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

ITEM: 22.2
(ID # 28393)
MEETING DATE:
Tuesday, September 09, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240055 (GPA240055) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240055 to change the General Plan Foundation Component of one (1) parcel with split land use from Rural: Rural Residential (R: RR) and Community Development: Medium Density Residential (CD: MDR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project that would subdivide one (1) parcel into five (5) parcels for the development of single-family residential units. 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 GPA240055 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Idyllwild District– REMAP Area Plan – Applicant: Grant Becklund – Existing Zoning: R-1A-5 (One-Family Dwellings – Mountain Resort Minimum Five Acre) – Existing Land Use: Rural: Rural Residential (R: RR) and Community Development: Medium Density Residential (CD: MDR) – south of Marian View Drive, north of Saunders Meadow Road, east of Highway 243, and west of Crestview Drive – APN: 561-210-015 – 5.37 Gross Acres – Not a Project under CEQA. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240055 (GPA240055)**; and,

2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240055 (GPA240055)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy

John Hildebrand, Planning Director 8/25/2025 Rania Odenbaugh, TLMA Director 9/2/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Medina and duly carried, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240055 and requiring the applicant to submit the implementing project within six (6) months.

Ayes:	Medina, Spiegel, Perez and Gutierrez
Nays:	None
Absent:	Washington
Date:	September 9, 2025
xc:	Planning

Kimberly A. Rector
Clerk of the Board
By: _____ Deputy

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 0	$ 0	$ 0	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND

Summary

The Foundation Component General Plan No. 240055 is a proposal to amend the project site's Foundation Component from Rural (R) to Community Development (CD), and amend a portion of its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR), on a parcel totaling 5.37 gross acres, in order to allow for submittal of an application for an implementing project that would subdivide one (1) parcel into five (5) parcels and develop single-family residential units.

The parcel is located south of Marian View Drive, north of Saunders Meadow Road, east of Highway 243, and west of Crestview Drive.

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 (GPA240055) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240055 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR) for 2.5 gross acres of a 5.37 gross acres site.

If the initiation for GPA240055 is approved, the applicant intends to apply for an implementing project that would subdivide the parcel into five (5) parcels and develop single-family residential units.

The parcel is located in the Village Tourist Policy Area.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation

is the Heavy Industrial (HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

The proposed Medium Density Residential (MDR) Land Use Designation allows for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

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 600 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

Five (5) comments were received after the close of the Planning Commission public hearing and as of the writing of this staff report. A cumulative total of seven (7) comments have been received to date. Comments indicated concerns about the effect on wildlife, existing resources and infrastructure, the preservation of the rural character of our community, and issues with traffic and dead trees.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240055 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. Two (2) members of the public provided public testimony.

Of the public comments received, two (2) were against initiation of a General Plan Amendment, and none were in support. Comments for the initiation of the GPA cited an effect on wildlife/animals in the area, maintain a rural and small community, and issues associated with traffic and dead trees.

The Committee discussed the project. The Committee provided support for the initiation, citing support for cleaning up the area and consistency of zoning and maintaining parcel sizes.

After discussion, the committee closed the public hearing.

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

Support: 2nd, 3rd, and 5th Districts
Against:
Neutral:
Not Present: 1st and 4th Districts
Abstain:

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240055 was held before the Planning Commission on March 19, 2025. At that public hearing, the applicant presented their request for the proposal, and the Planning Commission opened the public hearing and accepted public testimony. There was no public testimony for this item. No one spoke in favor or opposition.

The Commission discussed the project. The Commission provided for support for the initiation. The final result of the Planning Commission's discussion of the initiation is provided below.

Support: 1st, 2nd, 3rd, 4th, & 5th 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, 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 as recommended, 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:

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

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 9/3/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

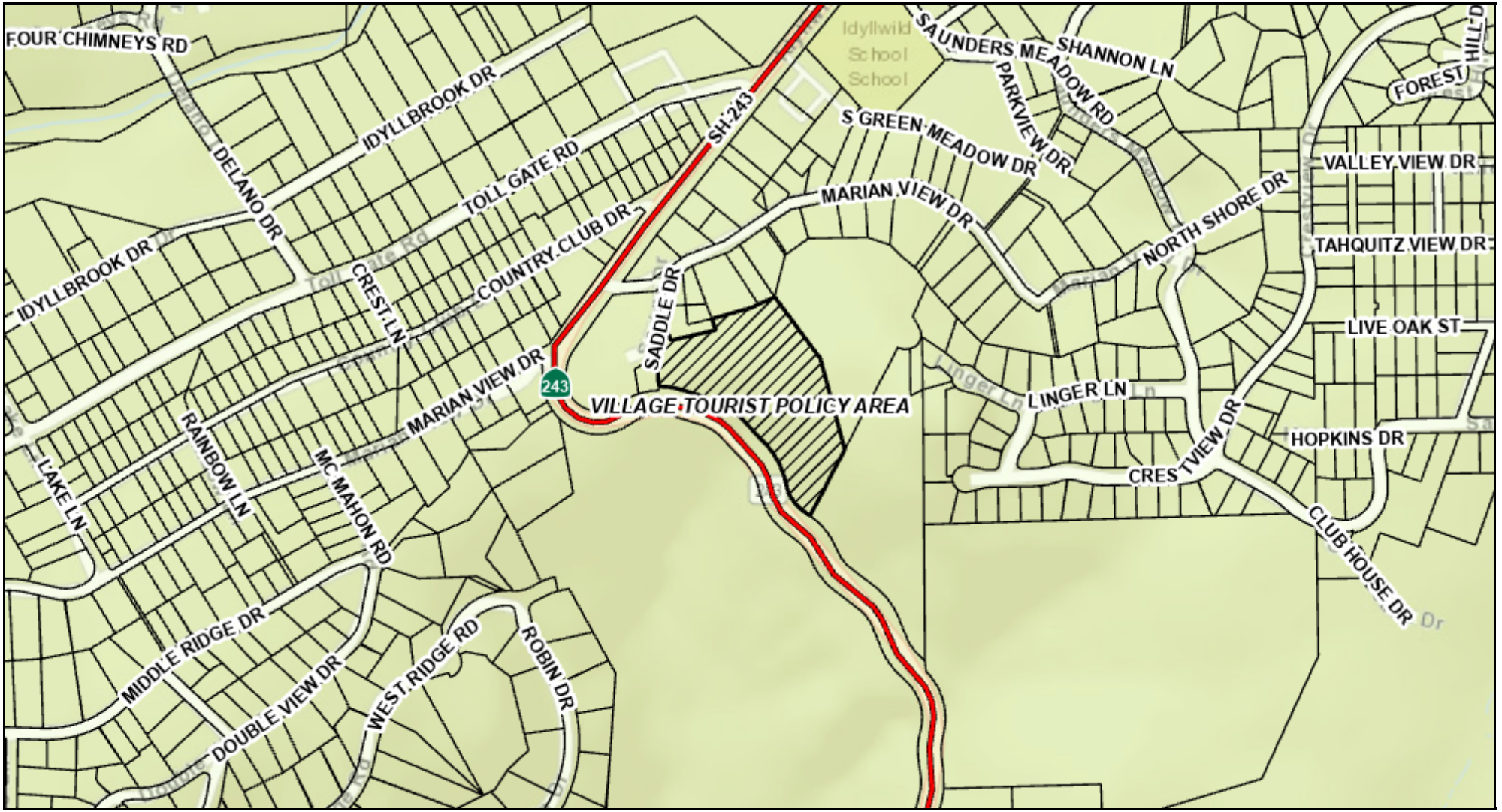
GPA240055

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 7-23-2025



Zoning Area/District: IDYLLWILD

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

0 500 1000 ft

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Foundation Component GPA Cycle Map



7/10/2025, 4:56:38 PM

FGPA Web Map _Query result

FGPA Web Map

Active

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

TLMA - Planning

RCIT-GIS | Riverside County Transportation | Maxar | Esri Community Maps Contributors, Loma Linda University, County of Riverside, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

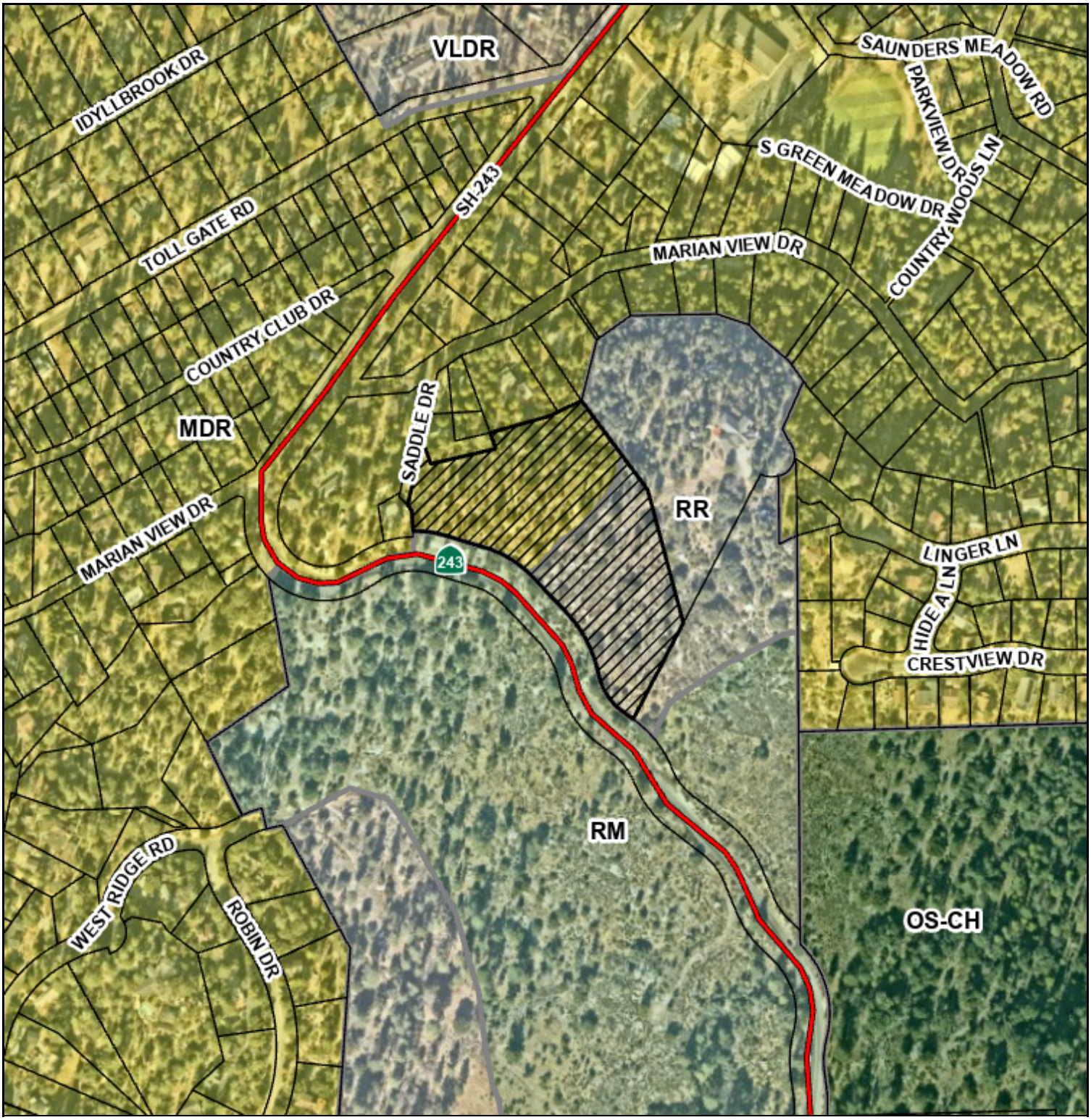
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240055

EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ
District: 4

Date: 7-23-2025
Exhibit: 5



Zoning Area/District: IDYLLWILD

Author:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240055

LAND USE

Supervisor:V MANUEL PEREZ
District: 4

Date: 7-23-2025
Exhibit: 1



Zoning District: IDYLLWILD

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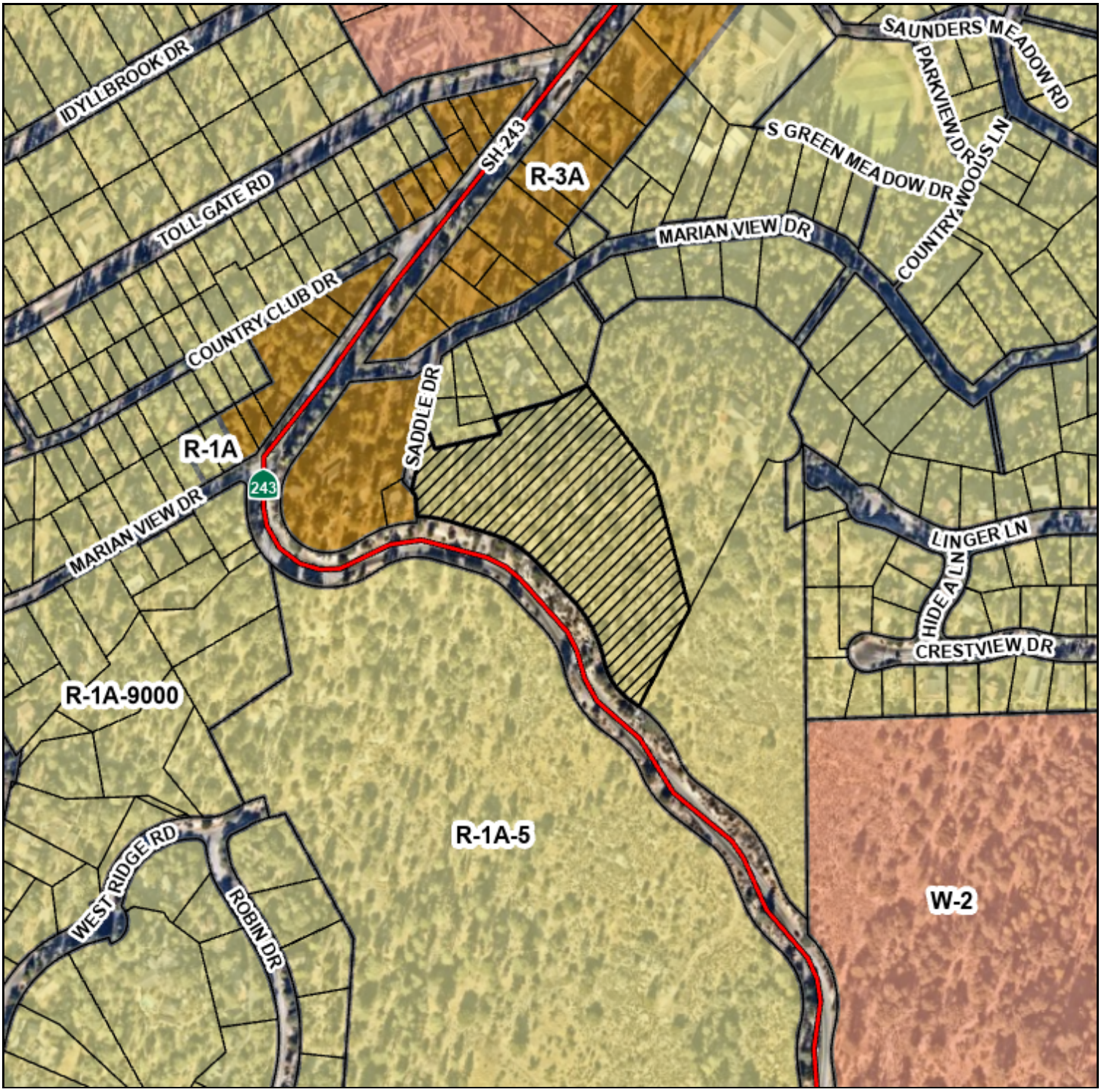
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240055

EXISTING ZONING

Supervisor: V MANUEL PEREZ
District: 4

Date: 7-23-2025
Exhibit: 2



Zoning Area/District: IDYLLWILD

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION
APN: 561-210-015

I, Elizabeth Mora-Rodriguez, certify that on 7.9.2025 the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 600 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Elizabeth Mora-Rodriguez **SIGNATURE:** _____

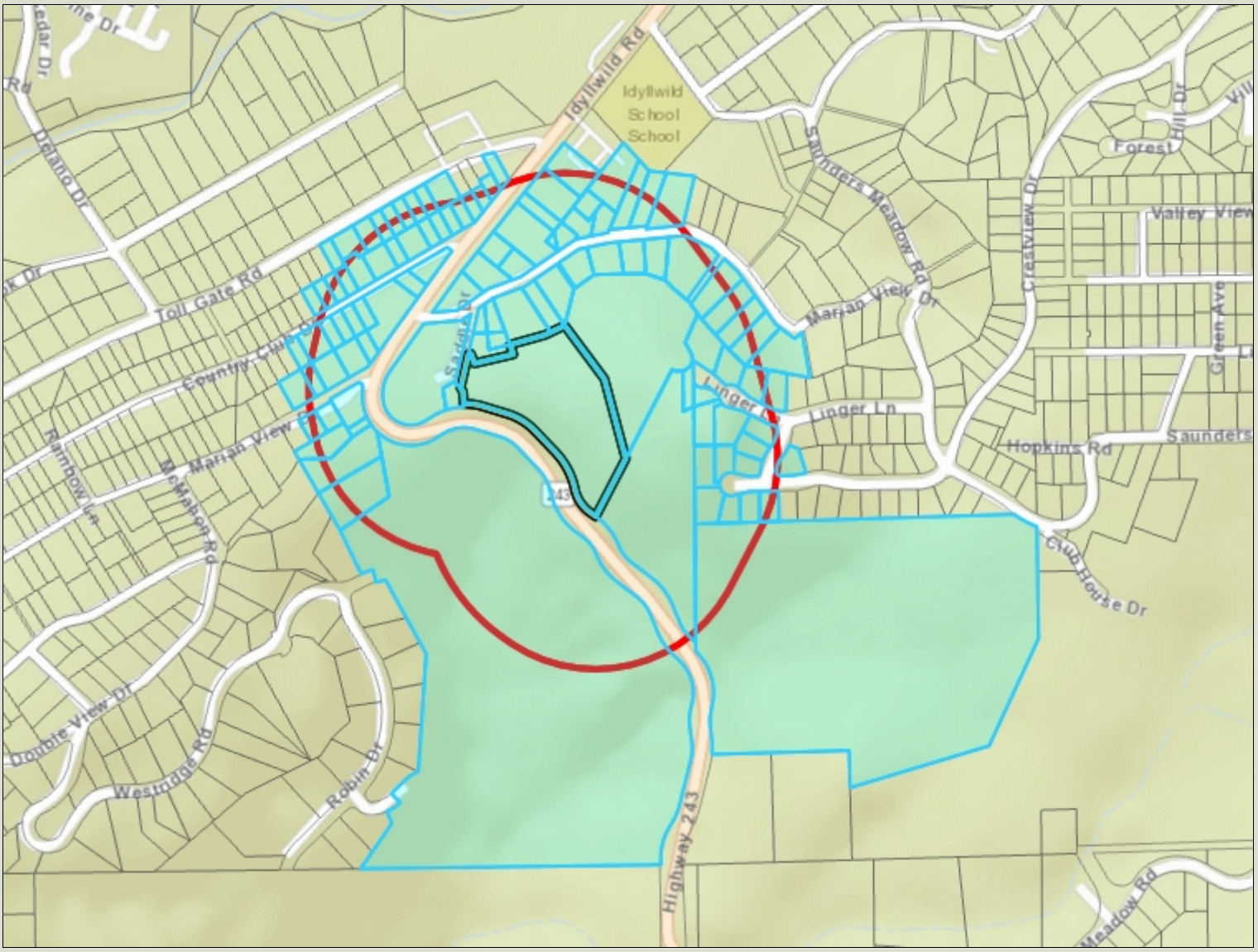
TITLE: Senior Planner

ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: 951-955-3024

EMAIL: emorarodriguez@rivco.org

Riverside County GIS Mailing Labels





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

0 752 1,505 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... 7/9/2025 2:59:25 PM

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561131002
MATTHEW ALLEN NUNN
PO BOX 3231
IDYLLWILD CA 92549

