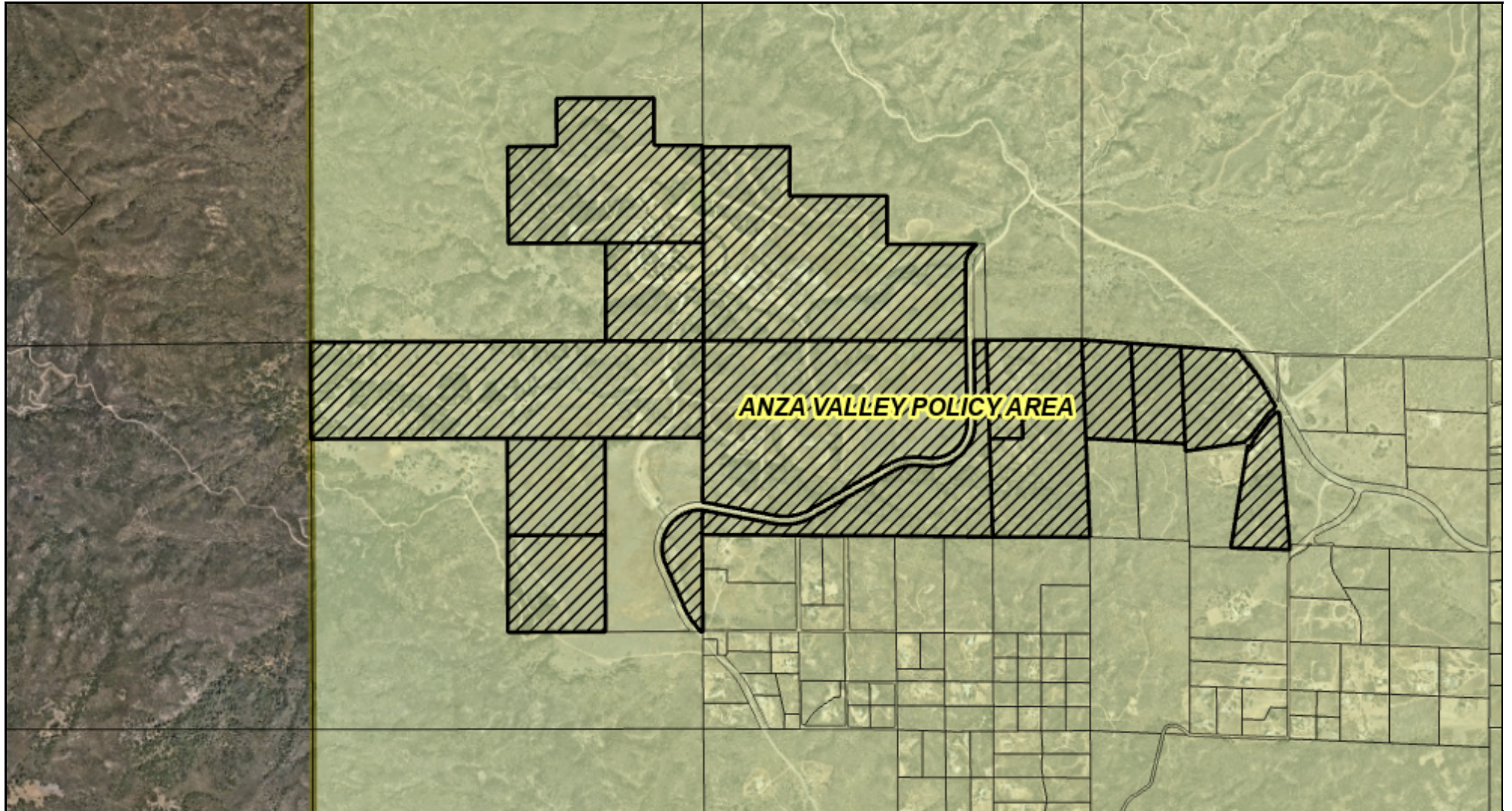
GPA240018

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

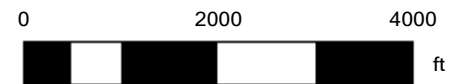
Date: 12-19-2024

District: 3

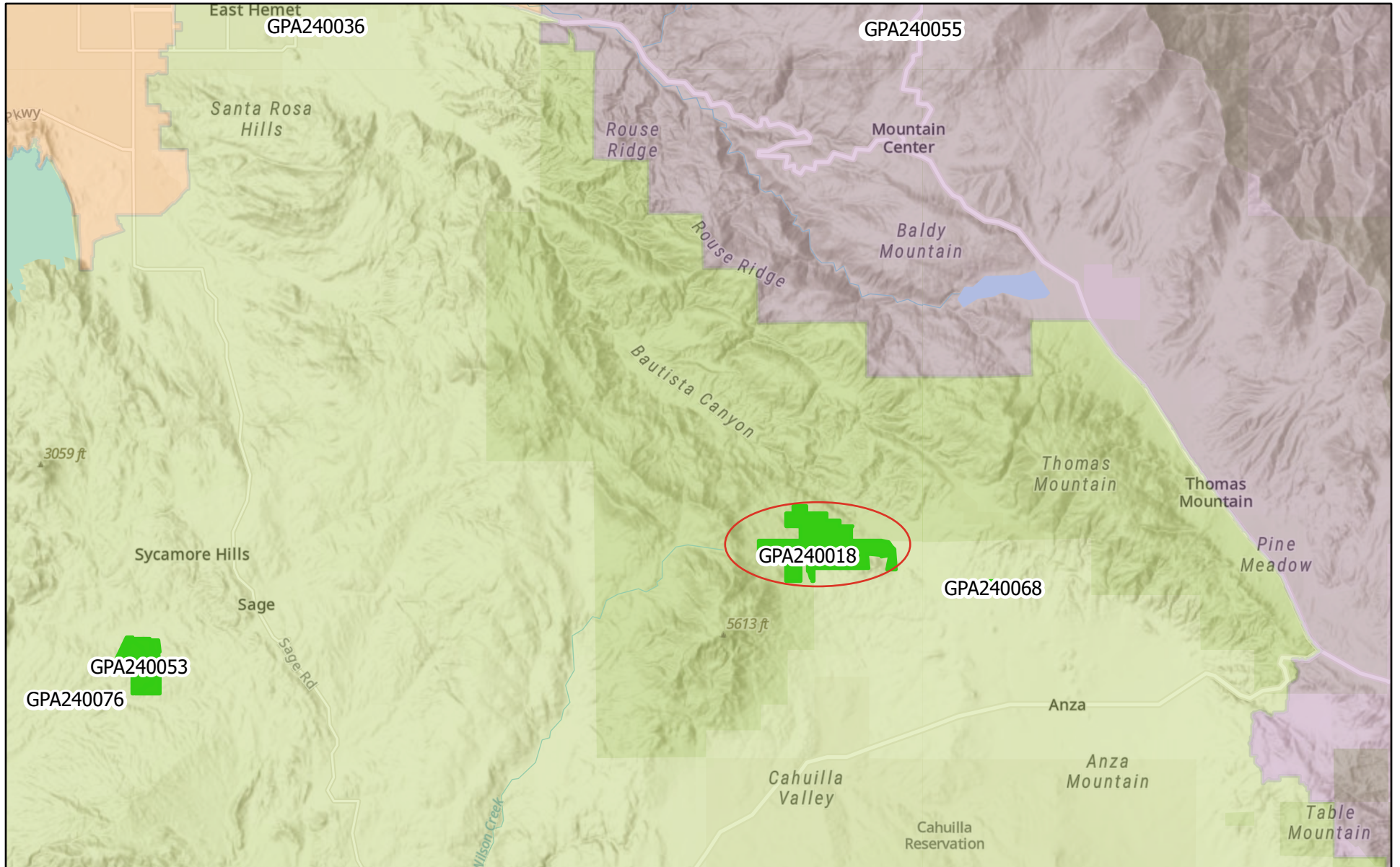


Zoning Area/District: BAUTISTA

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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



# FGPA Status Map



12/19/2024

FGPA Web Map

Active

Withdrawn

Supervisor Districts - SUPERVISORIAL DISTRICTS

3

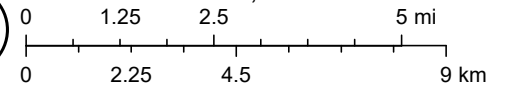
4

5

World Hillshade



1:194,355



Esri, NASA, NGA, USGS, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240018

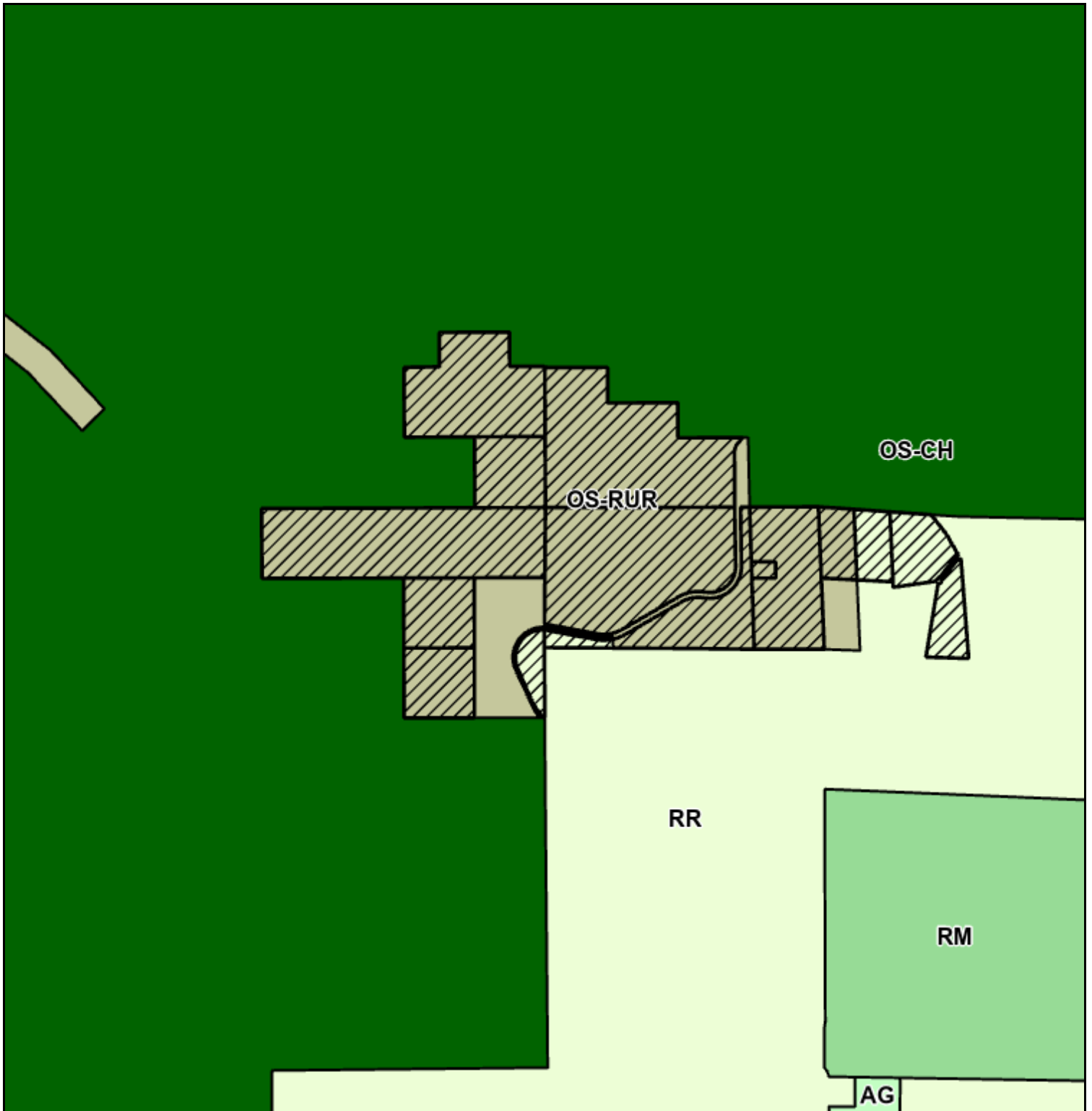
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

Date: 12-24-2024

Exhibit: 5



Zoning Area/District: BAUTISTA



Author:

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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240018

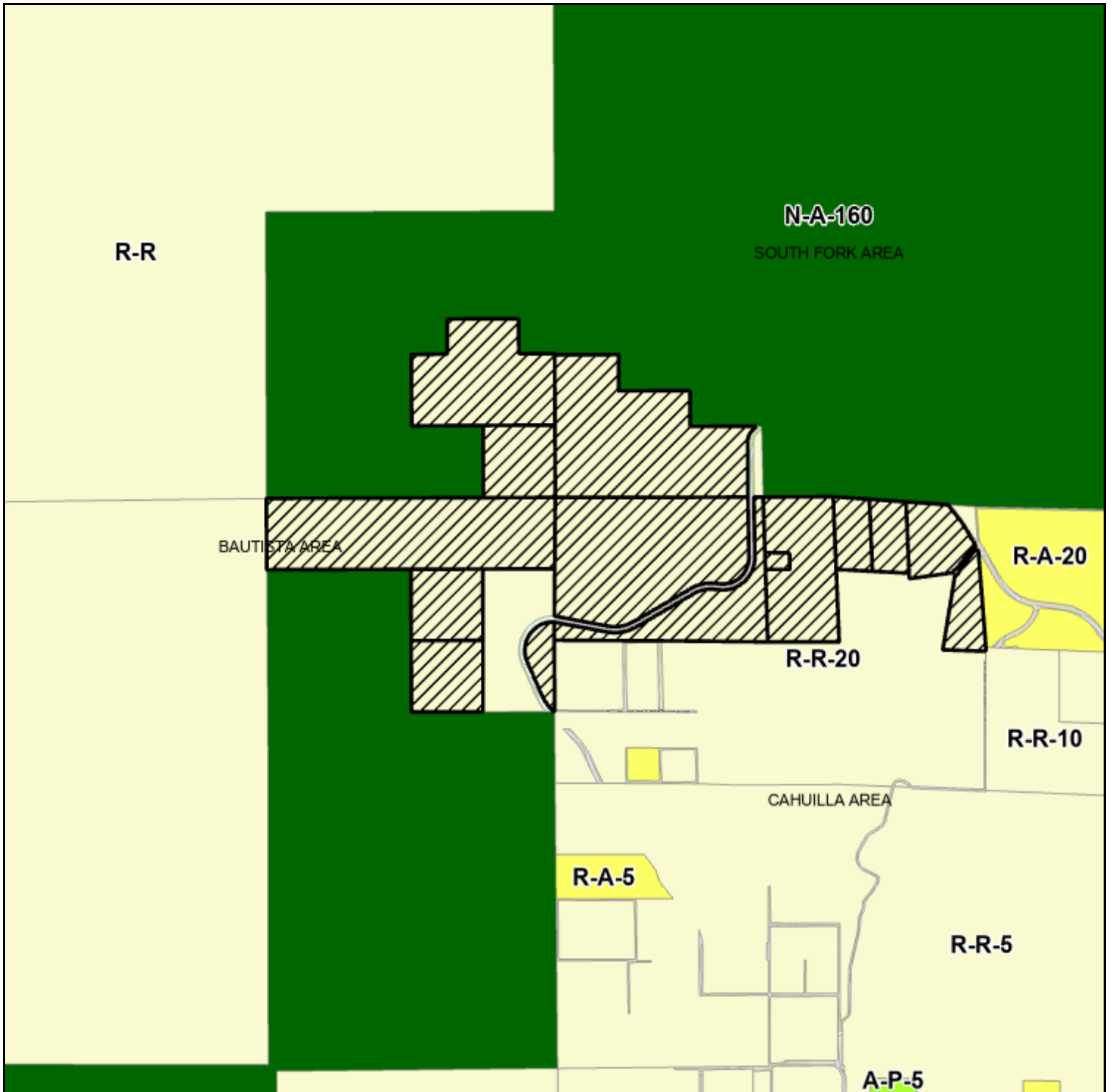
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

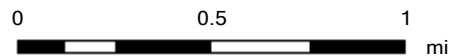
Date: 12-24-2024

Exhibit: 2

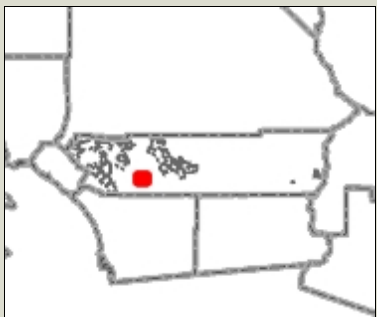
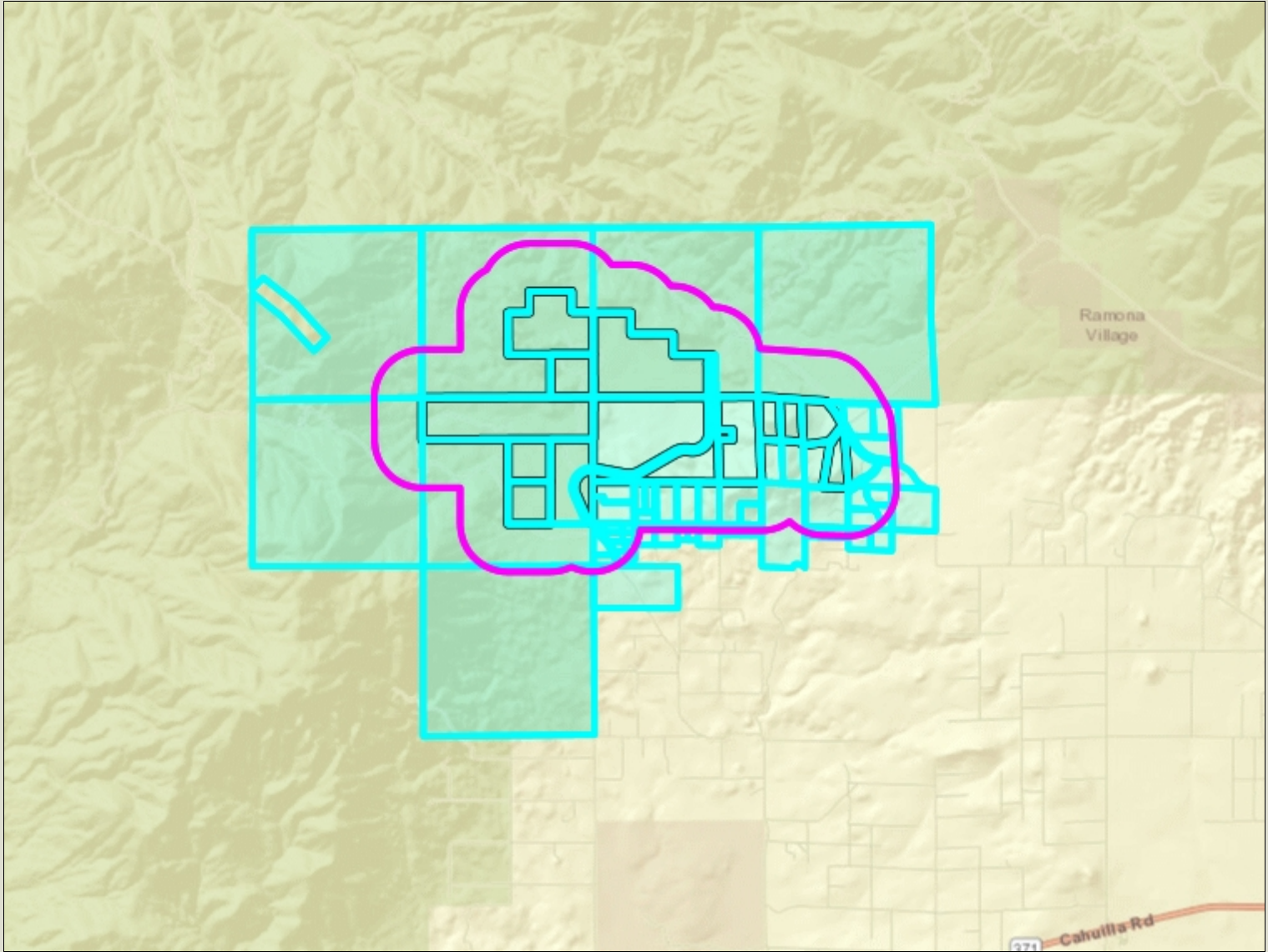


Zoning Area/District: BAUTISTA

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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>





# Riverside County GIS Mailing Labels



- Legend**
- County Boundary
  - Cities
  - World Street Map

## Notes



0 6,019 12,037 Feet

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

568030013  
USA 568

568030018  
OLIVET UNIVERSITY  
36401 TRIPP FLATS RD  
ANZA CA 92539

572050002  
PLEROS  
2825 E TAHQUITZ CANYON WAY BLDG C  
PALM SPRINGS CA 92262

572050005  
MARLENE DENISE MAY  
P O BOX 390810  
ANZA CA 92539

572050047  
USA RAMONA BAND OF CAHUILLA  
CALIFORNIA  
2800 COTTAGE WAY  
SACRAMENTO CA 95825

572050048  
JAMES PAUL FREDETTE  
PO BOX 9806  
NEWPORT BEACH CA 92658

572050064  
GMCM INV LTD  
444 W OCEAN BLVD # 1508  
LONG BEACH CA 90822

572050065  
GMCM INV  
444 W OCEAN BLV NO 1508  
LONG BEACH CA 90802

572050066  
ROBERT E. TATE  
P O BOX 391625  
ANZA CA 92539

572060006  
BALDEMAR CADENAS MENERA  
27703 MONROE AVE  
ROMOLAND CA 92585

572060007  
MICHAEL C. LEE  
761 JEFFERSON AVE  
SAINT PAUL MN 55102

572060008  
IAN HOOD  
2040 2ND ST  
DELANCO NJ 08075

572060009  
WILLIAM R. ELLIOTT  
36780 QUARTZ WAY  
ANZA CA 92539

572060011  
ROGER LEWIS PITKIN  
PO BOX 891015  
TEMECULA CA 92589

572060029  
SHAUNNA AVILA  
3910 FOXLEY DR  
ESCONDIDO CA 92027

572060045  
PAUL RAMOS  
P O BOX 390436  
ANZA CA 92539

572060046  
JOHN COOPER  
2342 DALADIER DR  
RCH PALOS VERDES CA 90275

572060052  
STEVE ALLEN TIDWELL  
36985 TRIPP FLATS RD  
ANZA CA 92539

572060053  
OLIVET UNIVERSITY  
36807 TRIPP FLATS RD  
ANZA CA 92539

572060055  
PEDRO GOMEZ  
24565 AVE 82  
TERRA BELLA CA 93270

572060056  
STUART O. GATER  
36950 TRIPP FLATS RD  
ANZA CA 92539

572060057  
KATHRYN NETTE  
52061 SADDLEBACK RD  
ANZA CA 92539

572060058  
JACK PECKHAM  
52135 SADDLEBACK RD  
ANZA CA 92539

572060059  
AGREEMENT DTD 04/20/92  
925 LA RUEDA DR  
VISTA CA 92084

572060060  
DAVID T. BARRETT  
36825 MURRAY HILLS RD  
ANZA CA 92539

572060062  
LACEY REYNOLDS  
2308 ALTISMA WAY NO 217  
CARLSBAD CA 92009

572060072  
JERALD W. JACKSON  
11212 MC LENNAN AVE  
GRANADA HILLS CA 91344

572060073  
RONALD WILTON JACKSON  
36552 TRIPP FLATS RD  
ANZA CA 92539

572060075  
DEMENT MICHAEL & LAURA LIVING  
TRUST  
20100 N LAS VEGAS RD  
PRESCOTT AZ 86305

572060076  
PETTY FAMILY TRUST 2/21/2024  
52571 SADDLEBACK RD  
ANZA CA 92539

572060077  
PETTY FAMILY TRUST 2/21/2024  
52571 SADDLEBACK RD  
ANZA CA 92539

572060078  
KATHERINE A. HANSON  
PO BOX 390504  
ANZA CA 92539

572060080  
MAX R. MCLEMORE  
33175 TEMECULA PKY # 337  
TEMECULA CA 92592

572070001  
OLIVET UNIVERSITY  
37071 TRIPP FLAT RD  
ANZA CA 92539

572330001  
OLIVET UNIVERSITY  
36401 TRIPPS FLATS RD  
ANZA CA 92539

572330002  
THOMAS L. TROWBRIDGE  
868 NORSE LN  
ESCONDIDO CA 92025

572330003  
DOOL & ASSOCIATES  
40486 YARDLEY CT  
TEMECULA CA 92591

572330004  
GARRY K. MARCHANT  
PO BOX 390453  
ANZA CA 92539

572330011  
JAVIER ESPINOZA  
1695 REU DE VALLY  
SAN MARCOS CA 92078

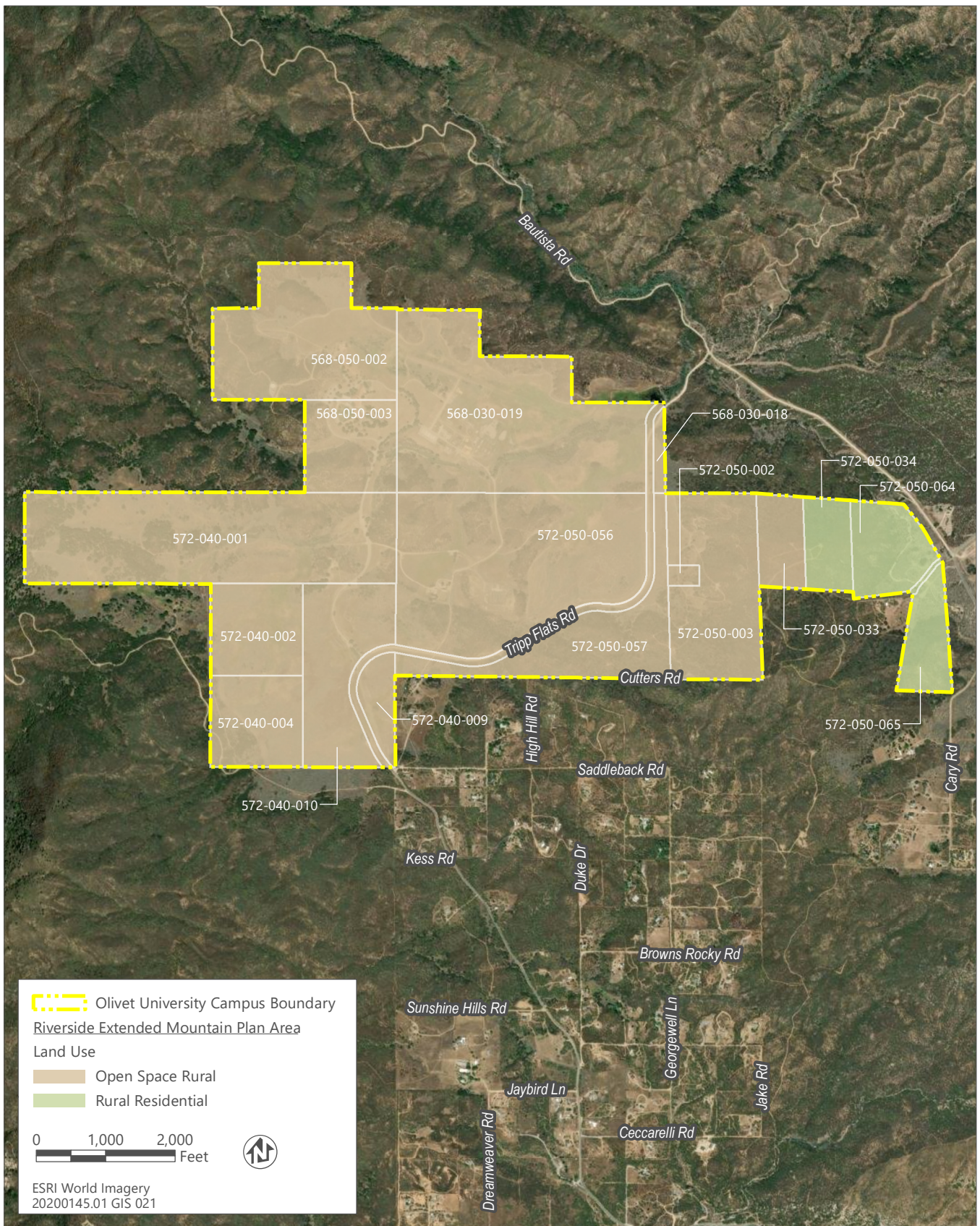
572330012  
SENG SOUVANNASANE  
36775 OLD CARY RD  
ANZA CA 92539

572330018  
JESUS ALCANTAR CORVERA  
44610 STEWART WAY  
HEMET CA 92544

572330019  
JOSEPH ORLANDO GUIDO  
6979 PENNY CT  
RANCHO CUCAMONGA CA 91739

572330020  
MARIN JOHN A  
3483 SITIO BORDE  
CARLSBAD CA 92009

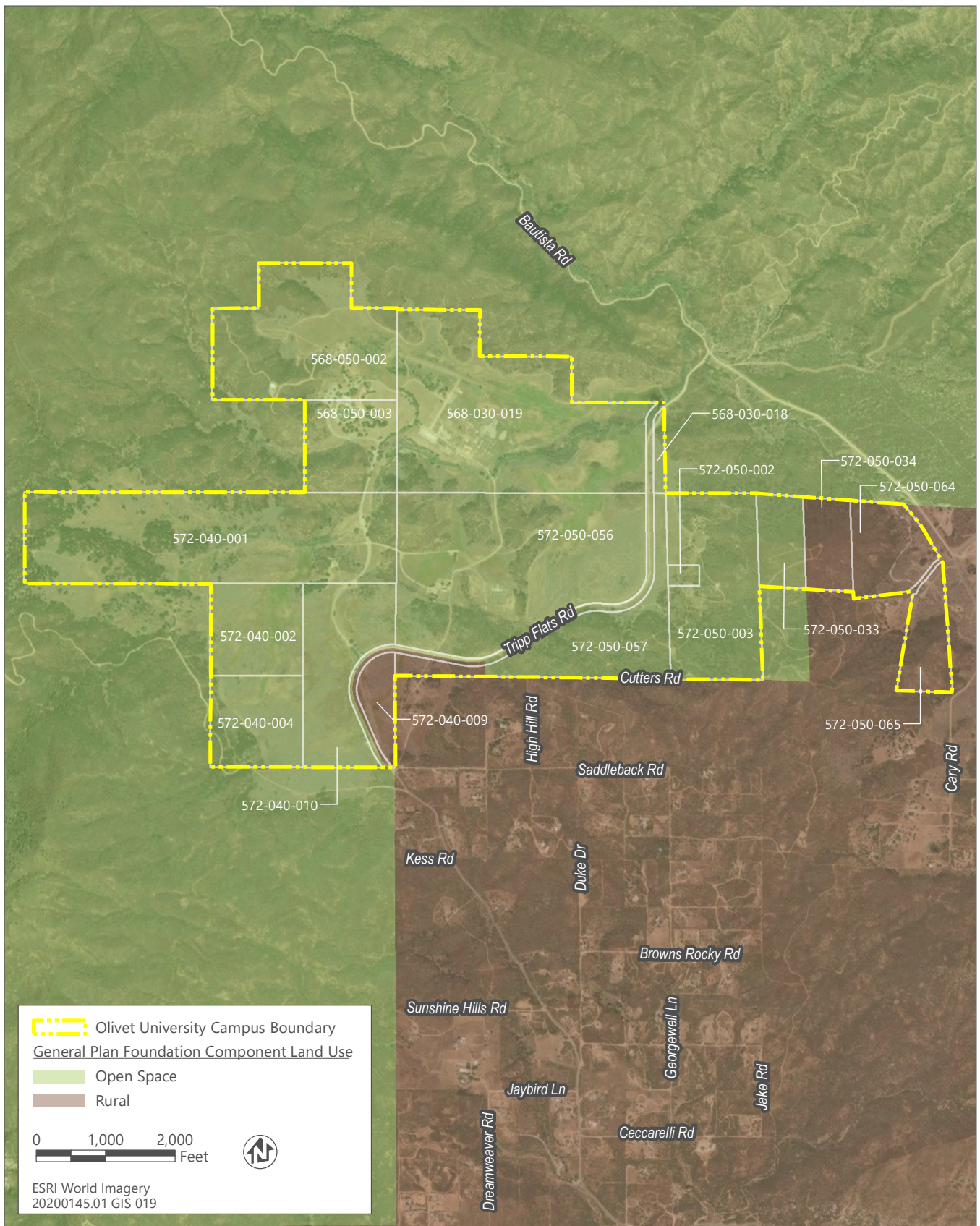
572330021  
BIEDENHARN JOHN D REVOCABLE  
TRUST DTD 10/10/19  
10660 WILSHIRE BLVD # 1106  
LOS ANGELES CA 90024



Source: Data downloaded from the County of Riverside in 2023; adapted by Ascent in 2023

12/4/2024

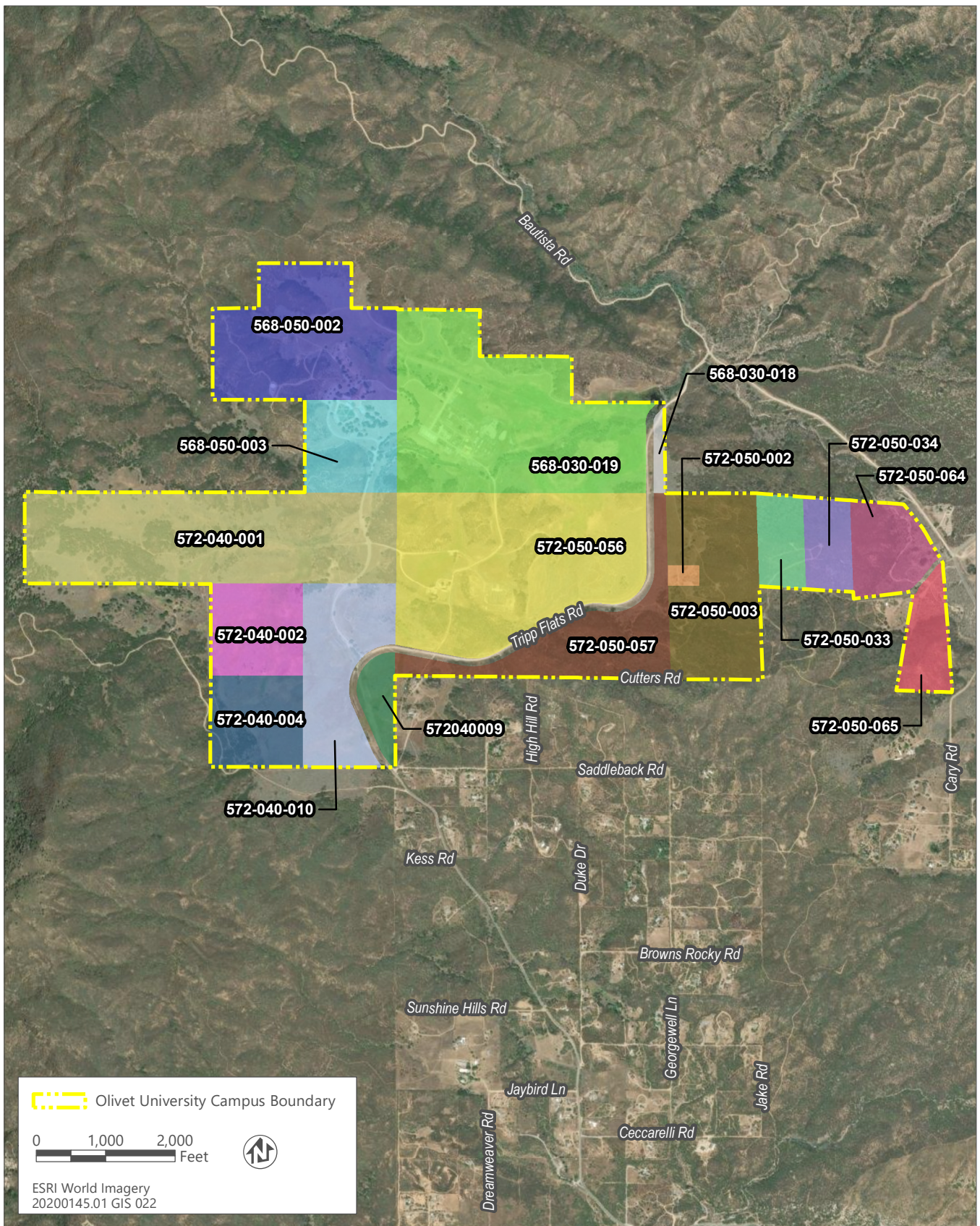
### Riverside Extended Mountain Plan Area (REMAP) Land Use



Source: Data downloaded from the County of Riverside in 2023; adapted by Ascent in 2024.

12/4/2024

### General Plan Foundation Component Land Use Designations



Source: Data downloaded from the County of Riverside in 2024; adapted by Ascent in 2024.

12/4/2024

### Campus Boundary Parcels

**From:** [Brady, Russell](#)  
**To:** [Aphiwan Chaononsoong](#)  
**Cc:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** RE: Olivet  
**Date:** Monday, January 13, 2025 2:32:29 PM

---

Following today's General Plan Advisory Committee (GPAC) consideration of the Foundation General Plan Amendment for Initiation, it will then be considered by the Planning Commission, and then by the Board of Supervisors for Initiation. Your comments are received and they will be provided next to the Planning Commission and then to the Board of Supervisors for ultimate decision for Initiation.

At this point for consideration of Initiation of the GPA is consideration of it at a high level and looking at the basics of the GPA for Initiation. Initiation is not an approval of the GPA itself or guaranteeing approval, but a first filter of whether the GPA has potential support or merit and would allow for further staff review and submittal of development application with detailed plans and reports for that staff review. Let us know if you have any other questions or comments on the GPA. Such details as you have questions on would be presented as part of the detailed project proposal and through staff review.

Thanks

**Russell Brady**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-3025



**How are we doing? [Click the Link and tell us](#)**

---

**From:** Aphiwan Chaononsoong <aphiwan2547@aol.com>  
**Sent:** Monday, January 13, 2025 11:52 AM  
**To:** Brady, Russell <rbrady@RIVCO.ORG>  
**Subject:** Olivet

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

If Olivet wants to build some concentrated housing for students and faculty you don't have to rezone the whole property. The timing seems odd since a Judge ordered the

University to close on 12/10/24, but they got around that with a Religious Exemption. With a shady past and a uncertain future it seems more of a plot to make money by quadrupling the amount of houses that could be built by the next owners. David Barrett

January 12, 2025

To whom it may concern,

It is my pleasure to write a letter in support of Olivet University regarding the upcoming General Plan Amendment review. I am a resident of Aguanga, and work in Anza, both in the 3<sup>rd</sup> district of Riverside County. I am a licensed real estate agent and also hold the position of Treasurer for the following charitable nonprofits: Anza Community Broadcasting (KOYT radio); Hamilton Museum and Ranch Foundation; Anza Area Trail Town; The High Country Conservancy and Knoppelasen. I also volunteer for Anza Citizen's Patrol. I trust you can see that I am keenly invested in the community.

Over the last four years I have had several opportunities to interact with the leadership, and the students, of Olivet University. I find them open, transparent and willing to engage with our town. Two years ago Anza Area Trail Town held a 5K hike fundraising event on their grounds. It was well attended by locals, school students, staff and families, and an amazing chance for the local community to enjoy the open spaces. The youngest students joined Anza Area Trail Town and the Hamilton Museum for a Summer solstice celebration at historic Cary Ranch in 2022. To see the sunrise at 5am in the morning nonetheless, that speaks for their character.