561131008
RUTHANE CAPERS
P O BOX 590
IDYLLWILD CA 92549

561131009
MONTANO RICHARD & MARCIA A TRUST UNDER TRUST DATED 11/6/2018
PO BOX 946
IDYLLWILD CA 92549

561131010
DE ANDA CAROLYN SEP PROP TRUST DTD 04/12/21
469 GAIL DR
VISTA CA 92084

561131011
JOSE A. ORELLANA
P O BOX 1385
IDYLLWILD CA 92549

561131012
ERNA L. ANGEL
P O BOX 1831
IDYLLWILD CA 92549

561131013
RAMIREZ FAMILY TRUST DATED 04/24/2024
PO BOX 2275
IDYLLWILD CA 92549

561131015
OLIVERI-KECK FAMILY TRUST U/I DTD 5/11/22
PO BOX 342
IDYLLWILD CA 92549

561131016
RONALD F. NASH
12635 FOOTMAN LN
POWAY CA 92064

561131032
ANTHONY J. MEJIA
PO BOX 4396
IDYLLWILD CA 92549

561131033
WWSD
PO BOX 243
IDYLLWILD CA 92549

561131034
ADRIENNE EILEEN WILLIAMSON
31645 WILDWOOD RD
LAGUNA BEACH CA 92651

561131038
BRITTANNY TRAN
PO BOX 611
IDYLLWILD CA 92549

561131039
THOMAS C. COX
76403 SHOSHONE DR
INDIAN WELLS CA 92210

561131040
ALEJANDRO P. RUELAS
P O BOX 876
IDYLLWILD CA 92549

561131042
BENJIMAN DANIEL SCHWIMMER
37918 MOUNTAIN SHADOW LN
CATHEDRAL CITY CA 92234

561131043
VIDH USA LLC
842 SAN ANTONIO PL
UPLAND CA 91786

561131044
ANDREW OTTO WEIDEMANN
42237 RICHBROUGH RD
HEMET CA 92544

561131045
CHRISTINA APOSTLE-SCHNEIDER
PO BOX 1902
IDYLLWILD CA 92549

561131046
GUILIN HILDA ANN REVOCABLE SURVIVORS TRUST
41857 CREST DR
HEMET CA 92544

561131047
CARLA STAYBOLDT
2868 DOVE ST
SAN DIEGO CA 92103

561131049
R BRUCE DENNEY
P O BOX 765
IDYLLWILD CA 92549

561132001
LIDIYA SOLONOVICH
PO BOX 1328
IDYLLWILD CA 92549

561132002
ESMERALDA JENNIFER MORALES
PO BOX 693
IDYLLWILD CA 92549

561132005
MARGARET W. ZIEGENFUSS
2156 WEST DR
EL CJON CA 92021

561132006
RAYMOND L. MATHE
12658 E OLD CAMPO RD
SPRING VALLEY CA 91978

561132007
FRIEMOTH FAMILY TRUST DATED 12/19/1988
253 ORCHARD AVE
HEMET CA 92544

561132009
JEFFERY JOSEPH FRIEMOTH
P O BOX 384
IDYLLWILD CA 92549

561132010
ERIC BRADFORD KISSELL
69877 PAPAYA LN
CATHEDRAL CITY CA 92234

561132021
SCHWINDLER REBECCA JO TRUST DTD 10/6/1998
80105 AVENIDA LINDA VISTA
INDIO CA 92203

561132024
HEDEN G MAURITZ FAMILY TRUST DTD 06/10/2002
26975 IDYLLWILD RD
IDYLLWILD CA 92549

561132025
JESSICA LARA COOPER
PO BOX 4231
IDYLLWILD CA 92549

561132032
SKY ALLEN TR DTD 06/07/2024
PO BOX 1458
IDYLLWILD CA 92549

561132033
AZTEKA PROPERTIES
611 WILCOX WAY
LAGUNA BEACH CA 92651

561132034
CUELLAR & SKILES LIVING TRUST UA DTD 11/18/21
54439 TAHQUITZ VIEW DR
IDYLLWILD CA 92549

561141003
LEE ROBERSON
PO BOX 4221
IDYLLWILD CA 92549

561141004
COLBY J. HAMM
PO BOX 752
IDYLLWILD CA 92549

561141005
JOHN ALVIN MUHR
PO BOX 3059
IDYLLWILD CA 92549

561141006
AARON ISAAC RHOADES
53875 MARIAN VIEW DR
IDYLLWILD CA 92549

561141008
MICHAEL RYAN ROCKWELL
PO BOX 1168
IDYLLWILD CA 92549

561141010
KRISTA E. WEGENER
1111 YALE ST
SANTA MONICA CA 90403

561141012
DAVID MURRAY
PO BOX 206
IDYLLWILD CA 92549

561141017
ANTHONY ALLEN
P O BOX 963
IDYLLWILD CA 92549

561142001
MICHAEL POLITISKI
P O BOX 2351
IDYLLWILD CA 92549

561142002
ANJIRAJ LIVING TRUST U/A DATED 07/12/2021
PO BOX 3149
IDYLLWILD CA 92549

561142004
RONALD N. SHELL
PO BOX 704
IDYLLWILD CA 92549

561142005
GARY AGNER
P O BOX 331
IDYLLWILD CA 92549

561142007
RANDALL JEFFREY BREGMAN
3993 SAN MARCOS AVE
RIVERSIDE CA 92504

561142010
MATTHEW SZEN
53840 MARIAN VIEW DR
IDYLLWILD CA 92549

561142011
ALAN EUGENE HARVEY
816 CYPRESS DR
VISTA CA 92084

561142014
HONEY MAE ROBINSON
5002 NEW HAVEN RD
SAN DIEGO CA 92117

561142027
ROBERT DEAN CAMERON
P O BOX 3465
IDYLLWILD CA 92549

561142031
HEMET UNIFIED SCHOOL DIST
2350 E LATHAM AVE
HEMET CA 92545

561181010
DONALD J. HARRISON
4859 SELONER ST
LOS ANGELES CA 90032

561181011
JOHNSON NORMAN ERIC & JULI-ANN C FAMILY REVOCABLE TRUST DATED 0
258 WALNUT ST
COSTA MESA CA 92627

561181012
ESTELA J. HARRISON
4859 SELDNER AVE
LOS ANGELES CA 90032

561181013
ALOIS SMRZ
P O BOX 1141
IDYLLWILD CA 92549

561181020
GLENDA B. ACKLEY
P O BOX 1281
IDYLLWILD CA 92549

561181021
ROBERT CHARLES BESANCENEY
78194 RAINBOW DR
PALM DESERT CA 92211

561182004
CHARLES HULTS
PO BOX 3021
IDYLLWILD CA 92549

561210004
SALLY H. HIRSH
1029 E EL ALAMEDA
PALM SPRINGS CA 92262

561210015
COSGROVE DANIEL S & DORIANA A FAMILY TRUST DTD 09/26/19
45200 CLUB DR STE B
INDIAN WELLS CA 92210

561210017
RENFRO FAMILY TRUST DTD 08/20/13
2545 MYRTLE AVE
HERMOSA BEACH CA 90254

561210018
JIM KOGELMAN
PO BOX 587
IDYLLWILD CA 92549

565232001
NANCY DIANNE MELTZER
P O BOX 1870
IDYLLWILD CA 92549

565232002
NANCY MELTZER
PO BOX 1870
IDYLLWILD CA 92549

565232003
ODERBERG FAMILY TRUST DTD 2/13/1992
3313 BUTLER AVE
LOS ANGELES CA 90066

565232004
DARLENE KAY SPAULDING
40401 VIA DE ORO
TEMECULA CA 92592

565242012
JAMES PURDY
7937 ARTESIAN RD
SAN DIEGO CA 92127

565242013
ROBERT SCOTT HALLIDAY
1932 LAHOUD DR
CARDIFF BY THE SEA CA 92007

565242014
SOUTH COAST CHRISTIAN CHURCH
17608 FREMONT ST
FOUNTAIN VALLEY CA 92708

565242015
MICHAEL JOSEPH DIGANCI
30250 VIA CORSICA
TEMECULA CA 92591

565242019
SUND FAMILY TRUST DATED 06/19/2015
6950 51ST ST
SAN DIEGO CA 92120

565242020
DANIEL B. ROBERTS
P O BOX 2243
IDYLLWILD CA 92549

565242021
TIRRE FRANZ & KATHLEEN H FAMILY TRUST DTD 12/27/01
46333 BURROWEED LN
PALM DESERT CA 92260

565242025
REBECCA ANNE WOOD
917 BLOOMFIELD AVE
SAN MARCOS CA 92078

565242026
DUGALL MAX M TRUST DATED 1/4/22
PO BOX 2430
IDYLLWILD CA 92549

565242027
DIVINE FAMILY TRUST 11/9/19
PO BOX 3183
IDYLLWILD CA 92549

565242044
GAYLIA D. BROWN
P O BOX 12621
LA JOLLA CA 92039

565244008
FEINGOLD-NEILSON FAMILY TRUST DTD 12/17/10
PO BOX 1137
IDYLLWILD CA 92549

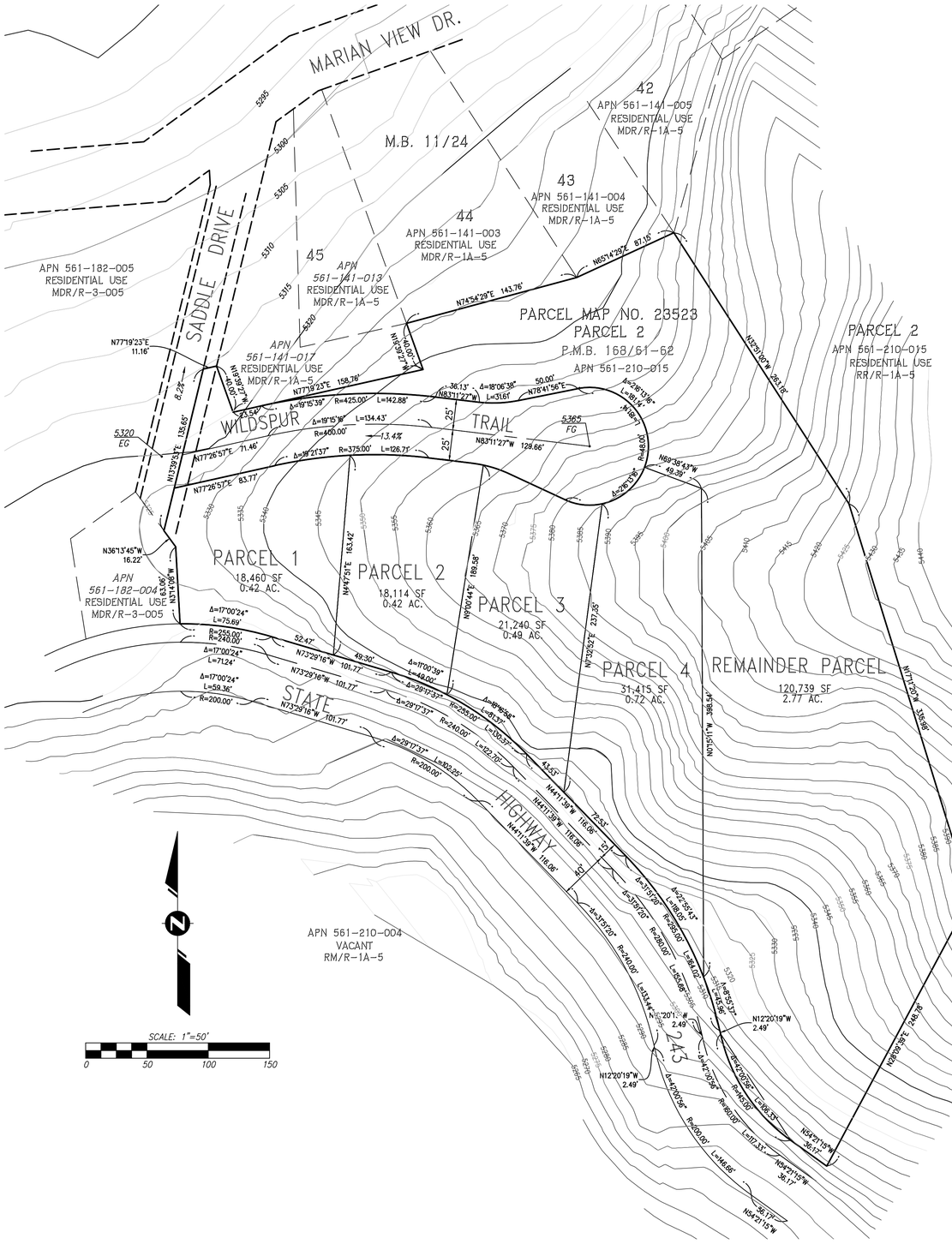
565260001
GUIDED DISCOVERIES INC
27282 CALLE ARROYO
SAN JUAN CAPO CA 92675

GENERAL GPA (WITHOUT A SPECIFIC PLAN)
COUNTY OF RIVERSIDE

MARCH 2024

BEING PARCEL 2 OF PARCEL MAP 23523 LOCATED IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASELINE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PRE APPLICATION REVIEW TENTATIVE PARCEL MAP 38857		
AMENDMENTS:		SCALE: 1"=50'
DATE	NO.	DESCRIPTION:



OWNER / DEVELOPER:

DANIEL COSGROVE
6 CROWN COURT
RANCHO MIRAGE, CA. 92270-1622
(760) 799-8499
DAN@WELLMAX.COM

ENGINEER:

GRANT BECKLUND CIVIL ENGINEERING
30811 GARBANI ROAD
WINCHESTER, CA. 92596
PHONE: (951) 288-0601
EMAIL: GRANTBECKLUND@GMAIL.COM

PARCEL 2 OF PARCEL MAP 23523 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 168, PAGES 61 AND 62 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

APN: 561-210-015 5.37 ACRES

LOCATED ON SADDLE DRIVE
IDYLLWILD, CA 92549

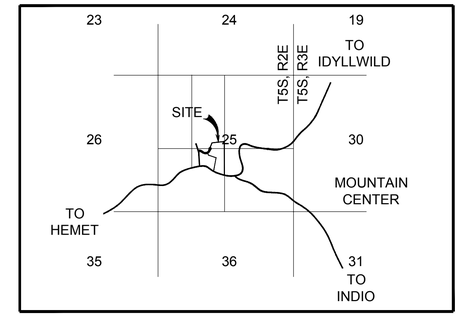
TOPO BY AERIAL SURVEY BY:
RIVERSIDE COUNTY FLOOD CONTROL
OCTOBER 7, 1969
DATE 10/5/2023

1. *ALL IMPROVEMENTS SHALL BE PER RIVERSIDE COUNTY STANDARDS*
2. *PAR INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.*
3. *ALL SLOPES ARE 2:1 RATIO EXCEPT IN DETENTION BASIN AREA WHERE THEY ARE 4:1, UNLESS OTHERWISE NOTED*
4. *SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.*
5. *ALL ON-SITE, OVERHEAD, EDISON POWER LINES WILL REMAIN IN PLACE*
6. *LANDSCAPING WILL BE PER DESIGN AND LANDSCAPING GUIDELINES IN RIVERSIDE COUNTY.*
7. *THIS PROPERTY DOES NOT LIE WITHIN A "COMMUNITY SERVICES DISTRICT."*
8. *SADDLE DRIVE WILL BE DEDICATED PUBLIC RIGHT-OF-WAY TO THE COUNTY OF RIVERSIDE FOR TRANSPORTATION AND UTILITY PURPOSES.*
9. *THIS PROPERTY LIES WITHIN A NON-PRINTED/SPECIFIED FLOOD ZONE. AND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.*
10. *NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL STUDY ZONE, AND IS NOT*
11. *SUBSURFACE SEPTIC SEWAGE DISPOSAL IS PROPOSED.*
12. *THIS PROPERTY CONTAINS NO WELLS.*
13. *THIS PROPERTY IS VACANT.*
14. *MAINTENANCE OF ON-SITE SLOPES AND WATER QUALITY FACILITIES SHALL BE BY OWNER.*
15. *WOMP WILL INCORPORATE LID SYSTEMS WITH INFILTRATION IN LANDSCAPE AREAS.*

CLOSEST EXISTING WATER IS LOCATED IN SADDLE DRIVE.

PRIOR TO ISSUANCE OF A BUILDING PERMIT THE FOLLOWING SHALL PROVIDED:

FIRE HYDRANTS AND FIRE FLOW: PROVIDE OR SHOW THERE EXIST FIRE HYDRANT(S) CAPABLE OF DELIVERING FIRE FLOW AS REQUIRED BY CALIFORNIA FIRE CODE AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS.



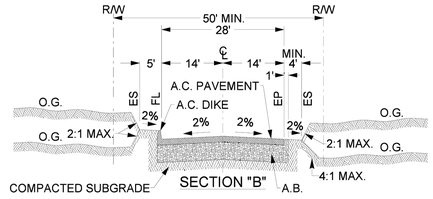
T.5 S., R.2 E. - SEC 25 - THOMAS BROS. - PAGE 690, G - 3, 2006

VICINITY MAP

TOTAL NET AREA: 5.37 AC.
TOTAL GROSS AREA: 5.62 AC.

EXIST. ZONING:		RURAL RESIDENTIAL (R-1 A-5)
	EXIST. LAND USE:	VACANT
	PROP. LAND USE:	SINGLE FAMILY RESIDENTIAL
	EXISTING GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL AND RURAL RESIDENTIAL (CD: MD R-RR)
	PROPOSED GENERAL PLAN:	COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL (CD: MDR)
	FLOOD ZONE:	NONE

AGENCY SERVING THE AREA		FACILITIES PRESENT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES
GAS:	PROPANE	
TELEPHONE:	VERIZON	YES
CABLE TV:	FRONTIER	
WATER:	IDYLLWILD WATER DISTRICT	YES
SEWER:	ON-SITE SEPTIC SYSTEMS	YES
SCHOOL DIST:	HEMET UNION SCHOOL DISTRICT	



50' LOCAL MOUNTAIN ROAD
COUNTY ROAD STANDARD 112
NTS

CENTER LINE	CL	IRRIGATION FACILITIES	IRR
ASSESSOR'S PARCEL NUMBER	APN	FINISHED SURFACE	FS
FLOW LINE	FL	FINISH GRADE	FG
POWER POLE	PP	PAD ELEVATION	P.E.
HIGH POINT	H.P.	EDGE OF PAVEMENT	EP
TOP OF CURB	TC	PROPERTY LINE	P.L.
ASPHALTIC CONCRETE	AC	RIGHT-OF-WAY	R/W
FIRE HYDRANT	F.H.	GRADE BREAK	GB

GRANT BECKLUND CIVIL ENGINEERING
30811 GARBANI ROAD
WINCHESTER, CA 92596
(951) 288-0601

PREPARED BY: GRANT W. BECKLUND
R.C.E. No. 23737 EXP. 12/31/2023

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP 38857

GENERAL GPA
(WITHOUT A SPECIFIC PLAN)
SADDLE DRIVE, IDYLLWILD, CA.
LOCATED IN SEC. 13, T.5S., R.2E, S.B.B.&M.

SHEET 1 OF 1 SHEET

SCALE: 1"=50'	PREPARED 3/26/2024	DATE: MARCH 2024	FOR: DANIEL COSGROVE	WO: ___

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.3
(ID # 26873)
MEETING DATE:
Monday, January 13, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240055 (GPA240055) Foundation Component – Applicant: Grant Becklund – Fourth Supervisorial District – Idyllwild District – Riverside Extended Mountain (REMAP) Area Plan – General Plan Foundation Component - Existing: Rural (R) and Community Development (CD) - Proposed: Community Development (CD) – Location: south of Marian View Drive, north of Saunders Meadow Road, east of Highway 243, and west of Crestview Drive – 5.37 Gross Acres – Existing Zoning: One-Family Dwellings – Mountain Resort Minimum Five Acre (R-1A-5) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240055 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR). 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 GPA240055 is initiated by the Board of Supervisors. – APN: 561-210-015 – Planning Contact: Jose Merlan at (951) 955-0314 or email at jmerlan@rivco.org.