Generous donations of goods and countless hundreds of volunteer hours have been performed for the Anza Electric Cooperative's Find Food bank, the Anza Free Food giveaway. The local radio station has been a beneficiary of their generous unsolicited donations as has the Anza Community Hall. I am certain that there are others that I am not privy to. I along with other members of the public have been invited to graduations and special events.

The community is welcomed warmly should the community choose to visit. I have been on campus numerous times to meet with Nate Tran, Ezra Bartovic and Matthias Gebhardt. I attended scheduled meetings but also have shown up unannounced. At each occurrence I am well received. When touring the grounds, the students are cheerful, polite and happy to engage in conversation. When I see the students volunteering at the above-mentioned events, they appear to be enthusiastic. They like to practice their English. They like to meet the people of the community.

I strongly encourage the review board to give a favorable review of this truly unique community asset.

Should you have any questions or concerns, I can be reached via email at [aknoppel@gmail.com](mailto:aknoppel@gmail.com) or feel free to phone anytime at 951-234-1314

Best regards,

Annika C Knoppel

**From:** [Dave Faldas](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Olivet University community contributions  
**Date:** Sunday, January 12, 2025 9:34:47 PM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Elizabeth Mora-Rodriguez

This is a quick note of appreciation about Olivet University. I have worked closely with Olivet where they volunteer at the Anza Electric co-op. We distribute food once a month to over 100 senior families in our community.

Olivet consistently goes above and beyond in their efforts, arriving early to help unload as many as 10–15 pallets of food from the refrigerator truck. They are instrumental in organizing and boxing up the food, and ensuring that multiple sections of the distribution line move efficiently. Their positive attitude, warm greetings, and readiness to assist make them a favorite among both the volunteers and community members. Olivet's ability to make quick decisions and their teamwork skills are essential to the event's success.

Beyond the food bank, I've had the pleasure of working with members of Olivet at Knoppelasen, a nonprofit organization specializing in regenerative agriculture, sustainable landscaping, and food forest projects. Under the leadership of Alex and Annika, Knoppelasen is making a significant impact in our community through education and ecological initiatives, and Olivet University members have been collaborators on more than one occasion.

Olivet's collective positivity, reliability, and tireless work ethic make them an asset to any team or organization. I have no doubt that they will bring the same enthusiasm and dedication

to any endeavor they choose to pursue.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Dave Faldasz

Brother dave Family Assistance

Anza, Ca 92539

(760)845-9077 cell/txt

[www.brotherdave.org](http://www.brotherdave.org)

**From:** [Kathy Petty](#)  
**To:** [Brady, Russell](#)  
**Subject:** Initiation of General Plan Amendment No. 240018 Olivet University  
**Date:** Monday, January 6, 2025 11:53:50 AM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Brady:

As property owners within the affected area of the above referenced amendment proposal, we received notice of the public meeting scheduled for January 13th. As we cannot attend in person, we are writing to register our opposition to this amendment for the benefit of Olivet University. We believe this institution has shown itself to engage in extremely suspicious and illegal behavior both in its purported business dealings and otherwise. The investigation reported in local news has resulted in the suspension of business on campus and it is our fervent hope that the order becomes permanent. We do not feel that the furtherance of any plans by or for Olivet University will result in any sustainable benefit for the local community and therefore request that this application be declined.

Sincerely,  
John and Kathleen Petty  
The Petty Family Trust  
572060076  
572060077  
572060014

[Yahoo Mail: Search, Organize, Conquer](#)

## Letter of Support for Olivet University

To whom it may concern.

Hello, my name is Matthew Nevills and I am the Senior Pastor of Anza First Southern Baptist Church in Anza CA. I would like to make some comments of support for Olivet University as a member of the community of Anza and as a leader of a local Church.

Olivet has employed several of our Church members since they opened their campus here in Anza. Those members of our Church who have been employed at Olivet have all been pleased with their experience while working there. The Olivet faculty, students and their families were all a great pleasure to work with and to serve.

Staff from Olivet have taught at our Church during our Sunday morning service and I have had the honor of teaching their staff and students in chapel services held on their campus. These have been wonderful experiences of support and partnership with their university. They have shown our Church, my family, and I great hospitality and encouragement in these times and their order of service has been performed in a very professional manner.

Olivet University has also graciously opened up their facilities to me in a number of ways. I have been blessed to use their campus library for study and sermon preparation. Also my family and I love to come to the Olivet campus to go for afternoon walks. Our whole family enjoys walking on Olivet's roads, trails and around their lake. One of the highlights of our walk is interacting with the faculty, students and their families as we stroll around the campus. There are many families with Children on campus and our Children love to play and interact with them.

The Olivet administration regularly reaches out to me with messages of encouragement and to let me know that they are praying for me. From my perspective and the perspective of the Anza Baptist Church Members who have been associated with Olivet University they have been a wonderful support and partner.

Blessings,

Matthew Nevills

Senior Pastor

Anza First Southern Baptist Church

**From:** [Pastor Kevin Watson](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Olivet University  
**Date:** Sunday, January 12, 2025 9:19:59 PM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

I am writing this in support of Olivet University. They have been a blessing to our community and I am in support of this opportunity. We have seen these students participate and encourage different organizations here in or community and are very blessed by there help. I would like to give them my support in any way I can. Pastor Kevin from Living Hope Anza

**From:** [Sarah Ahrens](#)  
**To:** [Brady, Russell](#)  
**Subject:** Olivet Plan Amendment  
**Date:** Sunday, January 12, 2025 9:13:52 PM

---

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to share my support for the Olivet University plan amendment. I would like to see the Olivet community have the opportunity to grow, develop, and flourish in Anza.

Sarah Ahrens  
Sent from my iPhone

Elizabeth Mora-Rodriguez  
[emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org)

January 31, 2025

Subject: Support for Olivet University General Plan Amendment

Dear Ms. Mora-Rodriguez;

I am writing this letter in support of Olivet University. I am a resident of the Anza Valley and have lived here for nine years. I am a member of the AVMAC, on the Board of the Anza Community Hall and the Board of Lake Riverside Estates HOA.

Olivet has been a blessing to our community as many Olivet students participate in community events, including; volunteering at the monthly food giveaway, walking in our 5K for Cancer, Holiday celebrations and cleanup days at the museum and the hall.

Olivet has helped with our AVMAC meetings by taping the meeting to make it available to residents who might not be able to attend. Whenever there is an opportunity and a need for volunteers, you can count on the Olivet team to be there to help.

As a resident, and not as an AVMAC member, I support the General Plan Amendment for which there is a hearing scheduled for March 19, 2025.

Respectfully submitted,

*Birdie Kopp*

Birdie Kopp  
49275 Meadowview Way  
Aguanga, CA 92536  
Birdie.kopp@outlook.com

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University. I am a resident of Anza and I am the owner of ERA Excel Realty and Common Grounds Food Cart in Anza. I have been working with Olivet University for numerous years and have had the pleasure of participating with them not only in business but also on the spiritual side. It has been a blessing to our community, and I fully support this opportunity for them.

We have seen Olivet students actively participate in and encourage various organizations in our community, and their presence has been truly uplifting. I would like to express my full support for their project. They have worked with our food outreach programs, cleaning of our parks, music with our worship and praise and other community events.

Should you have any questions, I can be reached at 805-312-0369

Sincerely,

A handwritten signature in cursive script that reads "Robyn Garrison". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Robyn Garrison

P.O.Box 390748 Anza, CA 92539

951-763-2535 Office

TO: Elizabeth Mora-Rodriguez at [emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org).  
Riverside County Planning Department

From: Stephan Lauzier  
Resident of Mountain Center, CA  
Director on the BOD of Anza Electric Cooperative

Date: February 7, 2025

Subject: Olivet University General Plan Amendment Application

Ms. Mora-Rodriguez and the members of the Riverside County Planning Department

I have an extensive background in real estate development. I worked as a project manager responsible for coordinating all the designs, infrastructure capacity studies, financial feasibility analyses, and "GO-NO Go" management meetings for all the development projects built by the Mission Viejo Company in Mission Viejo, CA/Aliso Viejo CA/Mission Viejo Aurora CO/Highlands Ranch CO from 1976-1983; later managing the construction disbursements and site inspections for construction loans made to properties for two banks for 4 years; then managed the real estate development needs of four universities for 20 years. I continue today on a part time basis helping with the student housing and faculty workforce housing needs at Cal Poly Pomona, while I also serve the needs of Anza, Aguanga, and Mountain Center for the past 6 years as a director on the Anza Electric Cooperative board of directors.

Position on the Application: I believe Olivet University is a positive force for the citizens of Riverside County and more specifically the areas surrounding its campus in Anza, California.

The members of Olivet University have provided support to the community Food Bank, the annual Cancer Walk, other local fundraisers, and local Christian community brotherhood activities.

Moreover, the residents of Anza Valley live in a rural area without the plethora of publicly funded resources of other areas. Many of the residents work extremely hard for what might be considered lower incomes to residents of other areas. And for these reasons the Olivet University, its faculty and student body offer a very rich source of learning opportunities to the area's residents and their children – not only as potential future students, but as recipients of Olivet personnel tutoring and learning classes to augment local school children's basic reading, writing, and math skills.

I am hoping the officials of Riverside County will see through the University's problems to the one-of-a-kind set of unusual resources they have for the community as the University collaborates with the community to not only survive but flourish. Both will do better in partnership with the other than without it.

I am available if you or any of the County's management team wishes to discuss it further with me.

Sincerely,  
Stephan Lauzier  
C (607)[227-4248](tel:227-4248)/[selauz@gmail.com](mailto:selauz@gmail.com)  
POB 397 Mountain Center, CA 92561

Elizabeth Mora-Rodriguez  
[emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org)

January 31, 2025

Subject: Support for Olivet University General Plan Amendment

Dear Ms. Mora-Rodriguez;

I am writing this letter in support of Olivet University. I am a resident of the Anza Valley and have lived here for nine years. I am a member of the AVMAC, on the Board of the Anza Community Hall and the Board of Lake Riverside Estates HOA.

Olivet has been a blessing to our community as many Olivet students participate in community events, including; volunteering at the monthly food giveaway, walking in our 5K for Cancer, Holiday celebrations and cleanup days at the museum and the hall.

Olivet has helped with our AVMAC meetings by taping the meeting to make it available to residents who might not be able to attend. Whenever there is an opportunity and a need for volunteers, you can count on the Olivet team to be there to help.

As a resident, and not as an AVMAC member, I support the General Plan Amendment for which there is a hearing scheduled for March 19, 2025.

Respectfully submitted,

*Birdie Kopp*

Birdie Kopp  
49275 Meadowview Way  
Aguanga, CA 92536  
Birdie.kopp@outlook.com

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University. I am a resident of Anza and I am the owner of ERA Excel Realty and Common Grounds Food Cart in Anza. I have been working with Olivet University for numerous years and have had the pleasure of participating with them not only in business but also on the spiritual side. It has been a blessing to our community, and I fully support this opportunity for them.

We have seen Olivet students actively participate in and encourage various organizations in our community, and their presence has been truly uplifting. I would like to express my full support for their project. They have worked with our food outreach programs, cleaning of our parks, music with our worship and praise and other community events.

Should you have any questions, I can be reached at 805-312-0369

Sincerely,

A handwritten signature in cursive script that reads "Robyn Garrison". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Robyn Garrison

P.O.Box 390748 Anza, CA 92539

951-763-2535 Office

TO: Elizabeth Mora-Rodriguez at [emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org).  
Riverside County Planning Department

From: Stephan Lauzier  
Resident of Mountain Center, CA  
Director on the BOD of Anza Electric Cooperative

Date: February 7, 2025

Subject: Olivet University General Plan Amendment Application

Ms. Mora-Rodriguez and the members of the Riverside County Planning Department

I have an extensive background in real estate development. I worked as a project manager responsible for coordinating all the designs, infrastructure capacity studies, financial feasibility analyses, and "GO-NO Go" management meetings for all the development projects built by the Mission Viejo Company in Mission Viejo, CA/Aliso Viejo CA/Mission Viejo Aurora CO/Highlands Ranch CO from 1976-1983; later managing the construction disbursements and site inspections for construction loans made to properties for two banks for 4 years; then managed the real estate development needs of four universities for 20 years. I continue today on a part time basis helping with the student housing and faculty workforce housing needs at Cal Poly Pomona, while I also serve the needs of Anza, Aguanga, and Mountain Center for the past 6 years as a director on the Anza Electric Cooperative board of directors.

Position on the Application: I believe Olivet University is a positive force for the citizens of Riverside County and more specifically the areas surrounding its campus in Anza, California.

The members of Olivet University have provided support to the community Food Bank, the annual Cancer Walk, other local fundraisers, and local Christian community brotherhood activities.

Moreover, the residents of Anza Valley live in a rural area without the plethora of publicly funded resources of other areas. Many of the residents work extremely hard for what might be considered lower incomes to residents of other areas. And for these reasons the Olivet University, its faculty and student body offer a very rich source of learning opportunities to the area's residents and their children – not only as potential future students, but as recipients of Olivet personnel tutoring and learning classes to augment local school children's basic reading, writing, and math skills.

I am hoping the officials of Riverside County will see through the University's problems to the one-of-a-kind set of unusual resources they have for the community as the University collaborates with the community to not only survive but flourish. Both will do better in partnership with the other than without it.

I am available if you or any of the County's management team wishes to discuss it further with me.

Sincerely,  
Stephan Lauzier  
C (607)[227-4248](tel:227-4248)/[selauz@gmail.com](mailto:selauz@gmail.com)  
POB 397 Mountain Center, CA 92561

February 16, 2025

Subject: Support for Olivet University General Plan Amendment

Dear Ms. Mora-Rodriguez;

I am writing this letter in support of Olivet University. I've been an Anza resident since 2007 and have been actively involved in the community since 2012. I am a member of Living Hope Christian Fellowship and serve on the Missions Board, organizing and overseeing a variety of community outreaches over the past decade that include:

Fishes & Loaves: Prepares and hosts free community meal events.

Gifts of Love: Provides handmade prayer blankets, hats, scarfs and hygiene gift bags for the homeless.

Baskets of Love: Provides Christmas baskets to families in need during the holidays.

From the Heart: Backpack Giveaway for low income families providing new school supplies, backpack, shoes, clothing and more at the start of every school year in Aug. Their Christmas Angel Program serves over 400 local families with Christmas presents for the kids and donated essentials parents request that they could otherwise not afford. This ministry hosts many other community outreach events and fundraisers in Anza.

FUN Group food donation, processing large donations into individual food boxes for low income seniors and downtrodden without transportation, personally delivering free food boxes to them at their home.

Community Praise Night: A community event that brings together multiple Christian churches from within the Anza community to praise and worship together.

Kairos Outside Prison Ministry: A ministry that supports and serves women who have an incarcerated loved one with a free weekend retreat, other events, support groups and fundraisers.

I joined the Missions board at Living Hope in 2015 and have personally participated in these, and many other community events where Olivet has served beside us.

Olivet students, faculty and families have been faithful servants in our community for many years, graciously providing a wealth of assistance anytime there's a need. From providing a humble hand, to preparing & serving meals, to bringing their musical instruments & talent to provide entertainment. They are generous, kind, compassionate, giving, loving people who give of their time, talents and treasure with selfless hearts, always willing to serve.

The past two years, I've had the great pleasure of serving beside them as a teacher at Olivet Academy and can personally attest to their high moral character. Olivet fosters a rich culture of excellence that promotes spiritual growth and encourages Christlike character development in order to raise global Christian leaders. This isn't just their mission, it's the unwavering day to day commitment that drives everything they do.

I'm honored to recommend people I work alongside who don't just teach the word of God, they live it. Olivet's core values guide not just their own conduct, but inspire those around them to rise up to meet our shared God-given potential and make the world a better place.

As a resident, and Olivet Academy teacher, I support the General Plan Amendment for which there is a hearing scheduled for March 19, 2025.

Respectfully submitted,

*Amy Procop*

Amy Procop  
42757 Sweetbush Lane, Anza CA 92539  
951-260-7189 cell  
[AmyProcop@gmail.com](mailto:AmyProcop@gmail.com)  
[AProcop@OlivetAcademy.org](mailto:AProcop@OlivetAcademy.org)

## Mora-Rodriguez, Elizabeth

---

**From:** MotoVentures <motoventuresinfo@gmail.com>  
**Sent:** Monday, March 10, 2025 11:38 AM  
**To:** Mora-Rodriguez, Elizabeth  
**Subject:** Support for Olivet University General Plan Amendment

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University. I am a resident of Temecula and I own/work at MotoVentures motorcycle training in Anza, CA. Olivet has been a blessing to our community, and I fully support this opportunity for them!

We have seen Olivet students actively participate in and encourage various organizations in our community, and their presence has been truly uplifting. I would like to express my full support for their project.

Should you have any questions, I can be reached at 951-956-0976.

Sincerely,

**Andre LaPlante**  
MotoVentures, Inc.  
(951)956-0976



February 26, 2025


Subject: Support for Olivet University General Plan Amendment

Dear Ms. Mora-Rodriguez,

I am writing to express my strong support for Olivet University. The university has been a valuable asset to the Anza community, and I fully endorse this opportunity. Their students have generously volunteered their time to support local church functions and have actively participated in various community organizations. Their dedication and service have made a meaningful impact, and we are truly grateful for their contributions. I wholeheartedly support their continued presence and involvement.

Sincerely,

Annamay Hughes

A handwritten signature in black ink that reads "Annamay Hughes". The signature is written in a cursive, flowing style.

Phone: 951-203-3196

Dear Ms. Mora-Rodriguez,

I am writing to express my support for Olivet University and their General Amendment project.

Olivet University has been a valuable contributor to the local community, particularly in supporting the Anza Fire Department. Their campus provides access to a water supply that has been instrumental in firefighting efforts. The university has generously allowed the use of their fire hydrant for water supply, and on multiple occasions, our Fire Attack Helicopters have drawn water from a campus lake to assist in battling local fires. They've also offered the open fields on campus to the department for training for parts of the year, which we utilized years ago. Their willingness to support emergency services underscores their commitment to community safety and well-being.

Given their ongoing contributions, I fully support their General Amendment project. Please feel free to reach out to me should you have any questions.

Sincerely,

Name: Anza Stn # 29 ATTN: Christian Vest / Mark Skraimer

Address: 56560 CA-371, Anza, CA 92539

Phone: (951) 763-5611

Email: Christian.Vest@Fire.CA.GOV

F.C Mark. SKraimer@Fire.CA.GOV

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,



Name:

Bruce De Meny

Address:

43920 COMBOY COUNTRY TRAIL  
AGUANGA, CA 92556

Phone:

619 884 4929

Email:

speedmenge356@YAHOo.com

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

 C.L.

Name: OSBALDO Cervantes L.

Address: 92060 STATE ~~HIGHWAY~~ 74

Phone: 951-669 8515 HIGHWAY

Email: CRosbaldo1479@ymail.com

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

*Charlotte M. Diaz*

Name: *Charlotte Diaz*

Address: *P. O. Box 464, Aguanga, CA*

Phone: *619-277-7002*

Email: *chardiaz64@gmail.com*

**From:** [Dennis Whitfield](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Cc:** [Dennis Whitfield](#)  
**Subject:** Olivet University  
**Date:** Sunday, March 16, 2025 10:33:20 AM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Mora-Rodriguez,

My name is Dennis Whitfield, and I am sending you this correspondence in support of Olivet University and their project in seeking County approval to move their Foundation from Open Space to Rural. I have been a resident in the Anza Community for approximately 11 years. I have spent most of my adult life in Riverside County and my entire life in the State of California. I retired 18 months ago from a 40-year career with a major retailer where I held the position of Director of Facilities Management. One of my goals as I retired was to become very involved with the community of Anza. After talking with some of the Town Council they suggested I apply for the open position on the Anza Valley Municiple Advisory Council. I applied and was approved and have been on this council for approximately one year .

At the conclusion May Advisory meetings, Dr. Nate Tran introduced himself and invited me to the upcoming graduation at Olivet University. To be honest I didnt even know this University existed in the Anza Community. I accepted his invitation and on June 28th, arrived at the University. I went to the administration office and asked for Dr. Tran. One of the staff related to me he was finishing up a meeting and would be with me shortly. This is where my education or should I say realization of this University and its alumni and students began. As I waited, I was greeted with smiles ,calmness and respect. I watched and was amazed of the interactions of people that greeted each other with respect and joy. The word "investment" came to my mind as everyone, teachers, students, family and friends were truly invested in each other's life and well being.

Dr. Tran's meeting ran late and we needed to go directly to the procession for the actual graduation of students for their Masters and Doctorates. I have attended numerous graduations and events in my life but this had a different feeling about it. As I listened and watch the procession the word investment came to mind. Everyone whether they were graduating or not, was involved

not just physically attending but had an emotional stake in each other's life. The support and encouragement in the air was overwhelming and it was REAL. I went there because I was invited and felt it was the right thing to do, I left there feeling inspired that this University existed and that there is good in the world.

Dr. Tran along with some of his peers as well as some of the actual students continued to attend the Town meetings and County Advisory meetings. Dr. Tran applied for the open position and was accepted onto the Advisory council as well. In the coming months I and actually the residents of Anza experienced the alumni and students of Olivet attending and supporting the volunteer events that are common in our community. It was obvious, at least to me, that the Olivet volunteers were giving their time and energy because they wanted to be part of the bigger picture of the community. Their interactions and body language showed this as they were engaged and present at each event. Everyone saw energetic smiling students and alumni pitching in to plant trees, joining in the walking for breast cancer support, and even handing out food from the “food bank” right beside known Anza residents. Some of our Olivet community members do not understand or use English day to day, but it didn't even matter, everyone was side by side focusing on a common goal. It is hard to relate in words what I have seen and have experienced watching these one join in with another community. Two communities, with similarities and differences becoming one community.

When I first went to the graduation, I was an Anza resident visting what I thought was a separate community of people who were seeking a higher level of education only. What I experienced were human beings respecting each other and helping each other with their goals and aspirations. Now, for example, at the recent Town Christmas Tree Lighting Celebration in December, I saw the Anza Community that has been enhanced with the addition of all the residents of Olivet University. Most rural communities want to stay rural to include Anza. Olivet University is an educational center providing knowledge to expand the minds for the future of this world. Whether it be spiritual, business or operational education, this University is paralleling these advanced teachings along with hands on interaction within the community it lies in. The University has not and will not challenge the goodness in this rural community. It is learning from the community as part of their educational goals and will strengthen the valley with the core values needed to support it now and into the future. Olivet University is giving more than it is being given. Is this not what the entire world needs now?

If you would like to contact me for further insight, please feel free to at your leisure

Sincerely,

Dennis Whitfield  
38825 Glasgow Circle Rd.,  
Anza, Ca. 92539  
Phone: 909-559-4019

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

*Dionicio Campos*

Name: *Dionicio Campos*

Address: *PO BOX 390558 ANZA, CA. 92539*

Phone: *951 345 3397*

Email: *—*

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

Name: Everardo Rodriguez

Address: 59190 Roger LN

Phone: 951-663-8518

Email: e.rodriguez8478@yahoo.com

To: Riverside County Planning Commission  
From: Frank Miller  
Re: Support for the General Plan Amendment for Olivet University  
Date: 3/3/2025

My name is Frank Miller, my family has owned land in Anza since 1956.

When Anza was being planned during 2009 for the Integrated Plan, I was an active community participant working with the county to help draft the Anza vision and goals. I worked closely with planner Jerry Jolliff and director Bob Johnson.

Reflecting on my decades in and around Anza, it seems little changed since the 1950's. For example, the only new commercial development during the past 25 years is a gas station, a Dairy Queen and a Dollar General store. Between the lack of infrastructure, the water rights issues and the illegal pot cultivation, Anza has had a tough couple of decades. The community is appreciative of the County's role in reducing illegal pot farming in recent years - it feels like we have turned the corner on that difficult problem.

I support sensible growth and improvement in Anza. Regarding this proposed GPA, the property in question is the only campus-like facility in Anza that can support a college, and I consider education the highest and best use for the property that Olivet University occupies. More educational opportunities was an important issue in the discussions in 2009.

Regarding the ongoing water rights negotiations in Anza, the land in the proposed GPA is not in the jurisdiction of the case. It is in the San Jacinto watershed and has its own aquifer. I am one of the landowner representatives in the water rights negotiations during the past 10 years, and am on the technical committee for the settlement negotiations.

Regarding Olivet University, they been a good neighbor and provided jobs and opportunities for local businesses. They have been accused of misconduct in the press, but my concern regarding news bias is high given the single reporting source of Newsweek Magazine; my conclusion is that someone at Newsweek doesn't like Olivet University. I've yet to see any hard evidence of the reported wrongdoing on OU's part.

I urge you to support the proposed GPA. Whether it is Olivet or some other institution, the Anza community will benefit from having a land use designation that supports an educational institution.

Respectfully,

A handwritten signature in black ink that reads "Frank Miller". The signature is written in a cursive, flowing style.

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,



Name: *Gabriela cordova*

Address: *37411 Woodview Rd Anza CA 92539*

Phone: *951-224-5843*

Email: *cordova.gabriela39247@yahoo.com*

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,



Name: GLORIA BRITTON  
Address: PO BOX 390558 ANZA, CA 92539  
Phone: 951-505-1728  
Email: gloriab@able-inc.net

**From:** [Carolyn Tsushima](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Olivet University  
**Date:** Tuesday, March 18, 2025 10:45:33 AM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

We are writing to support Olivet University. Their school supports children and we have seen many of them at our church and they are happy and kind. We support their endeavors.

Sincerely,  
Jack and Carolyn Tsushima

[Sent from Yahoo Mail for iPhone](#)

To: Riverside County Planning Commission  
From: Jane Grabowski-Miller  
Re: General Plan Amendment for Olivet University in Anza  
Date: 3/11/2025

To Whom It May Concern,

I am writing in support of the proposed General Plan Amendment for the land owned by Olivet University in Anza. I have owned a house and land in Anza for 15 years, during which time I have considered Olivet to be a positive addition to the community and have valued the presence of a Christian University in the area. I urge the Commission to support the proposed General Plan Amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Grabowski-Miller". The signature is written in a cursive style with a large initial "J" and "G".

From: [Jon Runnfeldt](#)  
To: [Mora-Rodriguez, Elizabeth](#)  
Cc: [Nate Tran](#)  
Subject: Olivet  
Date: Monday, March 17, 2025 8:28:55 PM  
Attachments: [Board Letter of Support.Lmg](#)  
[Pastor Letter of Support.Lmg](#)

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



# THE VALLEY GOSPEL CHAPEL

43275 CHAPMAN RD. ANZA CA. 92539

Hello Ms. Mora-Rodriguez,

My name is Jon(athan) Runnfeldt, I am the pastor of The Valley Gospel Chapel in Anza. In talking with my board on behalf of The Valley Gospel Chapel I am writing this in support of Olivet University INITIATION OF GENERAL PLAN AMENDMENT NO. 240018 (GPA240018).

We have seen Olivet students actively participate in and encourage various organizations in our community. They have participated in our monthly Sunday evening worship service in the park and at the Anza Community Hall along with other church's that attend. Should you have any questions, I can be reached at \_\_\_\_\_.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jon Runnfeldt', written over a horizontal line.

Pastor jon(athan) Runnfeldt  
Resident of Anza since 2017

A handwritten signature in black ink, appearing to read 'Greg Schultz', written over a horizontal line.

Greg Schultz Board Member  
Resident of Anza since Oct. 1999.

A handwritten signature in black ink, appearing to read 'Liz Nagy', written over a horizontal line.

Liz Nagy Board Member  
Resident of Anza since 1980.



# THE VALLEY GOSPEL CHAPEL

43275 CHAPMAN RD. ANZA CA. 92539

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University. I am a resident of Anza and I am the Pastor of The Valley Gospel Chapel. Olivet has been a blessing to our community, and I fully support this opportunity for them.

We have seen Olivet students actively participate in and encourage various organizations in our community, and their presence has been truly uplifting. I would like to express my full support for their project.

Sincerely,

  
\_\_\_\_\_  
Pastor Jonathan

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

Name: Josefina Aguila

Address: 37540 Tripp Flats Rd.  
Anza, Ca. 92539

Phone: (951) 330-6126

Email: Ceci2004.ja@gmail.com

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

*Jose Gudino*

Name: Jose Gudino

Address: 38145 Bahrman Rd. Anza, CA 92539

Phone: 951 296 8583

Email: 05171984@gmail.com

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,



Name:

Julian R. Diaz

Address:

43700 Sunshove Cdr

Phone:

619-277-7001

Email:

—

**From:** [Koray](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Support Letter for Olivet University's General Amendment Project  
**Date:** Tuesday, March 18, 2025 1:20:40 PM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mora-Rodriguez,

I hope this email finds you well.

I am writing this email in support of Olivet University and their General Amendment Project. As a graduate student of Olivet University, I fully support this project.

In support of OU and their future projects, I'd like to briefly describe my journey so far with OU and how the university has greatly contributed to my own professional and academic growth.

Since beginning my graduate studies in January of this year, I have been welcomed by a warm, supportive and encouraging academic staff and student body that have provoked and challenged me to better not only myself as a professional but also as a person.

During the past few months, I have learnt from observing other professors and students the importance of being an active member of the community. I have attended the Anza Community Hall events that OU students have participated in and witnessed their determination to make an impact on others' lives - either in the event itself, in their conversations with others, or their showing of initiative to volunteer at other community members' organizations, etc.

The warm educational atmosphere at OU, as well as their commitment to instilling in their students high moral values and ethics, has profoundly impacted me in a really short time. I have been given the chance to learn more about my field, but also, I have been led and guided to reflect on my moral character and desire to help others.

In summary, I can personally attest to Olivet University's impact on not only myself but to the Anza community and fully support their mission and future projects.

Feel free to reach me should you have any questions.

Kind regards,

Koray Ozbay  
36401 Tripp Flats Rd, Anza, CA 92539  
845-797-6021  
[koray8526@gmail.com](mailto:koray8526@gmail.com)

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,



Name: LEON BRITTON  
Address: PO Box 390558 ANZA, CA 92539  
Phone: 951-733-8822  
Email: leonbill@msn.com

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

Name: Leslie Linderholm

Address: PO Box 391004

Phone: (951) 392-5442

Email: lesliecampos@918@gmail.com

## Mora-Rodriguez, Elizabeth

---

**From:** Louis DeMartino <louis@louisdemartino.com>  
**Sent:** Monday, February 10, 2025 2:30 PM  
**To:** Mora-Rodriguez, Elizabeth  
**Subject:** Olivet University support

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Mora-Rodriguez,

I am writing to support Olivet University. I have lived part-time and full-time in Anza for sixty-one years. As a former UCLA Bruin, I have watched the development of Olivet in Anza with particular interest. I have been fortunate enough to get to know many of the administrators and to chat with the students at their gatherings and events. I have often observed their classes in process, and their enthusiasm for their university and the Anza community at large is readily apparent. I can say without reservation that their contributions have helped to make Anza a better place for everyone here, and they have my full support.

Sincerely,

Louis DeMartino  
38921 Howard Rd-391370  
Anza, CA 92539  
(951) 970-7809  
[louis@louisdemartino.com](mailto:louis@louisdemartino.com)

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

Name: *Maria Campos*

Address: *59190 Roger Ln*

Phone: *951 306 9272*

Email:

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

Name: Mario Guadalupe Torrez Zepeda

Address: 59722 Everett Rd ANZA 92539

Phone: 951-641-7947

Email:

Subject: Support for Olivet University General Plan Amendment

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University. I am a resident of Anza and I am a Contract Water Operator that serves in the position of California Certified Water Distribution / Treatment Operator assisting them with oversight of the facility water system. Olivet has been a blessing to our community, and I fully support this opportunity for them.

I have Olivet students actively participate in and encourage various organizations in our community. Some of the Staff reside in my neighborhood and Olivet University has employed my friends and neighbors over the years. I would like to express my full support for their project.

Sincerely,



**Merl Johnson**

**Water System Management LLC**

**Contract Water Operator CA D2 34636 / T2 28821**

**PO Box 391655 Anza CA 92539**

**Cell (951) 337-7417**

[www.watersystemmanagement@gmail.com](mailto:www.watersystemmanagement@gmail.com)

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

*Mona Lee-Jaggart*  
*52045 Sunshine Hills Rd*  
*Anza, Ca 92539*

Name: *Mona Lee-Jaggart*

Address:

Phone: *951-306-7177*

Email: *monathemover2@gmail.com*

*Mona Lee-Jaggart*

Riverside County Planning Department

Attention: Elizabeth Mora

P.O. Box 1409

Riverside, CA 92502-1409

03-06-2025

RE: Initiation of Foundation Component General Plan Amendment NO. 240018 (GPA240018) - Request

Elizabeth Mora:

I am responding to your "Notice of Public Hearing" correspondence I received via US Mail.

After reviewing the correspondence I wanted to inform you, and the County of Riverside, that neither my wife, Kandy Tidwell, or myself have any objections to the request made by Olivet University to change the property from Open Space Rural to Rural Residential.

Some basic background of our property; our property is located approximately 1 mile from the university. Our property address is 36985 Tripp Flats Road, Anza, CA 92539.

We have not had any negative issues with the university, university staff or students since the university moved into the property.

Please contact us if you need any additional information.

Thank you

Steve Tidwell

36985 Tripp Flats Road

Anza, CA 92539

## Mora-Rodriguez, Elizabeth

---

**From:** Pat Vernier <vernier2@gmail.com>  
**Sent:** Monday, February 10, 2025 2:36 PM  
**To:** Mora-Rodriguez, Elizabeth  
**Subject:** Olivet University Support

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Mora-Rodriguez,

I am writing to express my support for Olivet University. I have lived in Anza, both part-time and full-time, for fifty-seven years. I am a graduate of UCLA and Columbia University and was excited to see the first university established in Anza. I have attended many events at Olivet and been privileged to know members of the administration and faculty, as well as observing classes in process and speaking with the students about their studies and their lives here in Anza. I have always been struck by the love of the students and staff for their school and by their growing integration into the Anza community. Everyone I have spoken with knows what a wonderful addition Olivet has made to our community, and we fully support and even cherish their contributions.

Sincerely,

Patricia Vernier  
38921 Howard Rd-391370  
Anza, CA 92539  
(951) 970-7333  
[vernier2@gmail.com](mailto:vernier2@gmail.com)

**From:** [Paul Gorino](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Paul Gorino  
**Date:** Monday, March 17, 2025 5:37:53 PM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mora-Rodriguez,

I am writing this letter in support of Olivet University. I used to live and work in Anza, CA up until 2021. I am currently living and working in Montana as a Water and Wastewater Manager.

I am so grateful to Ezra and Olivet University staff and students, and families for allowing me to work on their campus as the Water Operator and Maintenance person for the six wonderful years starting in 2015. I have never seen so much love and devotion that everyone had for each other no matter where I was on campus. The joy we shared as a team whenever there was a new goal to upgrade something new to the campus. I hope to someday come back to Anza California to visit them all again. I will always remember the prayers that were offered up for many people in Anza, they are prayer warriors and love their community so much to offer prayers to those in need.

Many of the students there were so eager to learn and many of the teachers were so happy to teach and support each other in their goals of education.

I hope and pray that the leaders of the State of California will continue to help the students of the school to grow and allow it to be a light in the dark for all peoples in the valleys and everywhere the students go to share the good news of Jesus Christ.

Olivet University's General Plan Amendment would be very beneficial to the community. This would be a prudent opportunity for Anza, California.

Should you have any questions, I can be reached at 951-663-0951.

Sincerely,

Paul Gorino

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely, *Perla Gomez*

Name: *Perla Gomez*

Address: *P.O. Box 391171  
Anza CA 92539*

Phone: *(951) 208-8683*

Email: *Gomez8683@yahoo.com*

**From:** [phil.sagemountainfarm.com](mailto:phil.sagemountainfarm.com)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Support for Olivet University General Plan Amendment  
**Date:** Friday, March 14, 2025 11:43:42 AM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University. I am a resident and farmer in Anza. Our farm is Sage Mountain Farm. We met the Olivet staff back in 2015 and have since built a relationship with them that includes providing produce for the school, collaborating with land use for our Cattle, providing support for their future garden projects. All of our experience and interactions with them have been positive.

They are a light in our community, I hope that the county of Riverside can support them in their efforts.

Sincerely,  
Phil Noble  
55520 Highway 371, Anza  
951 990 7460

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

Name:

Robbie White

Address:

38075 TRIP FLATS RD

Phone:

323 833-0831

Email:



347-25

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,



Name:

Rochelle Diaz

Address:

P O Box 130392, Carlsbad CA 92013

Phone:

619.277.1809

Email:

rochellediaz@gmail.com

Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

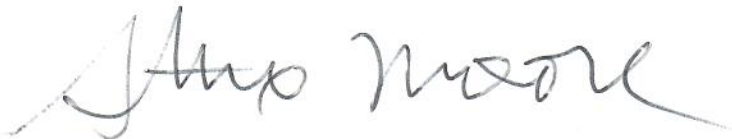
Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

Name: Steve Moore  
Address: 52045 Sunshine Hills Road  
Phone: 951-240-1038  
Email: smore10350@yahoo.com



Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

Name: VANDY HONG

Address: 53071 US-HWY 371 ANZA, CA 92539

Phone: (951) 595-2014

Email: Phong-philavanh@yahoo.com



Dear Ms. Mora-Rodriguez,

I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,

*Vickie DeMenge*

Name: *Vickie DeMenge*

Address: *43920 Cowboy Country Trail, Aguanga, CA 92536*

Phone: *619-889-7666*

Email: *vdemenge1@gmail.com*

Dear Ms. Mora-Rodriguez,


I am writing this in support of Olivet University.

Olivet students, staff, and faculty has been active in the Anza community by:

- distributing food at the local food bank
- cleaning and planting trees at the Anza Hamilton Museum
- student participation at the local Anza Praise nights at the Community Hall,
- serving free meals during holiday events
- sponsor for the annual 5K Cancer Walk
- donating to the local Anza KOYT radio station
- donating to the Anza Electric Cooperative Food Bank

I would like to express my full support for their General Amendment project. Feel free to reach me should you have any questions.