PROPOSED PROJECT	
Case Number(s):	GPA240055 (Initiation Proceeding)
Environmental Type:	Exemption
Area Plan No.	REMAP
Zoning Area/District:	Idyllwild District
Supervisorial District:	Fourth District
Project Planner:	Elizabeth Mora-Rodriguez
Project APN(s):	561-210-015
Continued From:	

John Hildebrand, Planning Director 1/8/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend a portion of the project site's Foundation Component from Rural (R) to Community Development (CD) and amend a portion of its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR), on a parcel totaling 5.37 gross acres.

The parcel is located south of Marian View Drive, north of Saunders Meadow Road, east of Highway 243, and west of Crestview Drive.

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. 240055 (GPA240055).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R) Community Development (CD)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (RR) Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (MDR)
Policy / Overlay Area:	Village Tourist Policy Area
Surrounding General Plan Land Uses	
North:	Rural Residential (RR) Medium Density Residential (MDR)
East:	Rural Residential (RR) Medium Density Residential (MDR)
South:	Rural Residential (RR) Rural Mountainous (RM)
West:	Rural Mountainous (RM)
Existing Zoning Classification:	One-Family Dwellings – Mountain Resort Minimum Five Acre (R-1A-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	

North:	One-Family Dwellings – Mountain Resort Minimum Five Acre (R-1A-5) Village Tourist Residential (R-3A)
East:	One-Family Dwellings – Mountain Resort Minimum Five Acre (R-1A-5)
South:	One-Family Dwellings – Mountain Resort Minimum Five Acre (R-1A-5)
West:	One-Family Dwellings – Mountain Resort Minimum Five Acre (R-1A-5)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Single-Family Dwellings
East:	Single-Family Dwellings
South:	Single-Family Dwellings
West:	Single-Family Dwellings and Vacant Land

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes –152 and 36
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B (15 – 45 Miles)
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
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 (GPA240055) 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

GPA240055 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR) for 2.5 gross acres of a 5.37 gross acres site.

If the initiation for GPA240055 is approved, the applicant intends to apply for an implementing project that would subdivide the parcel into five (5) parcels and develop single-family residential units.

The parcel is located in a policy area.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation is the Heavy Industrial (HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

The proposed Medium Density Residential (MDR) Land Use Designation allows for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

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 600 feet of the project site for the General Plan Advisory Committee public hearing.

No comments were received as of the drafting of this staff report.

ATTACHMENTS

Exhibit A – Vicinity Maps
Exhibit B – Existing Land Use Designations
Exhibit C – Existing Zoning Classifications
Exhibit D – Noticing Radius and Labels

RIVERSIDE COUNTY PLANNING DEPARTMENT

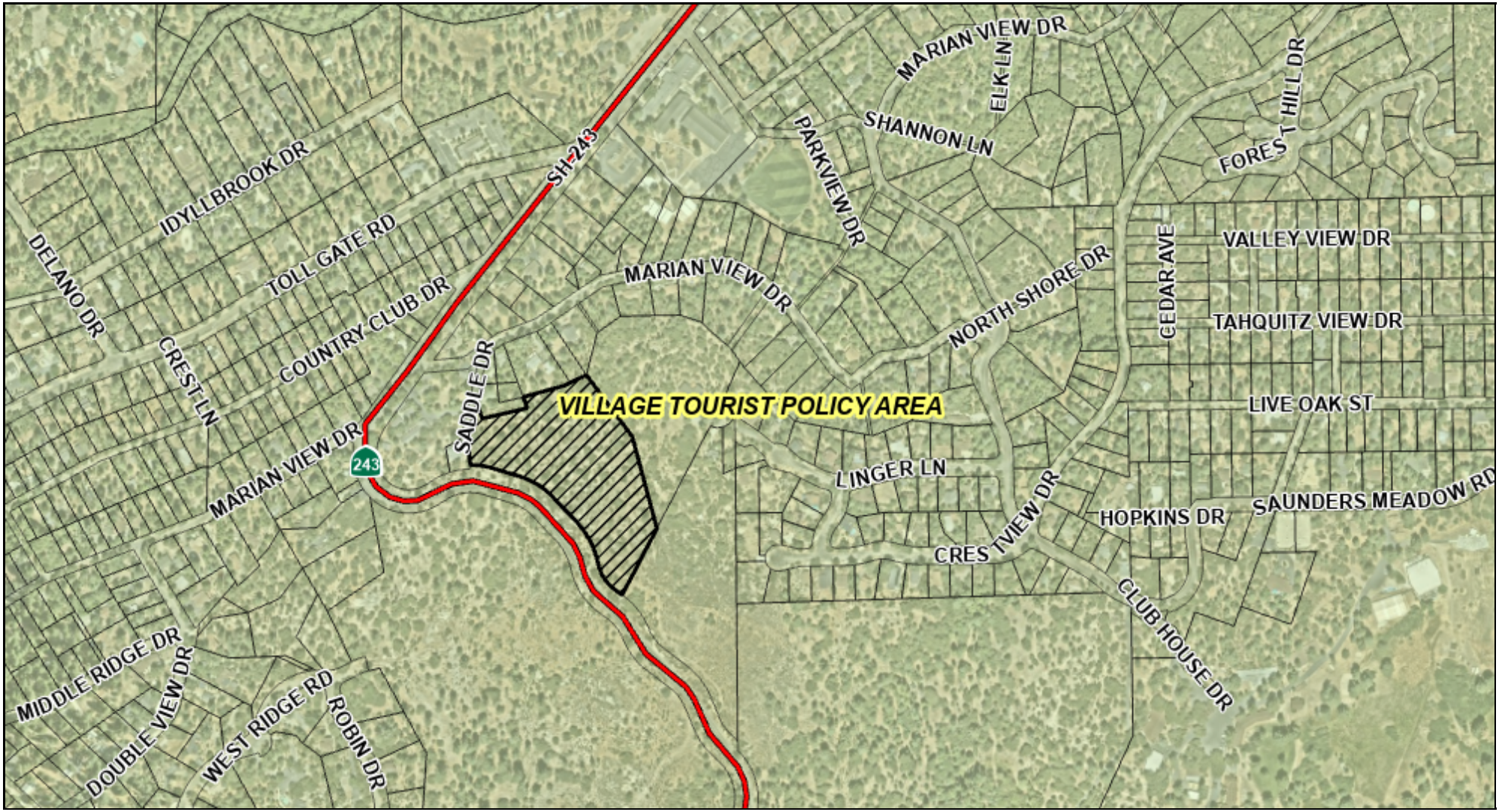
GPA240055

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 11-26-2024

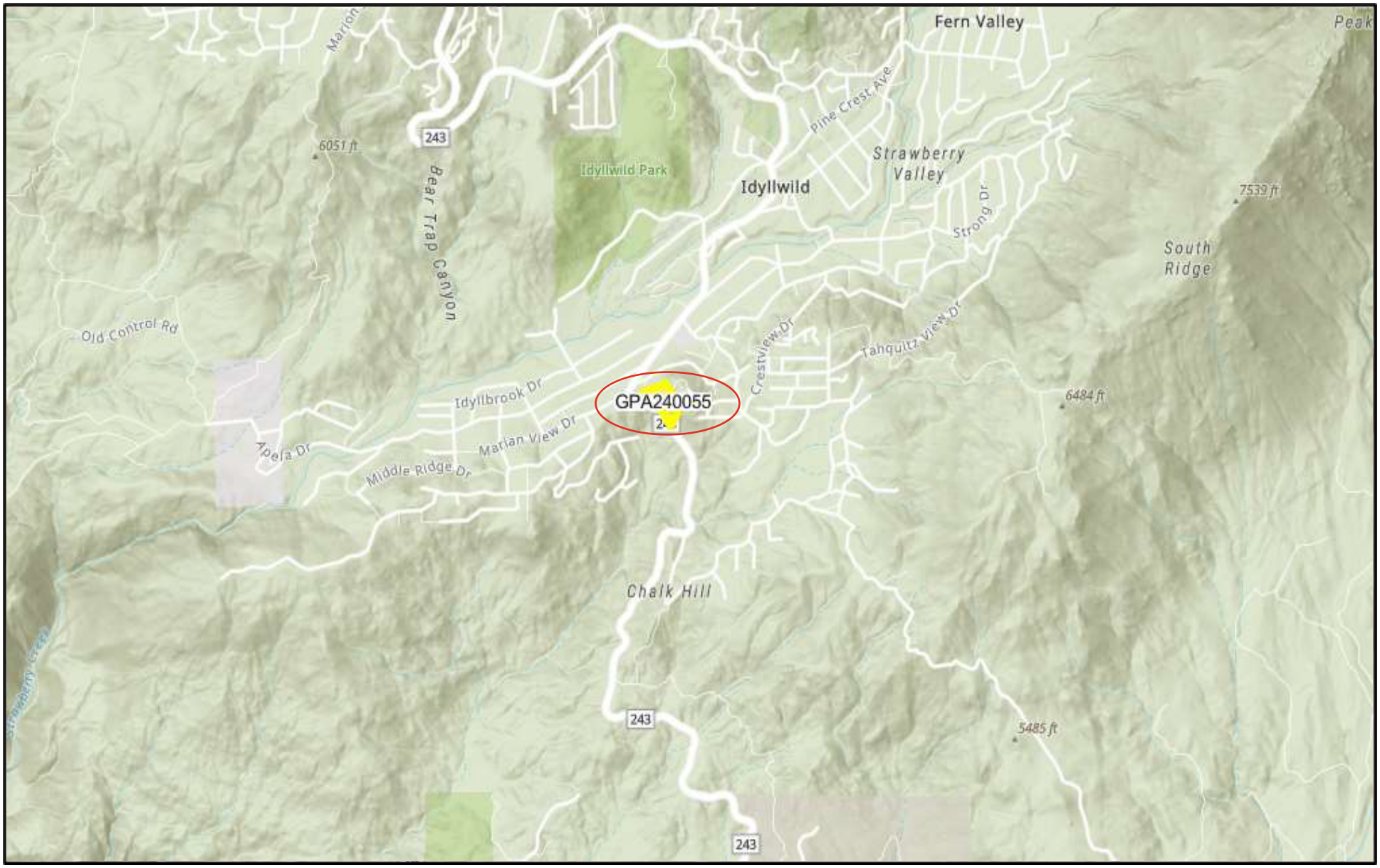


Zoning Area/District: IDYLLWILD

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

0 500 1000 ft

FGPA Status Map



11/26/2024

FGPA Web Map

Supervisor Districts - SUPERVISORIAL DISTRICTS

3

4

World Hillshade

1:94,686

0 0.5 1 2 mi

0 1 2 4 km

Esri, NASA, NGA, USGS, FEMA, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

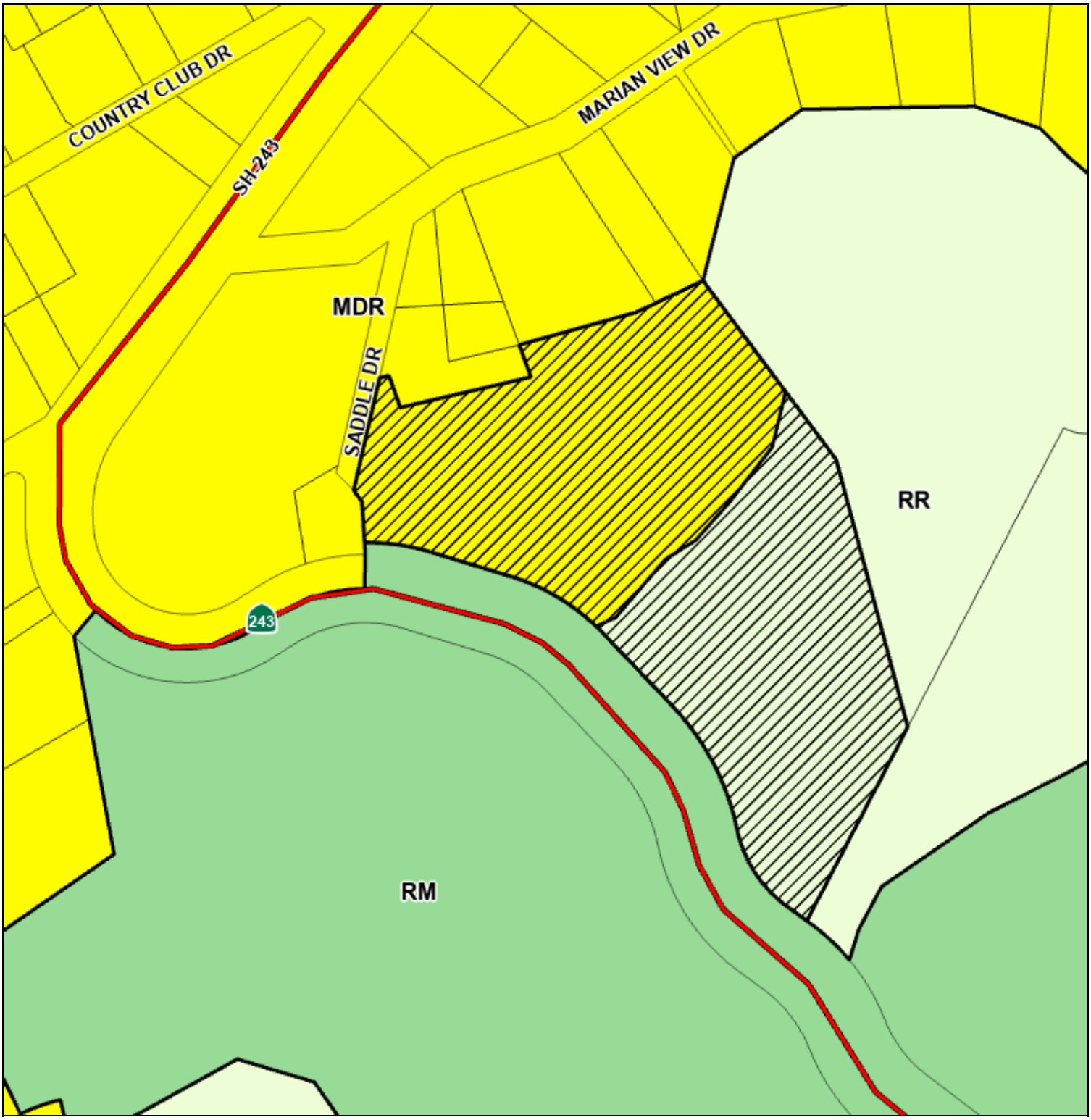
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240055

EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ
District: 4

Date: 11-26-2024
Exhibit: 5



Zoning Area/District: IDYLLWILD

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

0 150 300
ft

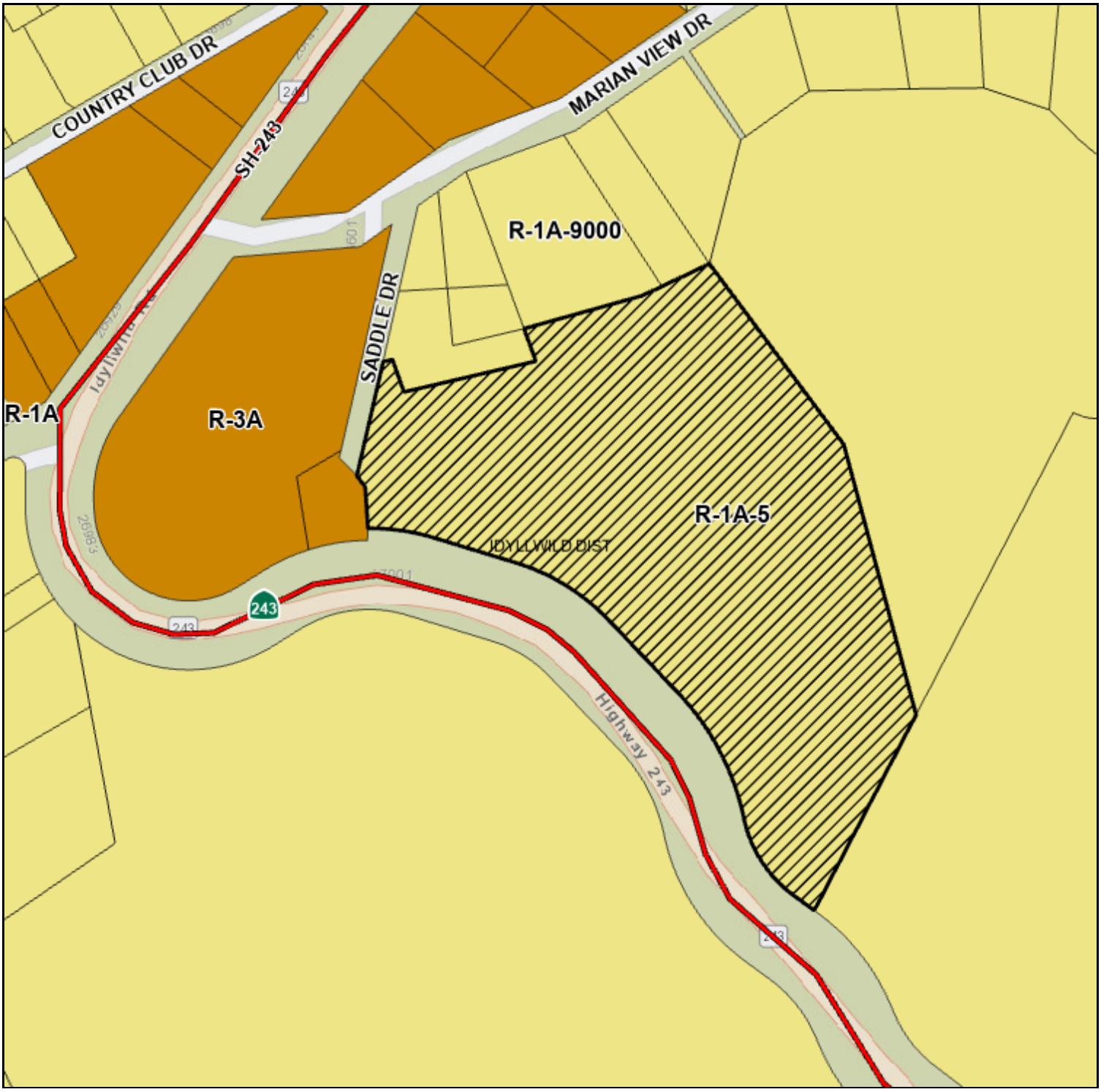
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240055

EXISTING ZONING

Supervisor: V MANUEL PEREZ
District: 4

Date: 11-26-2024
Exhibit: 2

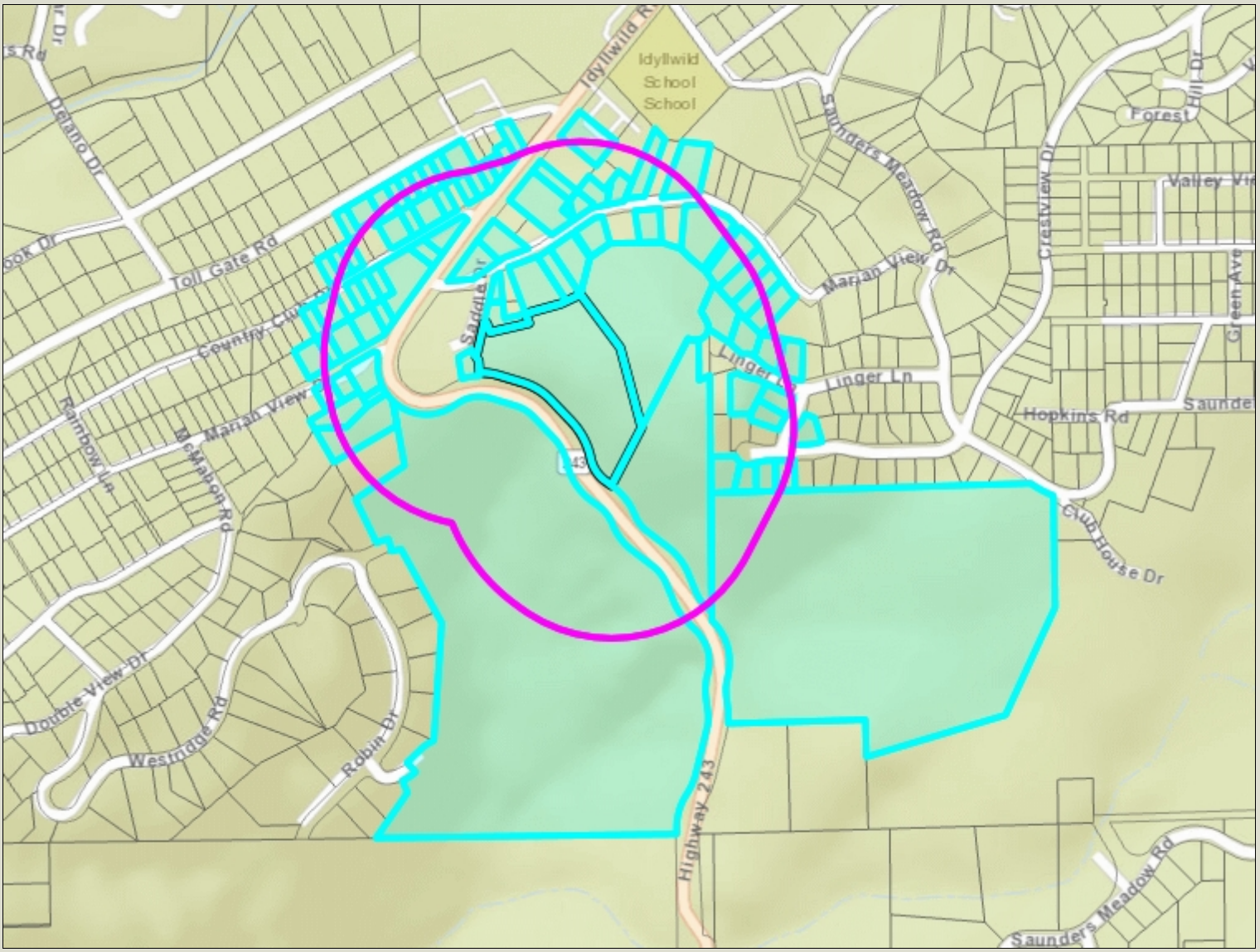


Zoning Area/District: IDYLLWILD

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0 150 300 ft

Riverside County GIS Mailing Labels





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 752 1,505 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... 11/26/2024 1:50:35 PM