Sincerely,



Name: Yuri Gudino  
Address: 38145 Bahrman Rd, Anza CA 92539  
Phone: 951 587-1051  
Email: yurigildo@gmail.com



# RIVERSIDE COUNTY PLANNING DEPARTMENT

44 x 2 = 88

John Hildebrand  
Planning Director

Hearing Date: **June 24, 2025**

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Elizabeth Mora-Rodriguez)

MinuteTraq #: **27840**

**Project Description:**

**TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240018 (GPA240018) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240018 to change the General Plan Foundation Component of fourteen (14) parcels from Existing: Open Space: Rural (OS: RUR) to Proposed: Rural: Rural Residential (R: RR), to allow for submittal of an application for the allowance to continue and expand the existing Education Facility (Olivet University) through the implementation of a specific plan. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240018 is initiated by the Board of Supervisors. – Third Supervisorial District –Bautista, South Fork, and Cahuilla Zoning Area – REMAP Area Plan – Applicant: Olivet University c/o Nate Tran – Representative: Ascent c/o Eric Ruby – Existing Zoning: Rural Residential Minimum Twenty Acre (R-R-20) – Existing Land Use: Open Space: Rural (OS: RUR) – **Location:** north of US Highway 371/Cahuilla Road, east of Reed Valley Road, south of Allesandro / Bautista Road, west of State Highway 74/Pines To Palms Highway – APN(s): 568-030-018 and -019; 568-050-002 and -003; 572-040-001, -002, -004, -009, -010; and 572-050-002, -003, -033, -034, -056, -057, -064, -065 – 1,026.48 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or (951) 955-3024 – District 3. [Applicant Fees 100%]

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

- Place on Administrative Action
  - Receive & File
  - EOT
- Labels provided If Set For Hearing
  - 10 Day**  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
  - CEQA Exempt**
  - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

“Planning Our Future... Preserving Our Past”

2201

**AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA NO. 240018 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN, EN EL TERCER DISTRITO DE SUPERVISIÓN**

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1er Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **Martes 24 de Junio de 2025 a las 10:00 A.M.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar **la Iniciación de la Enmienda No. 240018 al Plan General del Componente de Fundación (GPA240018)**. El inicio de GPA240018 para cambiar el Componente de Fundación del Plan General de catorce (14) parcelas de Existente: Espacio Abierto: Rural (OS: RUR) a Propuesto: Rural: Residencial Rural (R: RR), para permitir la presentación de una solicitud de asignación para continuar y expandir la Instalación Educativa existente (Universidad Olivet) a través de la implementación de un plan específico. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240018 propuesto. APN(s): 568-030-018 y -019; 568-050-002 y -003; 572-040-001, -002, -004, -009, -010; y 572-050-002, -003, -033, -034, -056, -057, -064, -065 – 1,026.48 acres bruto. Este proyecto propuesto está ubicado: al norte de la Carretera US 371/Carretera Cahuilla, al este de la Carretera Reed Valley, al sur de la Carretera Alessandro/Bautista, al oeste de la Carretera Estatal 74/Carretera Pines To Palms en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores determine que el Proyecto está **EXENTO** de la Ley de Calidad Ambiental de California (CEQA) y **Apruebe el Inicio de la Enmienda No. 240018 al Plan General del Componente de Fundación**.

El 19 de Marzo de 2025, la Comisión de Planificación recomendó la aprobación del proyecto, tal como se presentó a la Junta de Supervisores, con una votación de 5-0. Los documentos de la reunión del Departamento de Planificación sobre el proyecto propuesto pueden consultarse en línea, con la fecha de la audiencia de la Comisión de Planificación, en la página web de Audiencias Públicas del Departamento de Planificación:  
<https://planning.rctlma.org/Public-Hearings>.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 o [EMORARODRIGUEZ@RIVCO.ORG](mailto:EMORARODRIGUEZ@RIVCO.ORG).

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o con anterioridad a ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

Alternative formats available upon request to individuals with disabilities. Si necesita una adaptación razonable, comuníquese con la secretaria de la Junta al (951) 955-1069.

Envíe toda correspondencia escrita a: Secretaria de la Junta, 4080 Lemon Street, 1er Piso, Apartado Postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a [cob@rivco.org](mailto:cob@rivco.org).

Fecha: 2 de June de 2025

Kimberly A. Rector, secretaria de la Junta  
Por: Naomi Sicra, Asistente de secretaria de la Junta

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON THE INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240018, IN THE THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 24, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **the Initiation of Foundation Component General Plan Amendment No. 240018 (GPA240018)**. The initiation of GPA240018 to change the General Plan Foundation Component of fourteen (14) parcels from Existing: Open Space: Rural (OS: RUR) to Proposed: Rural: Rural Residential (R: RR), to allow for submittal of an application for the allowance to continue and expand the existing Education Facility (Olivet University) through the implementation of a specific plan. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240018 is initiated by the Board of Supervisors. APN(s): 568-030-018 and -019; 568-050-002 and -003; 572-040-001, -002, -004, -009, -010; and 572-050-002, -003, -033, -034, -056, -057, -064, -065 – 1,026.48 Gross Acres. This proposed project is located: north of US Highway 371/Cahuilla Road, east of Reed Valley Road, south of Allesandro / Bautista Road, west of State Highway 74/Pines To Palms Highway in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Initiation of Foundation Component General Plan Amendment No. 240018**.

On March 19, 2025, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ELIZABETH MORA-RODRIGUEZ, PROJECT PLANNER, AT (951) 955-3024 [EMORARODRIGUEZ@RIVCO.ORG](mailto:EMORARODRIGUEZ@RIVCO.ORG).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: June 2, 2025

Kimberly A. Rector, Clerk of the Board  
By: Naomy Sicra, Clerk of the Board Assistant

568030018  
OLIVET UNIVERSITY  
36401 TRIPP FLATS RD  
ANZA CA 92539

572050002  
PLEROS  
2825 E TAHQUITZ CANYON WAY BLDG C  
PALM SPRINGS CA 92262

572050005  
MARLENE DENISE MAY  
P O BOX 390810  
ANZA CA 92539

572050047  
USA RAMONA BAND OF CAHUILLA  
CALIFORNIA  
2800 COTTAGE WAY  
SACRAMENTO CA 95825

572050048  
JAMES PAUL FREDETTE  
PO BOX 9806  
NEWPORT BEACH CA 92658

572050064  
GMCM INV LTD  
444 W OCEAN BLVD # 1508  
LONG BEACH CA 90822

572050065  
GMCM INV  
444 W OCEAN BLV NO 1508  
LONG BEACH CA 90802

572050066  
ROBERT E. TATE  
P O BOX 391625  
ANZA CA 92539

572060006  
BALDEMAR CADENAS MENERA  
27703 MONROE AVE  
ROMOLAND CA 92585

572060007  
MICHAEL C. LEE  
761 JEFFERSON AVE  
SAINT PAUL MN 55102

572060008  
IAN HOOD  
2040 2ND ST  
DELANCO NJ 08075

572060009  
WILLIAM R. ELLIOTT  
36780 QUARTZ WAY  
ANZA CA 92539

572060011  
ROGER LEWIS PITKIN  
PO BOX 891015  
TEMECULA CA 92589

572060029  
SHAUNNA AVILA  
3910 FOXLEY DR  
ESCONDIDO CA 92027

572060045  
PAUL RAMOS  
P O BOX 390436  
ANZA CA 92539

572060046  
JOHN COOPER  
2342 DALADIER DR  
RCH PALOS VERDES CA 90275

572060052  
STEVE ALLEN TIDWELL  
PO BOX 1611  
TEMECULA CA 92593

572060053  
OLIVET UNIVERSITY  
36807 TRIPP FLATS RD  
ANZA CA 92539

572060055  
PEDRO GOMEZ  
24565 AVE 82  
TERRA BELLA CA 93270

572060056  
STUART O. GATER  
36950 TRIPP FLATS RD  
ANZA CA 92539

572060057  
KATHRYN NETTE  
52061 SADDLEBACK RD  
ANZA CA 92539

572060058  
JACK PECKHAM  
52135 SADDLEBACK RD  
ANZA CA 92539

572060059  
AGREEMENT DTD 04/20/92  
925 LA RUEDA DR  
VISTA CA 92084

572060060  
DAVID T. BARRETT  
36825 MURRAY HILLS RD  
ANZA CA 92539

572060062  
LACEY REYNOLDS  
2308 ALTISMA WAY NO 217  
CARLSBAD CA 92009

572060072  
JERALD W. JACKSON  
11212 MC LENNAN AVE  
GRANADA HILLS CA 91344

572060073  
RONALD WILTON JACKSON  
36552 TRIPP FLATS RD  
ANZA CA 92539

572060075  
DEMENT MICHAEL & LAURA LIVING TRUST  
20100 N LAS VEGAS RD  
PRESCOTT AZ 86305

572060076  
PETTY FAMILY TRUST 2/21/2024  
52571 SADDLEBACK RD  
ANZA CA 92539

572060077  
PETTY FAMILY TRUST 2/21/2024  
52571 SADDLEBACK RD  
ANZA CA 92539

572060078  
KATHERINE A. HANSON  
PO BOX 390504  
ANZA CA 92539

572060080  
MAX R. MCLEMORE  
33175 TEMECULA PKY # 337  
TEMECULA CA 92592

572070001  
OLIVET UNIVERSITY  
37071 TRIPP FLAT RD  
ANZA CA 92539

572330001  
OLIVET UNIVERSITY  
36401 TRIPPS FLATS RD  
ANZA CA 92539

572330002  
THOMAS L. TROWBRIDGE  
868 NORSE LN  
ESCONDIDO CA 92025

572330003  
DOOL & ASSOCIATES  
40486 YARDLEY CT  
TEMECULA CA 92591

572330004  
GARRY K. MARCHANT  
PO BOX 390453  
ANZA CA 92539

572330011  
JAVIER ESPINOZA  
1695 REU DE VALLY  
SAN MARCOS CA 92078

572330012  
SENG SOUVANNASANE  
36775 OLD CARY RD  
ANZA CA 92539

572330018  
JESUS ALCANTAR CORVERA  
44610 STEWART WAY  
HEMET CA 92544

572330019  
JOSEPH ORLANDO GUIDO  
6979 PENNY CT  
RANCHO CUCAMONGA CA 91739

572330020  
MANUEL MARTINEZ  
7524 SOLANO ST  
CARLSBAD CA 92009

572330021

BIEDENHARN JOHN D REVOCABLE TRUST  
DTD 10/10/19  
10660 WILSHIRE BLVD # 1106  
LOS ANGELES CA 90024

572330022

MARIN JOHN A  
3483 SITIO BORDE  
CARLSBAD CA 92009

C  
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON THE INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240018, IN THE THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 24, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **the Initiation of Foundation Component General Plan Amendment No. 240018 (GPA240018)**. The initiation of GPA240018 to change the General Plan Foundation Component of fourteen (14) parcels from Existing: Open Space: Rural (OS: RUR) to Proposed: Rural: Rural Residential (R: RR), to allow for submittal of an application for the allowance to continue and expand the existing Education Facility (Olivet University) through the implementation of a specific plan. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240018 is initiated by the Board of Supervisors. APN(s): 568-030-018 and -019; 568-050-002 and -003; 572-040-001, -002, -004, -009, -010; and 572-050-002, -003, -033, -034, -056, -057, -064, -065 – 1,026.48 Gross Acres. This proposed project is located: north of US Highway 371/Cahuilla Road, east of Reed Valley Road, south of Allesandro / Bautista Road, west of State Highway 74/Pines To Palms Highway in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Initiation of Foundation Component General Plan Amendment No. 240018**.

On March 19, 2025, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ELIZABETH MORA-RODRIGUEZ, PROJECT PLANNER, AT (951) 955-3024 [EMORARODRIGUEZ@RIVCO.ORG](mailto:EMORARODRIGUEZ@RIVCO.ORG).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

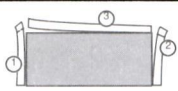
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: June 2, 2025

Kimberly A. Rector, Clerk of the Board  
By: Naomi Sicra, Clerk of the Board Assistant

\* 7877981 7878014

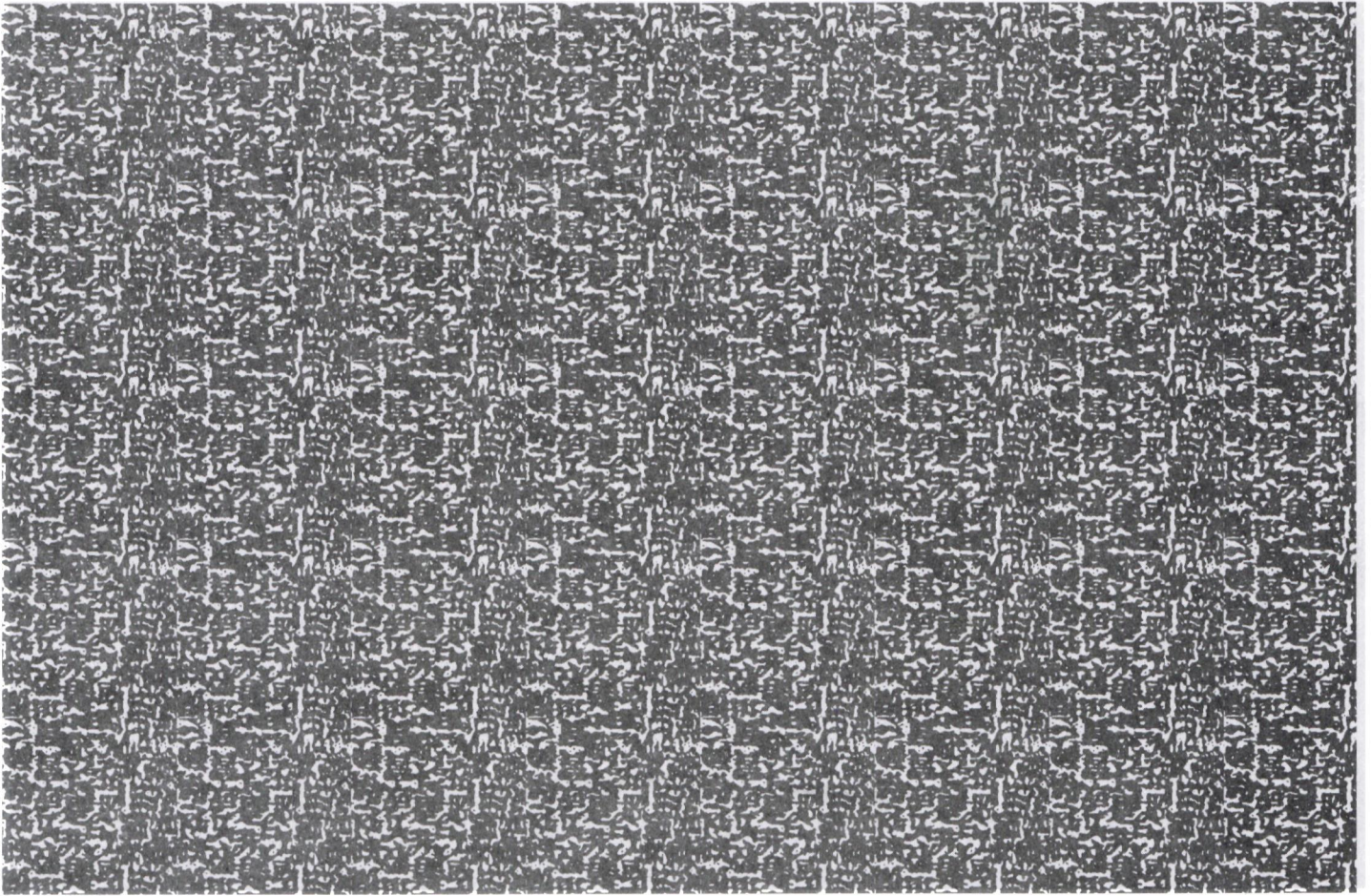
PSEMPV



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

**PUBLIC HEARING NOTICE**  
*This may affect your property*

PRESORTED  
FIRST CLASS



US POSTAGE PAID BY PITNEY BOWES



ZIP 92504 \$ 000.63<sup>6</sup>  
02 4W  
0000348270 JUN 03 2025

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

572060011  
ROGER LEWIS PITKIN  
PO BOX 891015  
TEMECULA CA 92589

2025 JUN 10 AM 11:10  
CLERK OF SUPERIOR COURT  
COUNTY OF RIVERSIDE, CALIFORNIA

SEE OTHER  
FOR  
OPENING INSTRUCTIONS

NIXIE 911 DE 1260 0006/05/25  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK  
92502>1147  
BY J-OMN 02080

BC: 92502114747 \*2252-01307-05-18

C

**AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA NO. 240018 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN, EN EL TERCER DISTRITO DE SUPERVISIÓN**

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1er Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **Martes 24 de Junio de 2025 a las 10:00 A.M.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar **la Iniciación de la Enmienda No. 240018 al Plan General del Componente de Fundación (GPA240018)**. El inicio de GPA240018 para cambiar el Componente de Fundación del Plan General de catorce (14) parcelas de Existente: Espacio Abierto: Rural (OS: RUR) a Propuesto: Rural: Residencial Rural (R: RR), para permitir la presentación de una solicitud de asignación para continuar y expandir la Instalación Educativa existente (Universidad Olivet) a través de la implementación de un plan específico. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240018 propuesto. APN(s): 568-030-018 y -019; 568-050-002 y -003; 572-040-001, -002, -004, -009, -010; y 572-050-002, -003, -033, -034, -056, -057, -064, -065 – 1,026.48 acres bruto. Este proyecto propuesto está ubicado: al norte de la Carretera US 371/Carretera Cahuilla, al este de la Carretera Reed Valley, al sur de la Carretera Alessandro/Bautista, al oeste de la Carretera Estatal 74/Carretera Pines To Palms en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores determine que el Proyecto está **EXENTO** de la Ley de Calidad Ambiental de California (CEQA) y **Apruebe el Inicio de la Enmienda No. 240018 al Plan General del Componente de Fundación**.

El 19 de Marzo de 2025, la Comisión de Planificación recomendó la aprobación del proyecto, tal como se presentó a la Junta de Supervisores, con una votación de 5-0. Los documentos de la reunión del Departamento de Planificación sobre el proyecto propuesto pueden consultarse en línea, con la fecha de la audiencia de la Comisión de Planificación, en la página web de Audiencias Públicas del Departamento de Planificación:  
<https://planning.rctlma.org/Public-Hearings>.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 o [EMORARODRIGUEZ@RIVCO.ORG](mailto:EMORARODRIGUEZ@RIVCO.ORG).

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

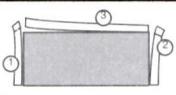
Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o con anterioridad a ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

Alternative formats available upon request to individuals with disabilities. Si necesita una adaptación razonable, comuníquese con la secretaria de la Junta al (951) 955-1069.

Envíe toda correspondencia escrita a: Secretaria de la Junta, 4080 Lemon Street, 1er Piso, Apartado Postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a [cob@rivco.org](mailto:cob@rivco.org).