© Riverside County RCIT

561131002
MATTHEW ALLEN NUNN
PO BOX 3231
IDYLLWILD CA 92549

561131008
RUTHANE CAPERS
P O BOX 590
IDYLLWILD CA 92549

561131009
MONTANO RICHARD & MARCIA A TRUST UNDER TRUST DATED 11/6/2018
PO BOX 946
IDYLLWILD CA 92549

561131010
DE ANDA CAROLYN SEP PROP TRUST DTD 04/12/21
469 GAIL DR
VISTA CA 92084

561131011
JOSE A. ORELLANA
P O BOX 1385
IDYLLWILD CA 92549

561131012
ERNA L. ANGEL
P O BOX 1831
IDYLLWILD CA 92549

561131013
RAMIREZ FAMILY TRUST DATED 04/24/2024
PO BOX 2275
IDYLLWILD CA 92549

561131015
OLIVERI-KECK FAMILY TRUST U/I DTD 5/11/22
PO BOX 342
IDYLLWILD CA 92549

561131016
RONALD F. NASH
12635 FOOTMAN LN
POWAY CA 92064

561131032
ANTHONY J. MEJIA
PO BOX 4396
IDYLLWILD CA 92549

561131033
WWSD
PO BOX 243
IDYLLWILD CA 92549

561131034
ADRIENNE EILEEN WILLIAMSON
31645 WILDWOOD RD
LAGUNA BEACH CA 92651

561131038
BRITTANNY TRAN
PO BOX 611
IDYLLWILD CA 92549

561131039
THOMAS C. COX
76403 SHOSHONE DR
INDIAN WELLS CA 92210

561131040
ALEJANDRO P. RUELAS
P O BOX 876
IDYLLWILD CA 92549

561131042
BENJIMAN DANIEL SCHWIMMER
37918 MOUNTAIN SHADOW LN
CATHEDRAL CITY CA 92234

561131043
VIDH USA LLC
842 SAN ANTONIO PL
UPLAND CA 91786

561131044
ANDREW OTTO WEIDEMANN
42237 RICHBROUGH RD
HEMET CA 92544

561131045
CHRISTINA APOSTLE-SCHNEIDER
PO BOX 1902
IDYLLWILD CA 92549

561131046
HILDA ANN GUILIN
44351 COMPIEGNE DR
HEMET CA 92544

561131047
CARLA STAYBOLDT
2868 DOVE ST
SAN DIEGO CA 92103

561131049
R BRUCE DENNEY
P O BOX 765
IDYLLWILD CA 92549

561132001
LIDIYA SOLONOVICH
PO BOX 1328
IDYLLWILD CA 92549

561132002
ESMERALDA JENNIFER MORALES
415 LOS ALAMOS DR
SAN DIEGO CA 92114

561132005
MARGARET W. ZIEGENFUSS
2156 WEST DR
EL CJON CA 92021

561132006
RAYMOND L. MATHE
12658 E OLD CAMPO RD
SPRING VALLEY CA 91978

561132007
FRIEMOTH FAMILY TRUST DATED
12/19/1988
253 ORCHARD AVE
HEMET CA 92544

561132009
JEFFERY JOSEPH FRIEMOTH
P O BOX 384
IDYLLWILD CA 92549

561132010
ERIC BRADFORD KISSELL
69877 PAPAYA LN
CATHEDRAL CITY CA 92234

561132021
SCHWINDLER REBECCA JO TRUST DTD 10/6/1998
80105 AVENIDA LINDA VISTA
INDIO CA 92203

561132024
G MAURITZ HEDEN
4242 FARMDALE AVE
STUDIO CITY CA 91604

561132025
JESSICA LARA COOPER
PO BOX 4231
IDYLLWILD CA 92549

561132032
ANTHONY ALLEN
PO BOX 963
IDYLLWILD CA 92549

561132033
AZTEKA PROPERTIES
611 WILCOX WAY
LAGUNA BEACH CA 92651

561132034
CUELLAR & SKILES LIVING TRUST UA DTD 11/18/21
54439 TAHQUITZ VIEW DR
IDYLLWILD CA 92549

561141003
LEE ROBERSON
PO BOX 4221
IDYLLWILD CA 92549

561141004
COLBY J. HAMM
PO BOX 752
IDYLLWILD CA 92549

561141005
JOHN ALVIN MUHR
PO BOX 3059
IDYLLWILD CA 92549

561141006
AARON ISAAC RHOADES
53875 MARIAN VIEW DR
IDYLLWILD CA 92549

561141008
MICHAEL RYAN ROCKWELL
PO BOX 1168
IDYLLWILD CA 92549

561141010
KRISTA E. WEGENER
1111 YALE ST
SANTA MONICA CA 90403

561141012
DAVID MURRAY
PO BOX 206
IDYLLWILD CA 92549

561141017
ANTHONY ALLEN
P O BOX 963
IDYLLWILD CA 92549

561142001
MICHAEL POLITISKI
P O BOX 2351
IDYLLWILD CA 92549

561142002
ANJIRAJ LIVING TRUST U/A DATED 07/12/2021
PO BOX 3149
IDYLLWILD CA 92549

561142004
RONALD N. SHELL
PO BOX 704
IDYLLWILD CA 92549

561142005
GARY AGNER
P O BOX 331
IDYLLWILD CA 92549

561142007
RANDALL JEFFREY BREGMAN
3993 SAN MARCOS AVE
RIVERSIDE CA 92504

561142010
MATTHEW SZEN
53840 MARIAN VIEW DR
IDYLLWILD CA 92549

561142011
ALAN EUGENE HARVEY
816 CYPRESS DR
VISTA CA 92084

561142014
HONEY MAE ROBINSON
5002 NEW HAVEN RD
SAN DIEGO CA 92117

561142027
ROBERT DEAN CAMERON
P O BOX 3465
IDYLLWILD CA 92549

561142031
HEMET UNIFIED SCHOOL DIST
2350 E LATHAM AVE
HEMET CA 92545

561181010
DONALD J. HARRISON
4859 SELONER ST
LOS ANGELES CA 90032

561181011
JOHNSON NORMAN ERIC & JULI-ANN C FAMILY REVOCABLE TRUST DATED 0
258 WALNUT ST
COSTA MESA CA 92627

561181012
ESTELA J. HARRISON
4859 SELDNER AVE
LOS ANGELES CA 90032

561181013
ALOIS SMRZ
P O BOX 1141
IDYLLWILD CA 92549

561181020
GLENDA B. ACKLEY
P O BOX 1281
IDYLLWILD CA 92549

561181021
ROBERT CHARLES BESANCENEY
78194 RAINBOW DR
PALM DESERT CA 92211

561182004
CHARLES HULTS
PO BOX 3021
IDYLLWILD CA 92549

561210004
SALLY H. HIRSH
1029 E EL ALAMEDA
PALM SPRINGS CA 92262

561210015
COSGROVE DANIEL S & DORIANA A
FAMILY TRUST DTD 09/26/19
45200 CLUB DR STE B
INDIAN WELLS CA 92210

561210017
RENFRO FAMILY TRUST DTD 08/20/13
2545 MYRTLE AVE
HERMOSA BEACH CA 90254

561210018
JIM KOGELMAN
PO BOX 587
IDYLLWILD CA 92549

565232001
NANCY DIANNE MELTZER
P O BOX 1870
IDYLLWILD CA 92549

565232002
NANCY MELTZER
PO BOX 1870
IDYLLWILD CA 92549

565232003
ODERBERG TRUST DTD 12/17/1986
370 N CROFT AVE
LOS ANGELES CA 90048

565232004
KELLIE JO MYERS
1543 VILLA CARDIFF DR
CARDIFF CA 92007

565242012
JAMES PURDY
7937 ARTESIAN RD
SAN DIEGO CA 92127

565242013
ROBERT SCOTT HALLIDAY
1932 LAHOUD DR
CARDIFF BY THE SEA CA 92007

565242014
SOUTH COAST CHRISTIAN CHURCH
17608 FREMONT ST
FOUNTAIN VALLEY CA 92708

565242015
MICHAEL JOSEPH DIGANCI
30250 VIA CORSICA
TEMECULA CA 92591

565242019
SUND FAMILY TRUST DATED 06/19/2015
6950 51ST ST
SAN DIEGO CA 92120

565242020
DANIEL B. ROBERTS
P O BOX 2243
IDYLLWILD CA 92549

565242021
TIRRE FRANZ & KATHLEEN H FAMILY TRUST DTD 12/27/01
46333 BURROWEED LN
PALM DESERT CA 92260

565242025
JAMES MCCLURE
6654 DANVILLE AVE
SAN DIEGO CA 92120

565242026
DUGALL MAX M TRUST DATED 1/4/22
PO BOX 2430
IDYLLWILD CA 92549

565242027
DIVINE FAMILY TRUST 11/9/19
PO BOX 3183
IDYLLWILD CA 92549

565242044
GAYLIA D. BROWN
P O BOX 12621
LA JOLLA CA 92039

565244008
FEINGOLD-NEILSON FAMILY TRUST DTD 12/17/10
PO BOX 1137
IDYLLWILD CA 92549

565260001
GUIDED DISCOVERIES INC
27282 CALLE ARROYO
SAN JUAN CAPO CA 92675

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.4
(ID # 27169)
MEETING DATE:
Wednesday, March 19, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240055 (GPA240055) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240055 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project that would subdivide one (1) into five (5) parcels and develop single-family residential units. 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 GPA240055 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Idyllwild District – REMAP Area Plan – Applicant: Grant Becklund – Existing Zoning: One-Family Dwellings – Mountain Resort Minimum Five Acre (R-1A-5) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of Marian View Drive, north of Saunders Meadow Road, east of Highway 243, and west of Crestview Drive – APN: 561-210-015 – 5.37 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or (951) 955-3024.

PROPOSED PROJECT	
Case Number(s):	GPA240055 (Initiation Proceeding)
Environmental Type:	Exemption
Area Plan No.	REMAP
Zoning Area/District:	Idyllwild District
Supervisorial District:	Fourth District
Project Planner:	Elizabeth Mora-Rodriguez
Project APN(s):	561-210-015
Continued From:	

John Hildebrand, Planning Director 3/12/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend a portion of the project site's Foundation Component from Rural (R) to Community Development (CD) and amend a portion of its Land Use Designation from Rural Residential (R:RR) to Medium Density Residential (CD:MDR), on a parcel totaling 5.37 gross acres.

The parcel is located south of Marian View Drive, north of Saunders Meadow Road, east of Highway 243, and west of Crestview Drive.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240055 (GPA240055).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R) Community Development (CD)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (R:RR) Medium Density Residential (CD:MDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (CD:MDR)
Policy / Overlay Area:	Village Tourist Policy Area
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR) Medium Density Residential (CD:MDR)
East:	Rural Residential (R:RR) Medium Density Residential (CD:MDR)
South:	Rural Residential (R:RR) Rural Mountainous (R:RM)
West:	Rural Mountainous (R:RM)

Existing Zoning Classification:	One-Family Dwellings – Mountain Resort Minimum Five Acre (R-1A-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	One-Family Dwellings – Mountain Resort Minimum Five Acre (R-1A-5) Village Tourist Residential (R-3A)
East:	One-Family Dwellings – Mountain Resort Minimum Five Acre (R-1A-5)
South:	One-Family Dwellings – Mountain Resort Minimum Five Acre (R-1A-5)
West:	One-Family Dwellings – Mountain Resort Minimum Five Acre (R-1A-5)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Single-Family Dwellings
East:	Single-Family Dwellings
South:	Single-Family Dwellings
West:	Single-Family Dwellings and Vacant Land

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes –152 and 36
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B (15 – 45 Miles)
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
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 (GPA240055) 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

GPA240055 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR) for 2.5 gross acres of a 5.37 gross acres site.

If the initiation for GPA240055 is approved, the applicant intends to apply for an implementing project that would subdivide the parcel into five (5) parcels and develop single-family residential units.

The parcel is located in the Village Tourist Policy Area within the Riverside Extended Mountain Area Plan.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation is the Heavy Industrial (HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

The proposed Medium Density Residential (CD:MDR) Land Use Designation allows for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

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 600 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

No comments were received as of the drafting of this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240055 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. Two (2) members of the public provided public testimony.

Of the public comments received, two (2) were against initiation of a General Plan Amendment, and none were in support. Comments for the initiation of the GPA cited an effect on wildlife/animals in the area, maintain a rural and small community, and issues associated with traffic and dead trees.

The Committee discussed the project. The Committed provided support for the initiation, citing support for cleaning up the area and consistency of zoning and maintaining parcel sizes.

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

Support: 2nd, 3rd, and 5th Districts
Against:
Neutral:
Not Present: 1st and 4th Districts
Abstain:

ATTACHMENTS

Exhibit A – Vicinity Maps
Exhibit B – Existing Land Use Designations
Exhibit C – Existing Zoning Classifications
Exhibit D – Noticing Radius and Labels

RIVERSIDE COUNTY PLANNING DEPARTMENT

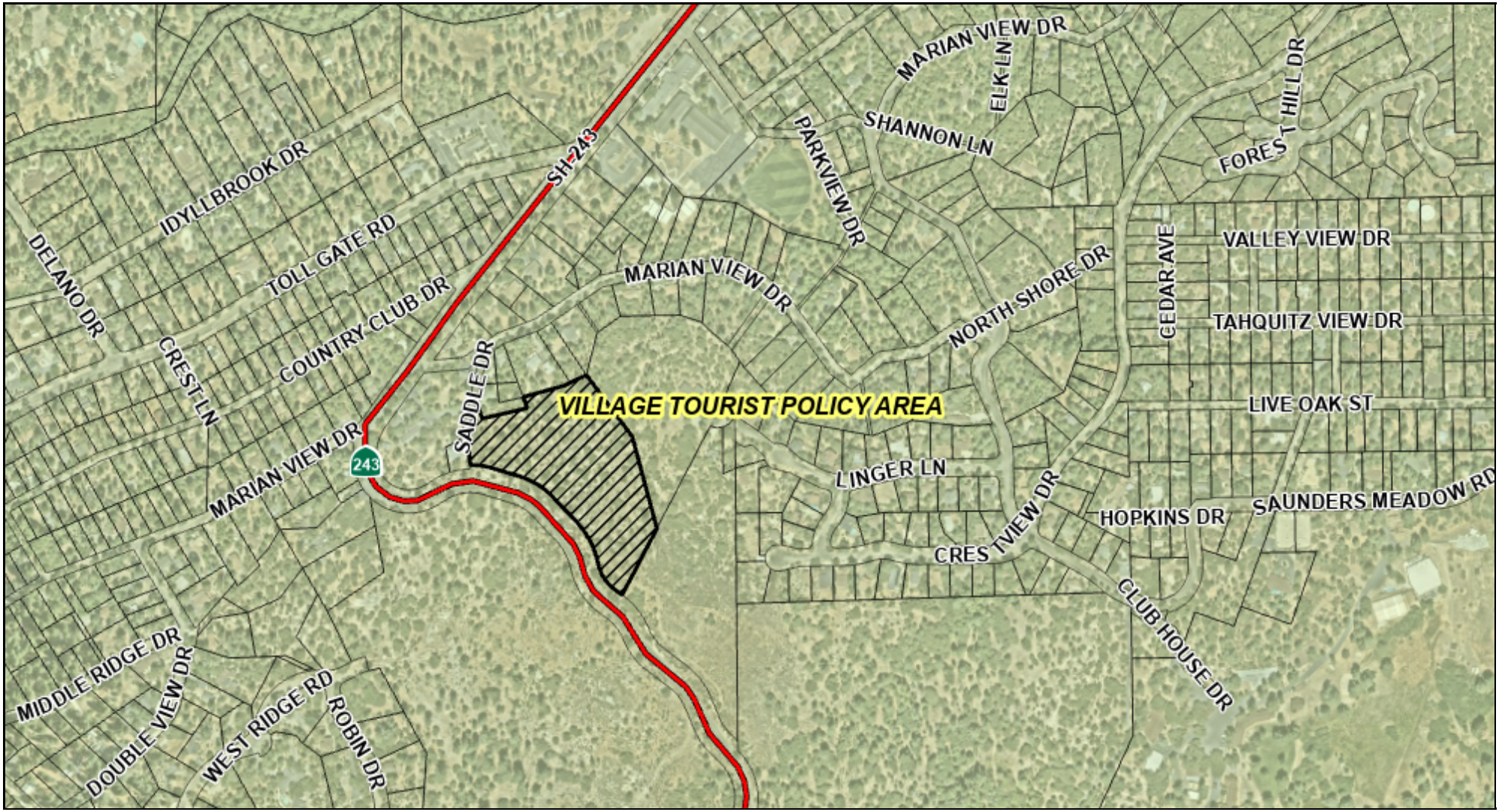
GPA240055

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 11-26-2024

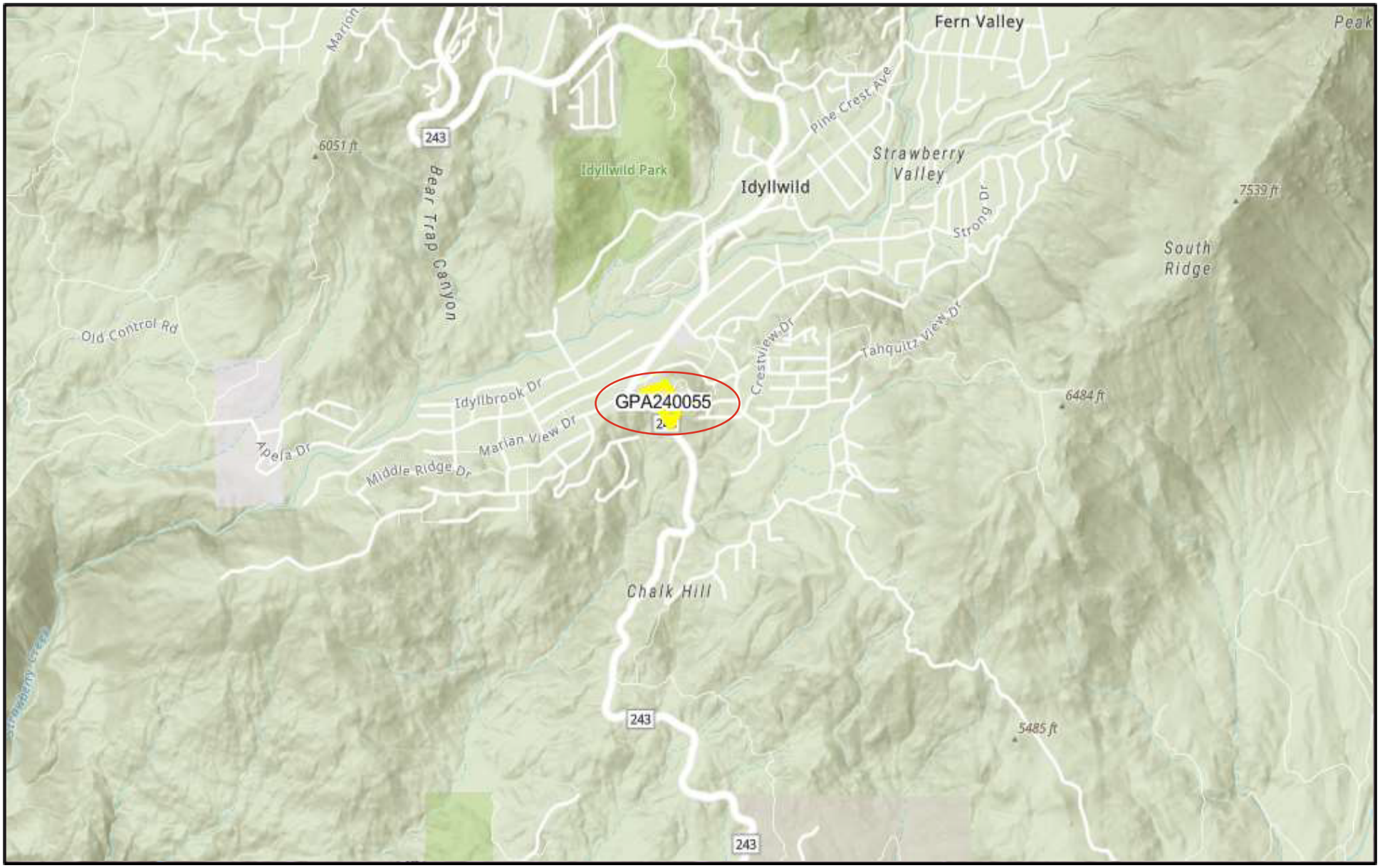


Zoning Area/District: IDYLLWILD

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

0 500 1000 ft

FGPA Status Map



11/26/2024

FGPA Web Map

Supervisor Districts - SUPERVISORIAL DISTRICTS

3

4

World Hillshade

1:94,686

0 0.5 1 2 mi

0 1 2 4 km

Esri, NASA, NGA, USGS, FEMA, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

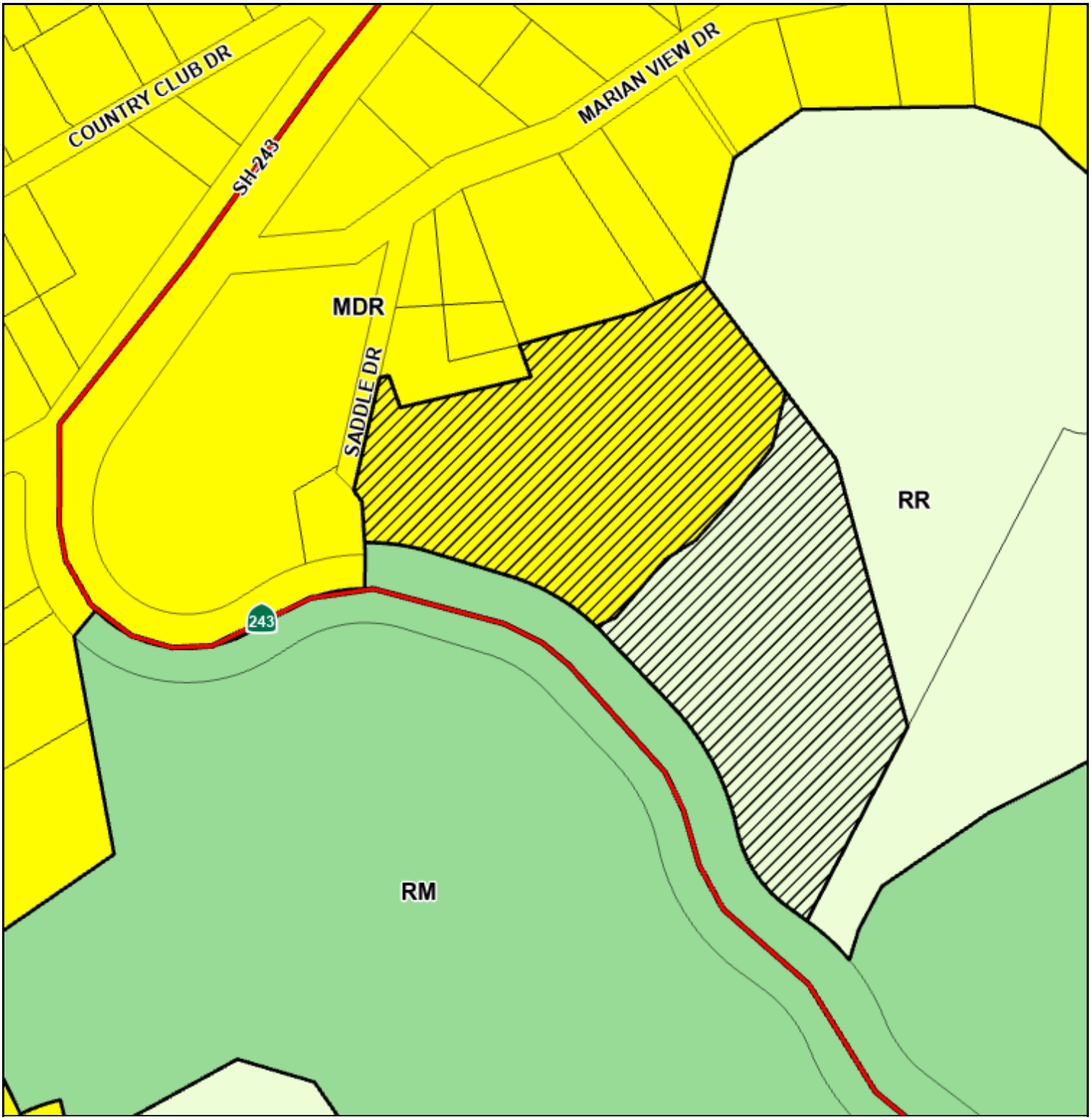
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240055

EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ
District: 4

Date: 11-26-2024
Exhibit: 5



Zoning Area/District: IDYLLWILD

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

0 150 300
ft

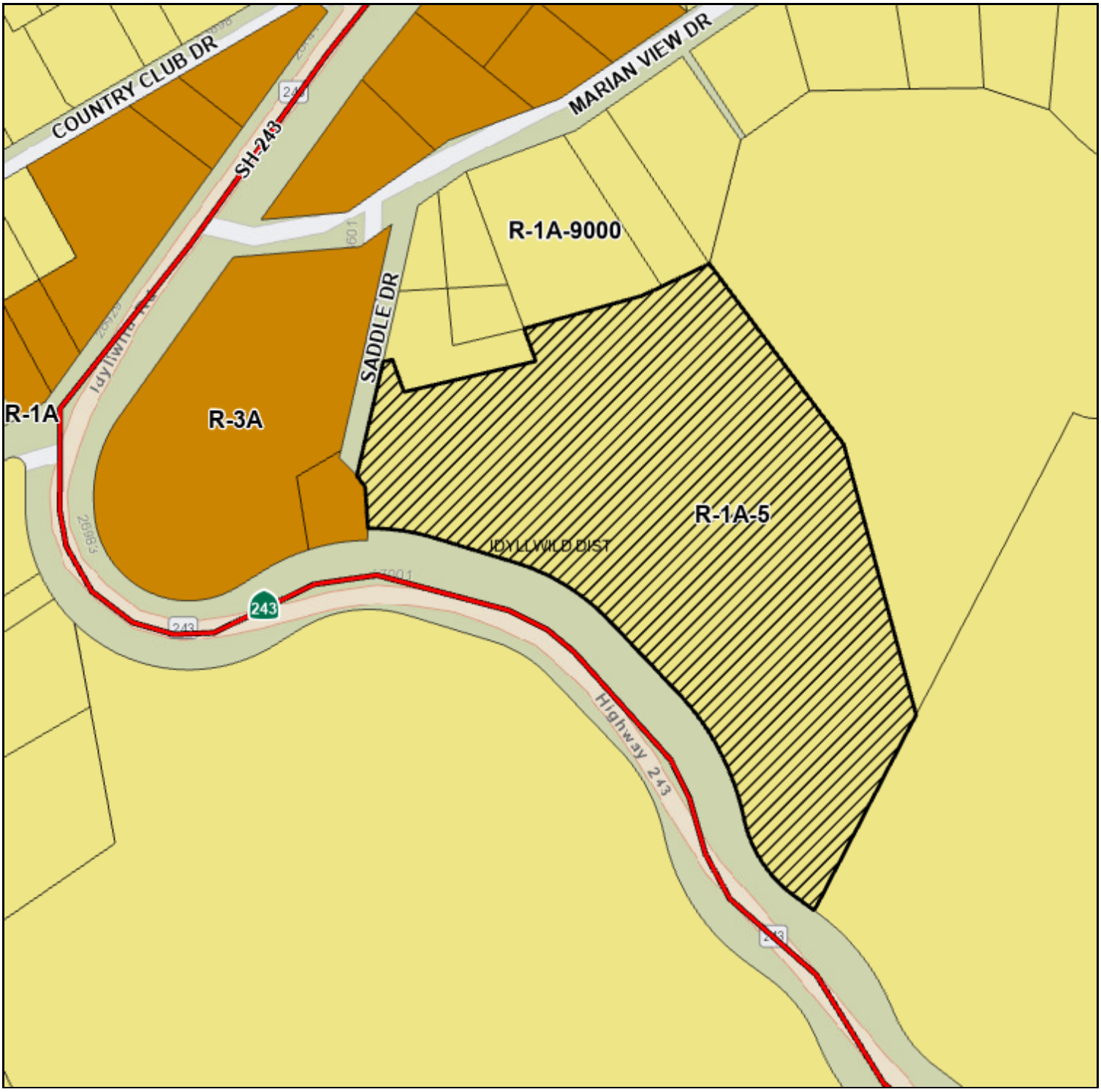
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240055