Fecha: 2 de June de 2025

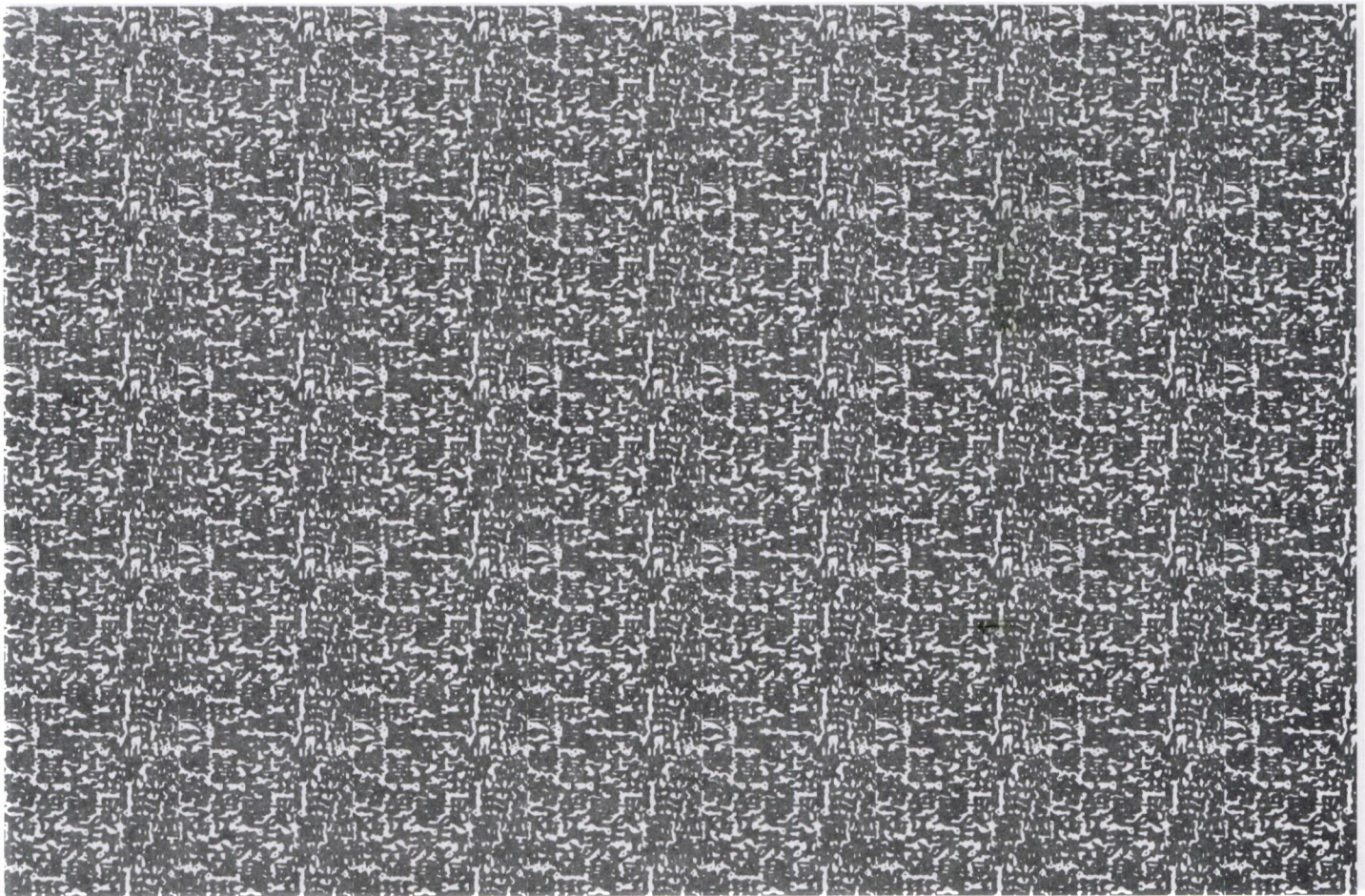
Kimberly A. Rector, secretaria de la Junta  
Por: Naomy Sicra, Asistente de secretaria de la Junta



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION




Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

**PUBLIC HEARING NOTICE**  
*This may affect your property*

PRESORTED  
FIRST CLASS



US POSTAGE <sup>SM</sup>PITNEY BOWES  
  
ZIP 92504 \$ 000.63<sup>6</sup>  
02 4W  
0000348270 JUN 03 2025

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

572060011  
ROGER LEWIS PITKIN  
PO BOX 891015  
TEMECULA CA 92589

2025 JUN 10 11:11:10  
Riverside County Clerk of the Board

NIXIE 911 DE 1260 0006/05/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK

BC: 92502114747 \*2252-01308-05-18

92502>1147  
EYJ-SNM 9250



C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON THE INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240018, IN THE THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 24, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **the Initiation of Foundation Component General Plan Amendment No. 240018 (GPA240018)**. The initiation of GPA240018 to change the General Plan Foundation Component of fourteen (14) parcels from Existing: Open Space: Rural (OS: RUR) to Proposed: Rural: Rural Residential (R: RR), to allow for submittal of an application for the allowance to continue and expand the existing Education Facility (Olivet University) through the implementation of a specific plan. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240018 is initiated by the Board of Supervisors. APN(s): 568-030-018 and -019; 568-050-002 and -003; 572-040-001, -002, -004, -009, -010; and 572-050-002, -003, -033, -034, -056, -057, -064, -065 – 1,026.48 Gross Acres. This proposed project is located: north of US Highway 371/Cahuilla Road, east of Reed Valley Road, south of Allesandro / Bautista Road, west of State Highway 74/Pines To Palms Highway in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Initiation of Foundation Component General Plan Amendment No. 240018**.

On March 19, 2025, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ELIZABETH MORA-RODRIGUEZ, PROJECT PLANNER, AT (951) 955-3024 [EMORARODRIGUEZ@RIVCO.ORG](mailto:EMORARODRIGUEZ@RIVCO.ORG).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

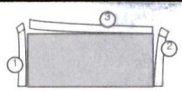
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: June 2, 2025

Kimberly A. Rector, Clerk of the Board  
By: Naomi Sicra, Clerk of the Board Assistant

\* 7877981 7878014

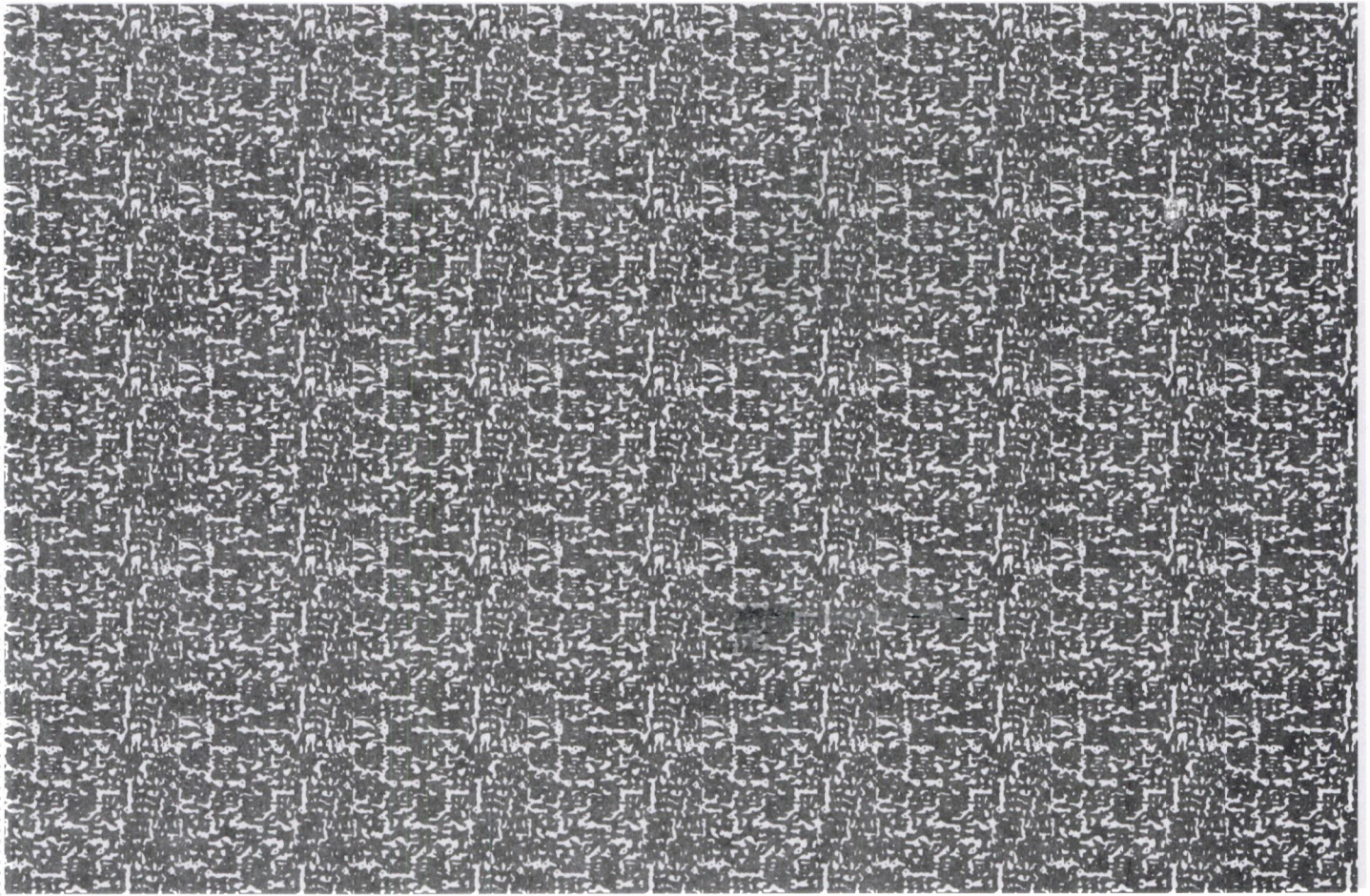
PSEMPV



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

**PUBLIC HEARING NOTICE**  
*This may affect your property*

PRESORTED  
FIRST CLASS



US POSTAGE PAID BY PITNEY BOWES



ZIP 92504 \$ 000.63<sup>6</sup>  
02 4W  
0000348270 JUN 03 2025

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

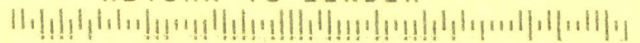
572050002  
PLEROS  
2825 E TAHQUITZ CANYON WAY BLDG C  
PALM SPRINGS CA 92262

910 NFE 1260324100006/06/25  
FORWARD TIME EXP RTN TO SEND  
PLEROS LLC  
2825 JEFFERSON AVE STE E105  
MURRIETA CA 92562-697Z

INT

RETURN TO SENDER

92504 JUN 03 2025



C  
AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA NO. 240018 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN, EN EL TERCER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1er Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **Martes 24 de Junio de 2025 a las 10:00 A.M.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar **la Iniciación de la Enmienda No. 240018 al Plan General del Componente de Fundación (GPA240018)**. El inicio de GPA240018 para cambiar el Componente de Fundación del Plan General de catorce (14) parcelas de Existente: Espacio Abierto: Rural (OS: RUR) a Propuesto: Rural: Residencial Rural (R: RR), para permitir la presentación de una solicitud de asignación para continuar y expandir la Instalación Educativa existente (Universidad Olivet) a través de la implementación de un plan específico. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240018 propuesto. APN(s): 568-030-018 y -019; 568-050-002 y -003; 572-040-001, -002, -004, -009, -010; y 572-050-002, -003, -033, -034, -056, -057, -064, -065 – 1,026.48 acres bruto. Este proyecto propuesto está ubicado: al norte de la Carretera US 371/Carretera Cahuilla, al este de la Carretera Reed Valley, al sur de la Carretera Alessandro/Bautista, al oeste de la Carretera Estatal 74/Carretera Pines To Palms en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores determine que el Proyecto está **EXENTO** de la Ley de Calidad Ambiental de California (CEQA) y **Apruebe el Inicio de la Enmienda No. 240018 al Plan General del Componente de Fundación**.

El 19 de Marzo de 2025, la Comisión de Planificación recomendó la aprobación del proyecto, tal como se presentó a la Junta de Supervisores, con una votación de 5-0. Los documentos de la reunión del Departamento de Planificación sobre el proyecto propuesto pueden consultarse en línea, con la fecha de la audiencia de la Comisión de Planificación, en la página web de Audiencias Públicas del Departamento de Planificación:  
<https://planning.rctlma.org/Public-Hearings>.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 o [EMORARODRIGUEZ@RIVCO.ORG](mailto:EMORARODRIGUEZ@RIVCO.ORG).

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

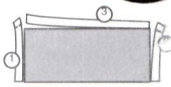
Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o con anterioridad a ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

Alternative formats available upon request to individuals with disabilities. Si necesita una adaptación razonable, comuníquese con la secretaria de la Junta al (951) 955-1069.

Envíe toda correspondencia escrita a: Secretaria de la Junta, 4080 Lemon Street, 1er Piso, Apartado Postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a [cob@rivco.org](mailto:cob@rivco.org).

Fecha: 2 de June de 2025

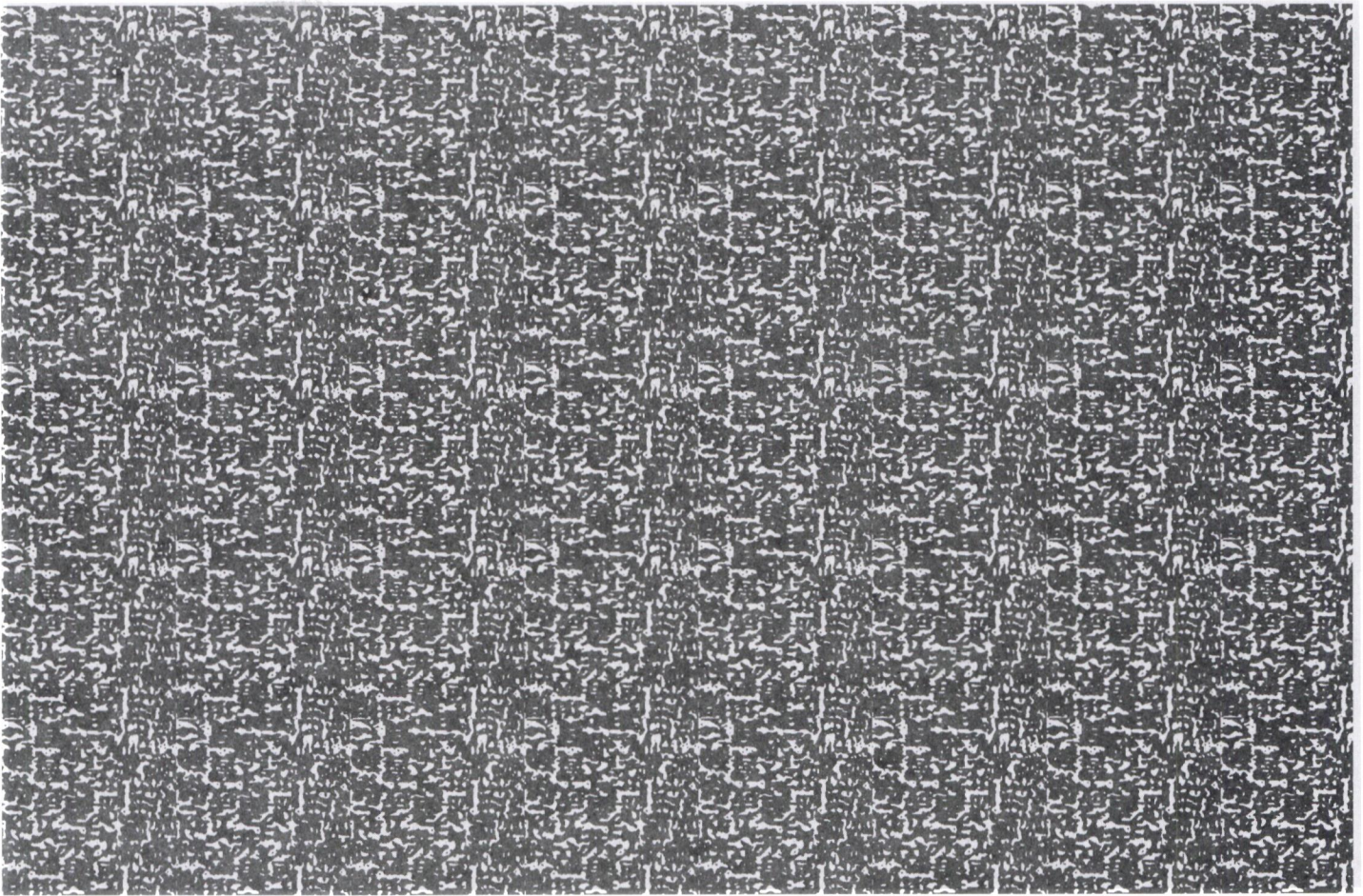
Kimberly A. Rector, secretaria de la Junta  
Por: Naomy Sicra, Asistente de secretaria de la Junta



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

**PUBLIC HEARING NOTICE**  
*This may affect your property*

PRESORTED  
FIRST CLASS



US POSTAGE PAID BY PITNEY BOWES



ZIP 92504 \$ 000.63<sup>6</sup>  
02 4W  
0000348270 JUN 03 2025

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

572050002  
PLEROS  
2825 E TAHQUITZ CANYON WAY BLDG C  
PALM SPRINGS CA 92262

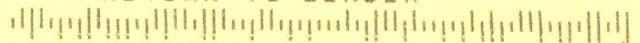
2025 JUN 11 11:11:00

910 NFE 126032410005/05/25  
FORWARD TIME EXP RTN TO SEND  
PLEROS LLC  
26323 JEFFERSON AVE STE E105  
MURRIETA CA 92562-6972

INT

RETURN TO SENDER

92502>1147  
EYJ-SNM 92604



C **NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON THE INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240018, IN THE THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 24, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **the Initiation of Foundation Component General Plan Amendment No. 240018 (GPA240018)**. The initiation of GPA240018 to change the General Plan Foundation Component of fourteen (14) parcels from Existing: Open Space: Rural (OS: RUR) to Proposed: Rural: Rural Residential (R: RR), to allow for submittal of an application for the allowance to continue and expand the existing Education Facility (Olivet University) through the implementation of a specific plan. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240018 is initiated by the Board of Supervisors. APN(s): 568-030-018 and -019; 568-050-002 and -003; 572-040-001, -002, -004, -009, -010; and 572-050-002, -003, -033, -034, -056, -057, -064, -065 – 1,026.48 Gross Acres. This proposed project is located: north of US Highway 371/Cahuilla Road, east of Reed Valley Road, south of Allesandro / Bautista Road, west of State Highway 74/Pines To Palms Highway in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Approve Initiation of Foundation Component General Plan Amendment No. 240018.**

On March 19, 2025, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ELIZABETH MORA-RODRIGUEZ, PROJECT PLANNER, AT (951) 955-3024 [EMORARODRIGUEZ@RIVCO.ORG](mailto:EMORARODRIGUEZ@RIVCO.ORG).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

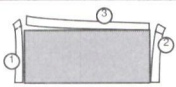
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: June 2, 2025

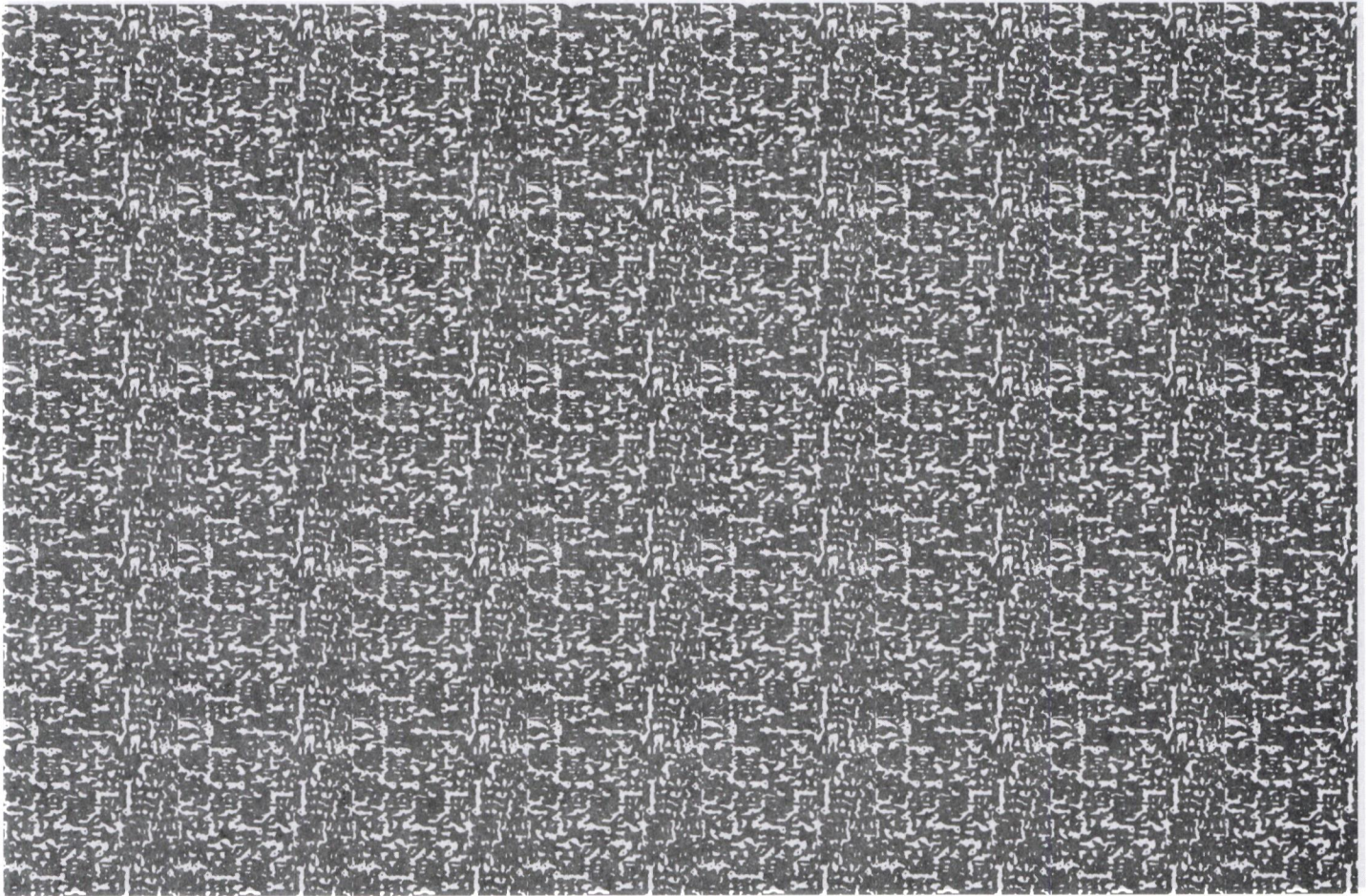
Kimberly A. Rector, Clerk of the Board  
By: Naomi Sicra, Clerk of the Board Assistant



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

**PUBLIC HEARING NOTICE**  
*This may affect your property*

PRESORTED  
FIRST CLASS



US POSTAGE PAID BY PITNEY BOWES



ZIP 92504 \$ 000.63<sup>6</sup>  
02 4W  
0000348270 JUN 03 2025

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

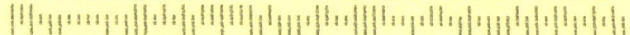
572060057  
KATHRYN NETTE  
52061 SADDLEBACK RD  
ANZA CA 92539

2025 JUN 15 PM 1:42

NIXIE 911 DE 1260 0006/11/25

RETURN TO SENDER  
NO MAIL RECEIPTABLE  
UNABLE TO FORWARD

BC: 92502114747 \*2052-06494-11-10



NMR  
92502 > 1147  
EYJ-0NN 02539

**AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA NO. 240018 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN, EN EL TERCER DISTRITO DE SUPERVISIÓN**

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1er Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **Martes 24 de Junio de 2025 a las 10:00 A.M.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar **la Iniciación de la Enmienda No. 240018 al Plan General del Componente de Fundación (GPA240018)**. El inicio de GPA240018 para cambiar el Componente de Fundación del Plan General de catorce (14) parcelas de Existente: Espacio Abierto: Rural (OS: RUR) a Propuesto: Rural: Residencial Rural (R: RR), para permitir la presentación de una solicitud de asignación para continuar y expandir la Instalación Educativa existente (Universidad Olivet) a través de la implementación de un plan específico. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240018 propuesto. APN(s): 568-030-018 y -019; 568-050-002 y -003; 572-040-001, -002, -004, -009, -010; y 572-050-002, -003, -033, -034, -056, -057, -064, -065 – 1,026.48 acres bruto. Este proyecto propuesto está ubicado: al norte de la Carretera US 371/Carretera Cahuilla, al este de la Carretera Reed Valley, al sur de la Carretera Alessandro/Bautista, al oeste de la Carretera Estatal 74/Carretera Pines To Palms en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores determine que el Proyecto está **EXENTO** de la Ley de Calidad Ambiental de California (CEQA) y **Apruebe el Inicio de la Enmienda No. 240018 al Plan General del Componente de Fundación**.

El 19 de Marzo de 2025, la Comisión de Planificación recomendó la aprobación del proyecto, tal como se presentó a la Junta de Supervisores, con una votación de 5-0. Los documentos de la reunión del Departamento de Planificación sobre el proyecto propuesto pueden consultarse en línea, con la fecha de la audiencia de la Comisión de Planificación, en la página web de Audiencias Públicas del Departamento de Planificación:  
<https://planning.rctlma.org/Public-Hearings>.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 o [EMORARODRIGUEZ@RIVCO.ORG](mailto:EMORARODRIGUEZ@RIVCO.ORG).

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

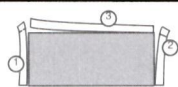
Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o con anterioridad a ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

Alternative formats available upon request to individuals with disabilities. Si necesita una adaptación razonable, comuníquese con la secretaria de la Junta al (951) 955-1069.

Envíe toda correspondencia escrita a: Secretaria de la Junta, 4080 Lemon Street, 1er Piso, Apartado Postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a [cob@rivco.org](mailto:cob@rivco.org).

Fecha: 2 de June de 2025

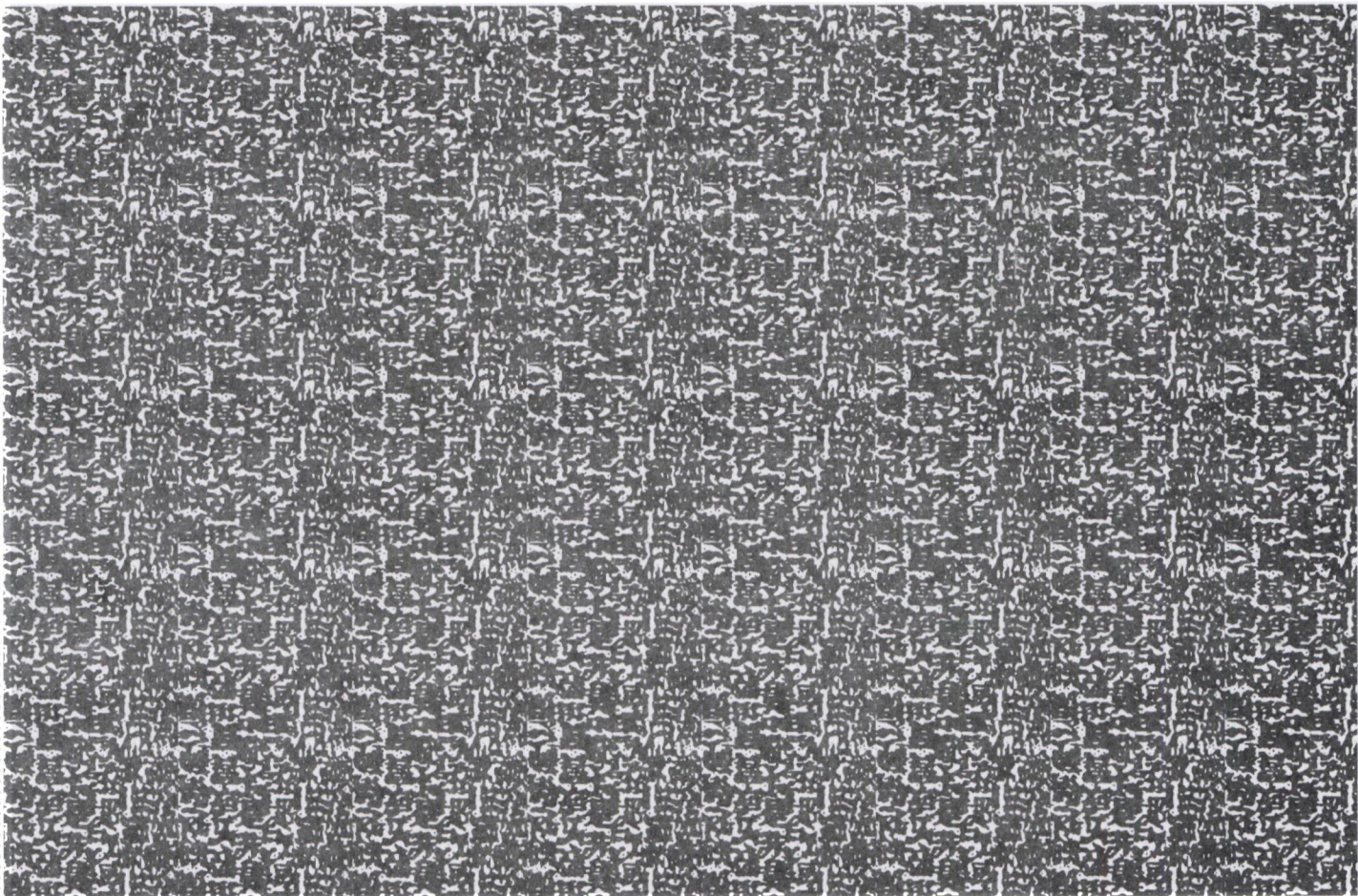
Kimberly A. Rector, secretaria de la Junta  
Por: Naomy Sicra, Asistente de secretaria de la Junta



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

**PUBLIC HEARING NOTICE**  
*This may affect your property*

PRESORTED  
FIRST CLASS



US POSTAGE™PITNEY BOWES



ZIP 92504 \$ 000.63<sup>6</sup>  
02 4W  
0000348270 JUN 03 2025

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

SEE OTHER  
SIDE FOR  
OPENING INSTRUCTIONS

572060057  
KATHRYN NETTE  
52061 SADDLEBACK RD  
ANZA CA 92539

2025 JUN 15 PM 1:42

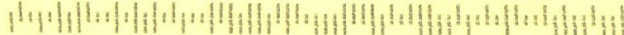
NIXIE 911 DE 1260 0006/11/25

RETURN TO SENDER  
NO MAIL RECEIPTABLE  
UNABLE TO FORWARD

NMR

BC: 92502114747 \*2052-06495-11-10

92502 1147  
BY J-TOMM 0250



**Lopez, Daniel**

---

**From:** Acquia Mail  
**Sent:** Monday, June 23, 2025 8:47 AM  
**To:** Clerk of the Board  
**Subject:** Public Comments Web Submission  
**Attachments:** ehl-item-22,-june-24,-2025-opposition.pdf



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,  
Riverside County Clerk of the Board

Submitted on June 23, 2025

Submitted values are:

**First Name**

Dan

**Last Name**

Silver

**Address (Street, City and Zip)**

PO Box 71001, Los Angeles 90071

**Phone**

[2138042750](tel:2138042750)

**Email**

[dsilverla@me.com](mailto:dsilverla@me.com)

**Agenda Date**

06/24/2025

**Agenda Item # or Public Comment**

22.1

**State your position below**

Oppose

**Comments**

See attached letter.

**Attachments (Must be .pdf, .doc, or .docx)**

[ehl-item-22,-june-24,-2025-opposition.pdf](#)

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



June 23, 2025

The Hon. V. Manuel Perez, Chair  
Riverside County Board of Supervisors  
4080 Lemon St, Third Floor  
Riverside CA 92501

**RE: Item 22, June 24, 2025, General Plan Initiation Proposal GPA240018, Olivet University – *OPPOSITION***

Dear Chair Perez and Board Members:

Endangered Habitats League (EHL) respectfully urges your Board to deny the request for GPA initiation. This proposal, which from a land-use standpoint makes no sense, is in no shape for initiation.

For your reference, EHL is a regional conservation group and long-standing stakeholder in County planning endeavors. We served on all three Advisory Committees for the Integrated Project which led to the adoption of today's General Plan. We continue to focus on combined economic and environmental development.

The proposed GPA is to redesignate close to nearly 1000 acres of land designated Open Space-Rural to Rural Residential to ostensibly "allow" a Specific Plan to expand Olivet University. However, *no change in the property's general plan designation is needed* to initiate a Specific Plan for the comprehensive planning of multiple parcels, nor should any general plan amendment be considered by the Board in the absence of a proposed specific plan identifying the actual land uses Olivet is proposing for the property. *Thus, the initiation makes no sense from a legal or planning perspective.*

What is really going on here? The proposal is to change the foundation component of the property from Open Space to Rural and massively up-designate the land from the General Plan's lowest residential density of 1 du/20 acres to the much more intensive 1 du/5 acres of Rural Residential. Such redesignation has no bearing on any proposed campus expansion, but *would* open the door to converting nearly 1000 acres of open space to residential development. Certainly the University does not intend to house students on 5-acre estate lots.

In fact, once this General Plan amendment occurs—and the monetary value of the land multiplies—*there is no requirement for the University to actually undertake a Specific Plan at all.* According to the staff report, the amendment only "allows" for a Specific Plan. If anything, this proposal appears to be less about school expansion and more about real estate speculation,

particularly given that the school was recently ordered to close by the State of California.<sup>1</sup> The true nature of this request is difficult to discern—opacity that is *inconsistent* with all other initiation requests, which are transparent and explicit as to their intended purpose.

Please recall that, per the General Plan, Open Space-Rural means that these lands are “remote, privately owned open space areas with limited access and a lack of public services.” As explained in the REMAP Area Plan, “open space is really a part of the public infrastructure,” and the preservation of the scenic and natural resources of “this spectacular mountain and valley region . . . gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision.” The nothing about the character of the Olivet property has changed that would justify a redesignation of its foundational component. It remains critically important open space, providing an essential buffer between existing residential uses and lands designated Open Space-Conservation Habitat, which are lands to be managed pursuant to the MSHCP.

A proposal to redesignate lands for a much more intensive use requiring better access and services—without any proposal put forward for what that use would be or how expanded access and services would be provided—is reason enough to reject the initiation request. A legitimate campus expansion does not necessitate such a huge change in land use designation. The initiation request is particularly problematic here, because redesignation to residential use would significantly prejudice MSHCP assembly.

Your scrutiny of this thoroughly illogical request should be heightened by recent news reports involving the applicant and its affiliates.<sup>2</sup> All GPA requests should be clear and forthcoming, leaving no doubt as to the purpose of the request. Densification of remote OS-Rural land is not a legitimate purpose. If the actual purpose is campus expansion, the applicant should present a Specific Plan of appropriate size, say 50 acres, that identifies and provides

---

<sup>1</sup> According to *Christianity Today*, the State of California ordered the University shut down as it “failed to educate students properly and that it has not maintained adequate educational records . . . ‘The only degree of discipline that would protect the public is the revocation of respondent’s approval to operate,’ wrote Nye-Perkins, after hearings prompted by a [complaint](#) filed by California’s Bureau for Private Postsecondary Education.” The school is appealing and attempting to continue to operate under a religious exemption. The same report noted that New York state had shut down another Olivet campus in 2022 for alleged financial mismanagement.” <<https://www.christianitytoday.com/2024/12/olivet-university-loses-license-california-david-jang/>> Also see <<https://www.newsweek.com/david-jangs-olivet-university-ordered-shut-down-california-2001012>>

<sup>2</sup> Olivet was founded by pastor David Jang. According to *Ministry Watch* and the *New York Times*, in 2020, “former executives from two Jang- affiliated enterprises pleaded guilty to a \$35 million money laundering and fraud scheme after long denying any guilt and claiming that their companies were not connected to each other or to Jang.” <<https://ministrywatch.com/two-plead-guilty-in-fraud-scheme-involving-christian-post-and-olivet-university/>> <<https://www.nytimes.com/2020/02/14/business/media/Etienne-Uzac-newsweek-fraud.html?searchResultPosition=1>> According to *Newsweek*, “The university and Jang followers are also at the center of a federal criminal investigation into money laundering, visa fraud and labor trafficking . . .” <<https://www.newsweek.com/david-jangs-olivet-university-ordered-shut-down-california-2001012>> Also, students have accused the school of abusive practices, which the school has disputed. <<https://www.latimes.com/california/story/2024-09-20/bible-college-students-claim-they-couldnt-leave-freely-and-were-made-to-do-unpaid-labor>>

limits on the proposed development before any General Plan amendment is considered. If Olivet University is to turn the corner on its current problems—and we wish it well—it should start by submitting a request that is transparent and makes legal and planning sense. EHL would be happy to collaborate with the University on a realistic Specific Plan (and GPA, if needed) for campus expansion that satisfies its educational and student needs but that also satisfies MSHCP requirements and is consistent with the goals of the General Plan.

Yours truly,



Dan Silver  
Executive Director

cc: Planning Department

## Lopez, Daniel

---

**From:** Dan Silver <dsilverla@me.com>  
**Sent:** Monday, June 23, 2025 8:43 AM  
**To:** Clerk of the Board  
**Subject:** URGENT - Board of Supervisor, Item 22, June 24, 2025 - OPPOSITION  
**Attachments:** EHL-Item 22, June 24, 2025-Opposition.pdf

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

TO: Clerk of the Board  
FROM: Dan Silver, EHL

Please distribute to Board Members and staff prior to the meeting.

Thank you in advance

### *NOTE NEW MAILING ADDRESS*

Dan Silver, Executive Director  
Endangered Habitats League  
505 S Flower St #71001  
PO Box 71001  
Los Angeles CA 90071

213-804-2750  
dsilverla@me.com  
<https://ehleague.org>

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



June 23, 2025

The Hon. V. Manuel Perez, Chair  
Riverside County Board of Supervisors  
4080 Lemon St, Third Floor  
Riverside CA 92501

**RE: Item 22, June 24, 2025, General Plan Initiation Proposal GPA240018, Olivet University – *OPPOSITION***

Dear Chair Perez and Board Members:

Endangered Habitats League (EHL) respectfully urges your Board to *deny* the request for GPA initiation. This proposal, which from a land-use standpoint makes no sense, is in no shape for initiation.

For your reference, EHL is a regional conservation group and long-standing stakeholder in County planning endeavors. We served on all three Advisory Committees for the Integrated Project which led to the adoption of today's General Plan. We continue to focus on combined economic and environmental development.

The proposed GPA is to redesignate close to nearly 1000 acres of land designated Open Space-Rural to Rural Residential to ostensibly "allow" a Specific Plan to expand Olivet University. However, *no change in the property's general plan designation is needed* to initiate a Specific Plan for the comprehensive planning of multiple parcels, nor should any general plan amendment be considered by the Board in the absence of a proposed specific plan identifying the actual land uses Olivet is proposing for the property. *Thus, the initiation makes no sense from a legal or planning perspective.*

What is really going on here? The proposal is to change the foundation component of the property from Open Space to Rural and massively up-designate the land from the General Plan's lowest residential density of 1 du/20 acres to the much more intensive 1 du/5 acres of Rural Residential. Such redesignation has no bearing on any proposed campus expansion, but *would* open the door to converting nearly 1000 acres of open space to residential development. Certainly the University does not intend to house students on 5-acre estate lots.

In fact, once this General Plan amendment occurs—and the monetary value of the land multiplies—*there is no requirement for the University to actually undertake a Specific Plan at all.* According to the staff report, the amendment only "allows" for a Specific Plan. If anything, this proposal appears to be less about school expansion and more about real estate speculation,

particularly given that the school was recently ordered to close by the State of California.<sup>1</sup> The true nature of this request is difficult to discern—opacity that is *inconsistent* with all other initiation requests, which are transparent and explicit as to their intended purpose.

Please recall that, per the General Plan, Open Space-Rural means that these lands are “remote, privately owned open space areas with limited access and a lack of public services.” As explained in the REMAP Area Plan, “open space is really a part of the public infrastructure,” and the preservation of the scenic and natural resources of “this spectacular mountain and valley region . . . gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision.” The nothing about the character of the Olivet property has changed that would justify a redesignation of its foundational component. It remains critically important open space, providing an essential buffer between existing residential uses and lands designated Open Space-Conservation Habitat, which are lands to be managed pursuant to the MSHCP.

A proposal to redesignate lands for a much more intensive use requiring better access and services—without any proposal put forward for what that use would be or how expanded access and services would be provided—is reason enough to reject the initiation request. A legitimate campus expansion does not necessitate such a huge change in land use designation. The initiation request is particularly problematic here, because redesignation to residential use would significantly prejudice MSHCP assembly.

Your scrutiny of this thoroughly illogical request should be heightened by recent news reports involving the applicant and its affiliates.<sup>2</sup> All GPA requests should be clear and forthcoming, leaving no doubt as to the purpose of the request. Densification of remote OS-Rural land is not a legitimate purpose. If the actual purpose is campus expansion, the applicant should present a Specific Plan of appropriate size, say 50 acres, that identifies and provides

---

<sup>1</sup> According to *Christianity Today*, the State of California ordered the University shut down as it “failed to educate students properly and that it has not maintained adequate educational records . . . ‘The only degree of discipline that would protect the public is the revocation of respondent’s approval to operate,’” wrote Nye-Perkins, after hearings prompted by a complaint filed by California’s Bureau for Private Postsecondary Education.” The school is appealing and attempting to continue to operate under a religious exemption. The same report noted that New York state had shut down another Olivet campus in 2022 for alleged financial mismanagement.” <<https://www.christianitytoday.com/2024/12/olivet-university-loses-license-california-david-jang/>> Also see <<https://www.newsweek.com/david-jangs-olivet-university-ordered-shut-down-california-2001012>>

<sup>2</sup> Olivet was founded by pastor David Jang. According to *Ministry Watch* and the *New York Times*, in 2020, “former executives from two Jang- affiliated enterprises pleaded guilty to a \$35 million money laundering and fraud scheme after long denying any guilt and claiming that their companies were not connected to each other or to Jang.” <<https://ministrywatch.com/two-plead-guilty-in-fraud-scheme-involving-christian-post-and-olivet-university/>> <<https://www.nytimes.com/2020/02/14/business/media/Etienne-Uzac-newsweek-fraud.html?searchResultPosition=1>> According to *Newsweek*, “The university and Jang followers are also at the center of a federal criminal investigation into money laundering, visa fraud and labor trafficking . . .” <<https://www.newsweek.com/david-jangs-olivet-university-ordered-shut-down-california-2001012>> Also, students have accused the school of abusive practices, which the school has disputed. <<https://www.latimes.com/california/story/2024-09-20/bible-college-students-claim-they-couldnt-leave-freely-and-were-made-to-do-unpaid-labor>>

limits on the proposed development before any General Plan amendment is considered. If Olivet University is to turn the corner on its current problems—and we wish it well—it should start by submitting a request that is transparent and makes legal and planning sense. EHL would be happy to collaborate with the University on a realistic Specific Plan (and GPA, if needed) for campus expansion that satisfies its educational and student needs but that also satisfies MSHCP requirements and is consistent with the goals of the General Plan.

Yours truly,



Dan Silver  
Executive Director

cc: Planning Department

## Lopez, Daniel

---

**From:** Acquia Mail  
**Sent:** Friday, June 20, 2025 4:36 PM  
**To:** dsilverla@me.com  
**Cc:** Clerk of the Board  
**Subject:** Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250624**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 20, 2025

Submitted values are:

**First Name**

Dan

**Last Name**

Silver

**Address (Street, City and Zip)**

PO Box 71001, Los Angeles 90071

**Phone**

[2138042750](tel:2138042750)

**Email**

[dsilverla@me.com](mailto:dsilverla@me.com)

**Agenda Date**

06/24/2025

**Agenda Item # or Public Comment**

22

**State your position below**

Oppose

**Do you need a Spanish translator?**

No

**Comments**

See comments submitted through portal.

## Flores, Kate

---

**From:** Mora-Rodriguez, Elizabeth  
**Sent:** Wednesday, June 11, 2025 4:12 PM  
**To:** Clerk of the Board  
**Subject:** Minute Track No. 27840 - GPA240018 Public Comment  
**Attachments:** MT No. 27840 - GPA240018 Public Comment Nicole Enke\_Dated 6.11.25.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon,

Attached is a Public Comment received for the Board of Supervisors meeting of June 24, 2025, for Minute Track No. 27840 – GPA240018 (Initiation Proceedings of Foundation Component). Since the Agenda is not yet posted, I am unable to place an Item No.

Please let me know if there is an additional step that I need to take.

Thank you,



Elizabeth Mora-Rodriguez  
Senior Planner  
Planning Department  
TLMA | County of Riverside  
Office: 4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA, CA 92501  
Direct: (951) 955-3024 | Office: (951) 955-3200  
[emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org) | [planning.rctlma.org](http://planning.rctlma.org)  
**How are we doing? [Click the link to tell us](#)**

**From:** [Nicole Enke](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** In support of Olivet University for the upcoming General Plan Amendment review.  
**Date:** Wednesday, June 11, 2025 2:15:13 PM

---

**CAUTION:** This email originated externally from the [Riverside County](#) email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Nicole Enke  
52055 Wheeler Rd  
Anza, CA 92539  
(951) 337-1766  
June 11, 2025

To Whom It May Concern,

I am writing in support of Olivet University as it relates to the upcoming General Plan Amendment review.

My name is Nicole Enke, and I have lived in Anza for the past four years. During this time, I've had many opportunities to observe and interact with Olivet University and its community. They have consistently shown themselves to be a positive and respectful presence in our town.

I've visited the Olivet campus and seen firsthand how well they've maintained and improved the property. The peaceful, beautiful environment reflects their care and commitment to the area. I've also met several of their students and have always found them to be polite, well-educated, and thoughtful individuals.

You'll often see Olivet students at local worship and praise nights, where their warm, welcoming spirit is a blessing to others. Even though I haven't personally been involved in the food drives they support, I know they regularly donate and volunteer their time for community projects, always with a genuine heart to serve.

Olivet University lives out strong Christian values and contributes in meaningful ways to Anza. Their presence adds value to our town, and I believe they should be recognized as an asset to this community.

If you have any questions or would like to speak with me directly, please feel free to reach out.

Sincerely,  
Nicole Enke

**Flores, Kate**

---

**From:** Mora-Rodriguez, Elizabeth  
**Sent:** Monday, June 16, 2025 7:48 AM  
**To:** Clerk of the Board  
**Subject:** RE: Minute Track No. 27840 - GPA240018 Public Comment  
**Attachments:** MT No. 27840 - GPA240018 Public Comment Hyewon Lee\_Dated 6.16.25.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

Attached is a 2<sup>nd</sup> public comment received for Minute Track No. 27840 - GPA240018.

Elizabeth Mora-Rodriguez  
Senior Planner  
Planning Department  
TLMA – Riverside County  
Direct Line: 951.955.3024

---

**From:** Clerk of the Board <COB@RIVCO.ORG>  
**Sent:** Wednesday, June 11, 2025 4:33 PM  
**To:** Mora-Rodriguez, Elizabeth <EMoraRodriguez@Rivco.org>  
**Subject:** RE: Minute Track No. 27840 - GPA240018 Public Comment

Good afternoon,

The Clerk of the Board is in receipt of your email. The Public Comment will be forwarded to the BOS and attached to the agenda item once it has been released

Best regards,

**Riverside County Clerk of the Board of Supervisors**  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
cob@rivco.org  
website: <http://rivcocob.org/>  
<https://www.facebook.com/RivCoCOB/>

To whom it may concern,

Hi, my name is Hyewon Lee, and I am currently a 1st year student at Olivet University, pursuing my Bachelor degree. I am truly grateful to be part of this community, where I have the opportunity not only to grow academically in my studies but also to develop my character and practice my faith through serving the Anza community.

This past year has been a blessing, filled with warm memories in our supportive school environment. I've especially cherished moments like Praise Night, where my friends performed at the local Anza Community Hall, and the chance to serve at the food bank.

Although it can be easy to feel isolated in a place that seems distant from the heart of Anza, I can testify that Olivet has continued to open up many opportunities for students to feel connected and engaged with the Anza community— whether through praise nights, volunteering at the food bank, and also participating in the breast cancer walk. It has been a great year and I am excited for my future years of studying at Olivet.

With warm regards,  
Hyewon Lee

Please feel free to reach out to me for any questions you may have!

[hyewonlee@gmail.com](mailto:hyewonlee@gmail.com)  
2134206520

**Flores, Kate**

---

**From:** Mora-Rodriguez, Elizabeth  
**Sent:** Monday, June 16, 2025 1:31 PM  
**To:** Clerk of the Board  
**Subject:** RE: Minute Track No. 27840 - GPA240018 Public Comment  
**Attachments:** MT No. 27840 - GPA240018 Public Comment Duckworth\_Dated 6.16.25.pdf; MT No. 27840 - GPA240018 Public Comment Bethany Park\_Dated 6.16.25.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon,

Attached are a 3<sup>rd</sup> & 4<sup>th</sup> public comment received Minute Track No. 27840 - GPA240018.

Elizabeth Mora-Rodriguez  
Senior Planner  
Planning Department  
TLMA – Riverside County  
Direct Line: 951.955.3024

---

**From:** Mora-Rodriguez, Elizabeth  
**Sent:** Monday, June 16, 2025 7:48 AM  
**To:** Clerk of the Board <COB@RIVCO.ORG>  
**Subject:** RE: Minute Track No. 27840 - GPA240018 Public Comment

Good morning,

Attached is a 2<sup>nd</sup> public comment received for Minute Track No. 27840 - GPA240018.

Elizabeth Mora-Rodriguez  
Senior Planner  
Planning Department  
TLMA – Riverside County  
Direct Line: 951.955.3024

---

**From:** Clerk of the Board <COB@RIVCO.ORG>  
**Sent:** Wednesday, June 11, 2025 4:33 PM  
**To:** Mora-Rodriguez, Elizabeth <EMoraRodriguez@Rivco.org>  
**Subject:** RE: Minute Track No. 27840 - GPA240018 Public Comment

Good afternoon,

The Clerk of the Board is in receipt of your email. The Public Comment will be forwarded to the BOS and attached to the agenda item once it has been released

**From:** [Olivia Duckworth](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Support for OU – Valuable Asset to Our Community  
**Date:** Monday, June 16, 2025 12:46:41 PM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Elizabeth Mora-Rodriguez,

I am writing this email to express my strong support for OU and the wonderful role it plays in our community.

I have gotten to know OU over time — whether through attending their worship and praise nights, meeting their friendly and well-educated students, or seeing first-hand the improvement they have made to their property. The campus is not only well maintained and beautiful, but it also reflects a deep commitment to education, service, and community.

OU's generosity in donating to community initiatives, their strong Christian values, and their ability to produce graduates who are polite, responsible, and well-prepared for the future make them a true asset to our community. It is a privilege to have them here, and I hope their work and presence continue to flourish for years to come.

Sincerely,  
Sungmi Duckworth  
415 715 7779  
52500 Wheeler Rd. Anza CA 92539

**Flores, Kate**

---

**From:** Mora-Rodriguez, Elizabeth  
**Sent:** Monday, June 16, 2025 1:31 PM  
**To:** Clerk of the Board  
**Subject:** RE: Minute Track No. 27840 - GPA240018 Public Comment  
**Attachments:** MT No. 27840 - GPA240018 Public Comment Duckworth\_Dated 6.16.25.pdf; MT No. 27840 - GPA240018 Public Comment Bethany Park\_Dated 6.16.25.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon,

Attached are a 3<sup>rd</sup> & 4<sup>th</sup> public comment received Minute Track No. 27840 - GPA240018.

Elizabeth Mora-Rodriguez  
Senior Planner  
Planning Department  
TLMA – Riverside County  
Direct Line: 951.955.3024

---

**From:** Mora-Rodriguez, Elizabeth  
**Sent:** Monday, June 16, 2025 7:48 AM  
**To:** Clerk of the Board <COB@RIVCO.ORG>  
**Subject:** RE: Minute Track No. 27840 - GPA240018 Public Comment

Good morning,

Attached is a 2<sup>nd</sup> public comment received for Minute Track No. 27840 - GPA240018.

Elizabeth Mora-Rodriguez  
Senior Planner  
Planning Department  
TLMA – Riverside County  
Direct Line: 951.955.3024

---

**From:** Clerk of the Board <COB@RIVCO.ORG>  
**Sent:** Wednesday, June 11, 2025 4:33 PM  
**To:** Mora-Rodriguez, Elizabeth <EMoraRodriguez@Rivco.org>  
**Subject:** RE: Minute Track No. 27840 - GPA240018 Public Comment

Good afternoon,

The Clerk of the Board is in receipt of your email. The Public Comment will be forwarded to the BOS and attached to the agenda item once it has been released

**From:** [Bethany H Kim](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Supporting Letter for Olivet University General Plan Amendment  
**Date:** Monday, June 16, 2025 1:02:04 PM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Elizabeth Mora-Rodriguez,

I am writing to express my strong support for the Olivet University General Plan Amendment. I have been a resident of Anza for the past three years and currently serve as a faculty member at Olivet University.

Olivet University has been a tremendous blessing—not only to its own academic community but also to the wider Anza community. The university actively participates in various local events and consistently supports the needs of the Anza community, including students, faculty, staff, and neighbors alike. With a Christ-like mindset, members of the school are always ready to serve and uplift those around them.

I truly believe that the continued development of Olivet University in Anza will contribute to a brighter and more promising future for all.

Sincerely,

Bethany Park  
(Address: 37071 Tripp Flats Rd. Anza, CA 92539  
Phone: 404-247-3243  
Email: [bethanyhpark@gmail.com](mailto:bethanyhpark@gmail.com))

## Lopez, Daniel

---

**From:** Mora-Rodriguez, Elizabeth  
**Sent:** Monday, June 23, 2025 8:07 AM  
**To:** Clerk of the Board  
**Subject:** RE: Minute Track No. 27840 - GPA240018 Public Comment  
**Attachments:** MT No. 27840 - GPA240018 Public Comment Enmei Zuo\_Dated 6.23.25.pdf

Good morning,

Attached is a 5<sup>th</sup> public comment for Board of Supervisor's meeting of 6/24/205 - Agenda Item 22.1 27840 - GPA240018.

Elizabeth Mora-Rodriguez  
Senior Planner  
Planning Department  
TLMA – Riverside County  
Direct Line: 951.955.3024

---

**From:** Mora-Rodriguez, Elizabeth  
**Sent:** Monday, June 16, 2025 1:31 PM  
**To:** Clerk of the Board <COB@RIVCO.ORG>  
**Subject:** RE: Minute Track No. 27840 - GPA240018 Public Comment

Good afternoon,

Attached are a 3<sup>rd</sup> & 4<sup>th</sup> public comment received Minute Track No. 27840 - GPA240018.

Elizabeth Mora-Rodriguez  
Senior Planner  
Planning Department  
TLMA – Riverside County  
Direct Line: 951.955.3024

---

**From:** Mora-Rodriguez, Elizabeth  
**Sent:** Monday, June 16, 2025 7:48 AM  
**To:** Clerk of the Board <COB@RIVCO.ORG>  
**Subject:** RE: Minute Track No. 27840 - GPA240018 Public Comment

Good morning,

Attached is a 2<sup>nd</sup> public comment received for Minute Track No. 27840 - GPA240018.

Elizabeth Mora-Rodriguez  
Senior Planner  
Planning Department  
TLMA – Riverside County  
Direct Line: 951.955.3024

**From:** Clerk of the Board <[COB@RIVCO.ORG](mailto:COB@RIVCO.ORG)>  
**Sent:** Wednesday, June 11, 2025 4:33 PM  
**To:** Mora-Rodriguez, Elizabeth <[EMoraRodriguez@Rivco.org](mailto:EMoraRodriguez@Rivco.org)>  
**Subject:** RE: Minute Track No. 27840 - GPA240018 Public Comment

Good afternoon,

The Clerk of the Board is in receipt of your email. The Public Comment will be forwarded to the BOS and attached to the agenda item once it has been released

Best regards,

**Riverside County Clerk of the Board of Supervisors**

(951) 955-1069 Fax (951) 955-1071

Mail Stop #1010

[cob@rivco.org](mailto:cob@rivco.org)

website: <http://rivcocob.org/>

<https://www.facebook.com/RivCoCOB/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

**From:** Mora-Rodriguez, Elizabeth <[EMoraRodriguez@Rivco.org](mailto:EMoraRodriguez@Rivco.org)>  
**Sent:** Wednesday, June 11, 2025 4:12 PM  
**To:** Clerk of the Board <[COB@RIVCO.ORG](mailto:COB@RIVCO.ORG)>  
**Subject:** Minute Track No. 27840 - GPA240018 Public Comment

Good afternoon,

Attached is a Public Comment received for the Board of Supervisors meeting of June 24, 2025, for Minute Track No. 27840 – GPA240018 (Initiation Proceedings of Foundation Component). Since the Agenda is not yet posted, I am unable to place an Item No.

Please let me know if there is an additional step that I need to take.

Thank you,



Elizabeth Mora-Rodriguez  
Senior Planner  
Planning Department  
TLMA | County of Riverside  
Office: 4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA, CA 92501  
Direct: (951) 955-3024 | Office: (951) 955-3200  
[emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org) | [planning.rctlma.org](http://planning.rctlma.org)  
**How are we doing? [Click the link to tell us](#)**

**From:** [Enmei Zuo](#)  
**To:** [Mora-Rodriguez, Elizabeth](#)  
**Subject:** Olivet University Testimony  
**Date:** Monday, June 23, 2025 12:20:46 AM

---

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Mrs.Mora-Rodriguez,

I am Anna Zuo, I currently reside in the Anza county.

I am writing this email to you because I would like to testify about Olivet University! From my experience, Olivet University have always been a very warm community. They have been very friendly to their neighbor, and in fact, they have donated to the Anza community a few times as well! I have met several of the people from Olivet University and from my encounter with them, they have been friendly and helpful to me. I have also seen many times where the students in Olivet University participated in the local church Praise Night at Anza. The students are very active and passionate in their worship. I always received so much grace listening to their praises. I truly believe that they are a community that can and will continue to bring joy to the community.

Thank you so much for taking your time to read this! I really appreciate it and the works you did for our community as well!

Sincerely,  
Anna

Riverside County Board of Supervisors  
Request to Speak

✓  
+ GPA

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: FRANK MILNER

Address: 36004 Linda Rosea Road

City: Temeacala Zip: 92592

Phone #: 608-332-8832

Date: 6/24/2025 Agenda # 22.1 Olivet Univ GPA

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:  
X Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

\_\_\_\_\_ Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

I give my 3 minutes to: \_\_\_\_\_

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

## BOARD RULES

### Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

### Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. **Speakers are prohibited from bringing signs, placards, or posters into the hearing room.**

### Individual Speaker Limits:

**Individual speakers are limited to a maximum of three (3) minutes.** The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

*Conflict - May not donate time.*

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

**SPEAKER'S NAME:** NATE TRAN

**Address:** 36401 TRIPP FLATS RD.

**City:** ANZA **Zip:** 92539

**Phone #:** 408 455 7736

**Date:** 6/24/25 **Agenda #** 22.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**  **Oppose**  **Neutral**

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

**Support**  **Oppose**  **Neutral**

**I give my 3 minutes to:** FRANK MILLER

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

## BOARD RULES

### Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

### Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. **Speakers are prohibited from bringing signs, placards, or posters into the hearing room.**

### Individual Speaker Limits:

**Individual speakers are limited to a maximum of three (3) minutes.** The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

# Ominic



## Riverside County Board of Supervisors Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Dan Silver

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: \_\_\_\_\_ Agenda # 22.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

\_\_\_\_\_ Support X \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

\_\_\_\_\_ Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

I give my 3 minutes to: \_\_\_\_\_

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

## BOARD RULES

### Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

### Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. **Speakers are prohibited from bringing signs, placards, or posters into the hearing room.**

### Individual Speaker Limits:

**Individual speakers are limited to a maximum of three (3) minutes.** The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

✓

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

**SPEAKER'S NAME:**           An Rivera          

**Address:**           on file          

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Agenda #**           22.1          

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

          ✓           **Support** \_\_\_\_\_ **Oppose** \_\_\_\_\_ **Neutral**  
          counsel          

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

\_\_\_\_\_ **Support** \_\_\_\_\_ **Oppose** \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

Parking validations available for speakers only – see Clerk of the Board.

**(Revised: 04/23/2025)**

## BOARD RULES

### Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

### Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. **Speakers are prohibited from bringing signs, placards, or posters into the hearing room.**

### Individual Speaker Limits:

**Individual speakers are limited to a maximum of three (3) minutes.** The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.