EXISTING ZONING

Supervisor: V MANUEL PEREZ
District: 4

Date: 11-26-2024
Exhibit: 2

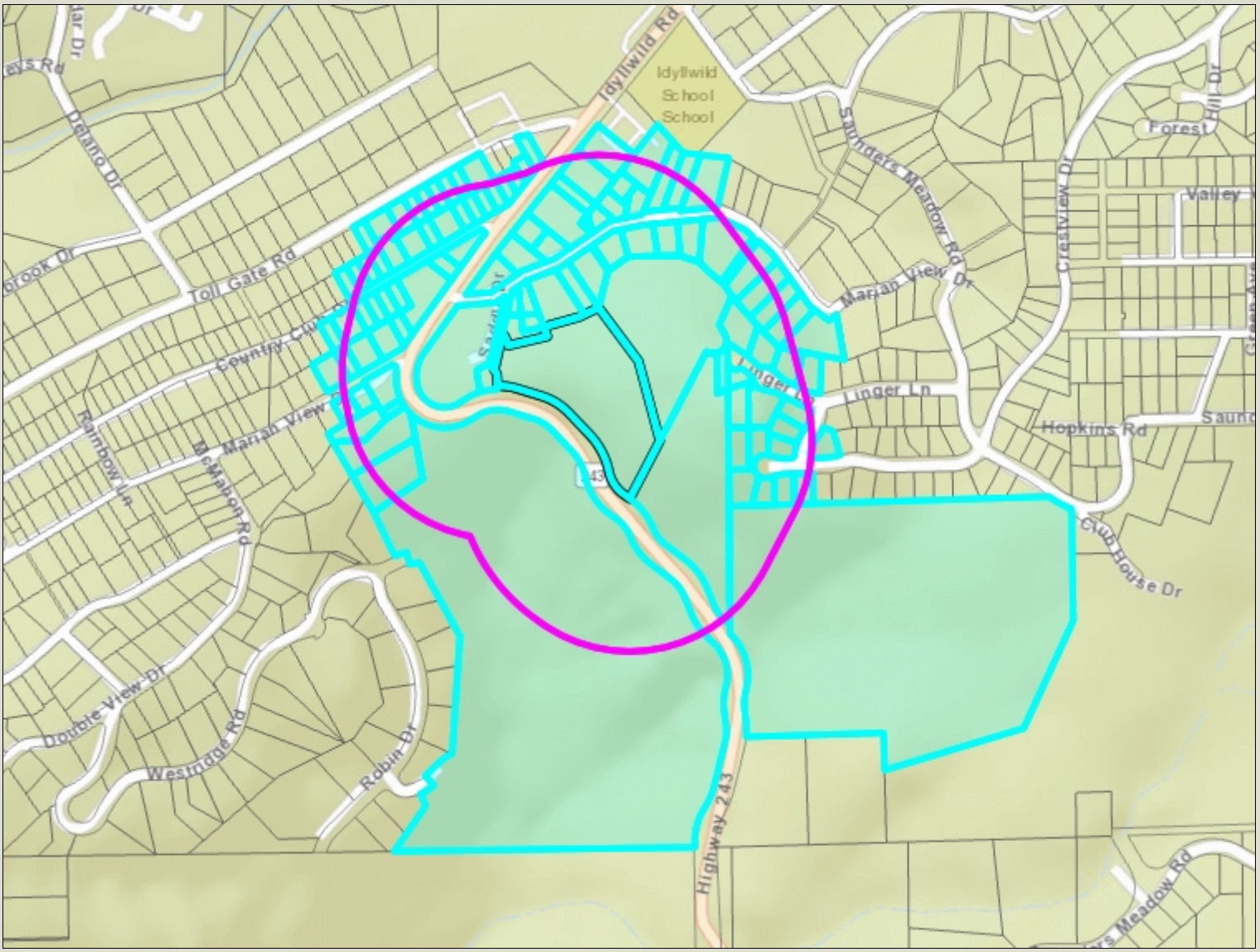


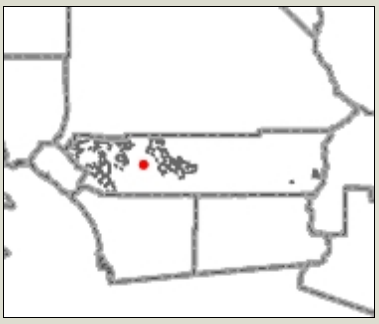
Zoning Area/District: IDYLLWILD

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

0 150 300 ft

Riverside County GIS Mailing Labels





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 752 1,505 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... 2/6/2025 10:09:52 AM

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561131002
MATTHEW ALLEN NUNN
PO BOX 3231
IDYLLWILD CA 92549

561131008
RUTHANE CAPERS
P O BOX 590
IDYLLWILD CA 92549

561131009
MONTANO RICHARD & MARCIA A TRUST UNDER TRUST DATED 11/6/2018
PO BOX 946
IDYLLWILD CA 92549

561131010
DE ANDA CAROLYN SEP PROP TRUST DTD 04/12/21
469 GAIL DR
VISTA CA 92084

561131011
JOSE A. ORELLANA
P O BOX 1385
IDYLLWILD CA 92549

561131012
ERNA L. ANGEL
P O BOX 1831
IDYLLWILD CA 92549

561131013
RAMIREZ FAMILY TRUST DATED 04/24/2024
PO BOX 2275
IDYLLWILD CA 92549

561131015
OLIVERI-KECK FAMILY TRUST U/I DTD 5/11/22
PO BOX 342
IDYLLWILD CA 92549

561131016
RONALD F. NASH
12635 FOOTMAN LN
POWAY CA 92064

561131032
ANTHONY J. MEJIA
PO BOX 4396
IDYLLWILD CA 92549

561131033
WWSD
PO BOX 243
IDYLLWILD CA 92549

561131034
ADRIENNE EILEEN WILLIAMSON
31645 WILDWOOD RD
LAGUNA BEACH CA 92651

561131038
BRITTANNY TRAN
PO BOX 611
IDYLLWILD CA 92549

561131039
THOMAS C. COX
76403 SHOSHONE DR
INDIAN WELLS CA 92210

561131040
ALEJANDRO P. RUELAS
P O BOX 876
IDYLLWILD CA 92549

561131042
BENJIMAN DANIEL SCHWIMMER
37918 MOUNTAIN SHADOW LN
CATHEDRAL CITY CA 92234

561131043
VIDH USA LLC
842 SAN ANTONIO PL
UPLAND CA 91786

561131044
ANDREW OTTO WEIDEMANN
42237 RICHBROUGH RD
HEMET CA 92544

561131045
CHRISTINA APOSTLE-SCHNEIDER
PO BOX 1902
IDYLLWILD CA 92549

561131046
HILDA ANN GUILIN
44351 COMPIEGNE DR
HEMET CA 92544

561131047
CARLA STAYBOLDT
2868 DOVE ST
SAN DIEGO CA 92103

561131049
R BRUCE DENNEY
P O BOX 765
IDYLLWILD CA 92549

561132001
LIDIYA SOLONOVICH
PO BOX 1328
IDYLLWILD CA 92549

561132002
ESMERALDA JENNIFER MORALES
415 LOS ALAMOS DR
SAN DIEGO CA 92114

561132005
MARGARET W. ZIEGENFUSS
2156 WEST DR
EL CJON CA 92021

561132006
RAYMOND L. MATHE
12658 E OLD CAMPO RD
SPRING VALLEY CA 91978

561132007
FRIEMOTH FAMILY TRUST DATED
12/19/1988
253 ORCHARD AVE
HEMET CA 92544

561132009
JEFFERY JOSEPH FRIEMOTH
P O BOX 384
IDYLLWILD CA 92549

561132010
ERIC BRADFORD KISSELL
69877 PAPAYA LN
CATHEDRAL CITY CA 92234

561132021
SCHWINDLER REBECCA JO TRUST DTD 10/6/1998
80105 AVENIDA LINDA VISTA
INDIO CA 92203

561132024
G MAURITZ HEDEN
4242 FARMDALE AVE
STUDIO CITY CA 91604

561132025
JESSICA LARA COOPER
PO BOX 4231
IDYLLWILD CA 92549

561132032
ANTHONY ALLEN
PO BOX 963
IDYLLWILD CA 92549

561132033
AZTEKA PROPERTIES
611 WILCOX WAY
LAGUNA BEACH CA 92651

561132034
CUELLAR & SKILES LIVING TRUST UA DTD 11/18/21
54439 TAHQUITZ VIEW DR
IDYLLWILD CA 92549

561141003
LEE ROBERSON
PO BOX 4221
IDYLLWILD CA 92549

561141004
COLBY J. HAMM
PO BOX 752
IDYLLWILD CA 92549

561141005
JOHN ALVIN MUHR
PO BOX 3059
IDYLLWILD CA 92549

561141006
AARON ISAAC RHOADES
53875 MARIAN VIEW DR
IDYLLWILD CA 92549

561141008
MICHAEL RYAN ROCKWELL
PO BOX 1168
IDYLLWILD CA 92549

561141010
KRISTA E. WEGENER
1111 YALE ST
SANTA MONICA CA 90403

561141012
DAVID MURRAY
PO BOX 206
IDYLLWILD CA 92549

561141017
ANTHONY ALLEN
P O BOX 963
IDYLLWILD CA 92549

561142001
MICHAEL POLITISKI
P O BOX 2351
IDYLLWILD CA 92549

561142002
ANJIRAJ LIVING TRUST U/A DATED 07/12/2021
PO BOX 3149
IDYLLWILD CA 92549

561142004
RONALD N. SHELL
PO BOX 704
IDYLLWILD CA 92549

561142005
GARY AGNER
P O BOX 331
IDYLLWILD CA 92549

561142007
RANDALL JEFFREY BREGMAN
3993 SAN MARCOS AVE
RIVERSIDE CA 92504

561142010
MATTHEW SZEN
53840 MARIAN VIEW DR
IDYLLWILD CA 92549

561142011
ALAN EUGENE HARVEY
816 CYPRESS DR
VISTA CA 92084

561142014
HONEY MAE ROBINSON
5002 NEW HAVEN RD
SAN DIEGO CA 92117

561142027
ROBERT DEAN CAMERON
P O BOX 3465
IDYLLWILD CA 92549

561142031
HEMET UNIFIED SCHOOL DIST
2350 E LATHAM AVE
HEMET CA 92545

561181010
DONALD J. HARRISON
4859 SELONER ST
LOS ANGELES CA 90032

561181011
JOHNSON NORMAN ERIC & JULI-ANN C FAMILY REVOCABLE TRUST DATED 0
258 WALNUT ST
COSTA MESA CA 92627

561181012
ESTELA J. HARRISON
4859 SELDNER AVE
LOS ANGELES CA 90032

561181013
ALOIS SMRZ
P O BOX 1141
IDYLLWILD CA 92549

561181020
GLENDA B. ACKLEY
P O BOX 1281
IDYLLWILD CA 92549

561181021
ROBERT CHARLES BESANCENEY
78194 RAINBOW DR
PALM DESERT CA 92211

561182004
CHARLES HULTS
PO BOX 3021
IDYLLWILD CA 92549

561210004
SALLY H. HIRSH
1029 E EL ALAMEDA
PALM SPRINGS CA 92262

561210015
COSGROVE DANIEL S & DORIANA A
FAMILY TRUST DTD 09/26/19
45200 CLUB DR STE B
INDIAN WELLS CA 92210

561210017
RENFRO FAMILY TRUST DTD 08/20/13
2545 MYRTLE AVE
HERMOSA BEACH CA 90254

561210018
JIM KOGELMAN
PO BOX 587
IDYLLWILD CA 92549

565232001
NANCY DIANNE MELTZER
P O BOX 1870
IDYLLWILD CA 92549

565232002
NANCY MELTZER
PO BOX 1870
IDYLLWILD CA 92549

565232003
ODERBERG TRUST DTD 12/17/1986
370 N CROFT AVE
LOS ANGELES CA 90048

565232004
KELLIE JO MYERS
1543 VILLA CARDIFF DR
CARDIFF CA 92007

565242012
JAMES PURDY
7937 ARTESIAN RD
SAN DIEGO CA 92127

565242013
ROBERT SCOTT HALLIDAY
1932 LAHOUD DR
CARDIFF BY THE SEA CA 92007

565242014
SOUTH COAST CHRISTIAN CHURCH
17608 FREMONT ST
FOUNTAIN VALLEY CA 92708

565242015
MICHAEL JOSEPH DIGANCI
30250 VIA CORSICA
TEMECULA CA 92591

565242019
SUND FAMILY TRUST DATED 06/19/2015
6950 51ST ST
SAN DIEGO CA 92120

565242020
DANIEL B. ROBERTS
P O BOX 2243
IDYLLWILD CA 92549

565242021
TIRRE FRANZ & KATHLEEN H FAMILY TRUST DTD 12/27/01
46333 BURROWEED LN
PALM DESERT CA 92260

565242025
JAMES MCCLURE
6654 DANVILLE AVE
SAN DIEGO CA 92120

565242026
DUGALL MAX M TRUST DATED 1/4/22
PO BOX 2430
IDYLLWILD CA 92549

565242027
DIVINE FAMILY TRUST 11/9/19
PO BOX 3183
IDYLLWILD CA 92549

565242044
GAYLIA D. BROWN
P O BOX 12621
LA JOLLA CA 92039

565244008
FEINGOLD-NEILSON FAMILY TRUST DTD 12/17/10
PO BOX 1137
IDYLLWILD CA 92549

565260001
GUIDED DISCOVERIES INC
27282 CALLE ARROYO
SAN JUAN CAPO CA 92675

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand,
Planning Director

Supplemental Memorandum

4.4

DATE: March 18, 2025

TO: Riverside County Planning Commission

FROM: Elizabeth Mora-Rodriguez, Assistant Planner

ITEM: 4.4 – Initiation of General Plan Amendment No. 240055 (GPA240055) Foundation Component

SUBJECT: **PUBLIC COMMENTS**

Two (2) additional public comments were received after the drafting of the Planning Commission Staff Report, which are provided for the benefit of the Planning Commission as Attachment A to this Supplemental Memo.

ATTACHMENTS:

Attachment A: Public Comments Received After Drafting of Staff Report

Attachment A
Public Comments Received After Drafting of Staff Report

COMMENTS ON Proposed FGPA240055
APN: 561-210-015

The main issue is the width and status of Saddle Drive. According to the proposal (Proposed Parcel Map, attached, with road highlighted in yellow) Saddle Drive is to be a “Dedicated Public Right-Of-Way”, and a sketch of a 50' wide County Road Specification is shown. Saddle Drive was created by Parcel Map 23523 in 1991 (attached, with Dimension Sketch highlighted in yellow) and is between 15' wide in reality and possibly, in theory, 40' (dotted lines). Observing the improvements on both sides of the entrance to Saddle Drive I see about 15 feet of gap, most of which is paved. It is currently a single-lane privately maintained road in some disrepair. Even if there are encroachments which could be removed, the entire recorded potential width is only 40'. Therefore, how can there be a 50' wide County Road access there? Will you settle for a narrower one in order to facilitate this development?

I am most concerned about emergency access, especially for FIRE. I understand from your Planner Jose Merlan that the Idyllwild Fire Department has yet to be consulted. If the road is not wide enough to be a standard County maintained 4-season road, and Idyllwild Fire cannot provide service due to the narrowness and length of the road, not to mention snow pile-up, why spend time and our tax-payers' money processing an application which has no hope of being successful? I am told by your Planners (Jose Merlan and Elizabeth Mora-Rodriguez) that the current application does not address the proposed development, only the request to increase density via Foundation change, yet the developer submitted the proposed subdivision map a year ago, along with this application. Everyone knows what the plan is.

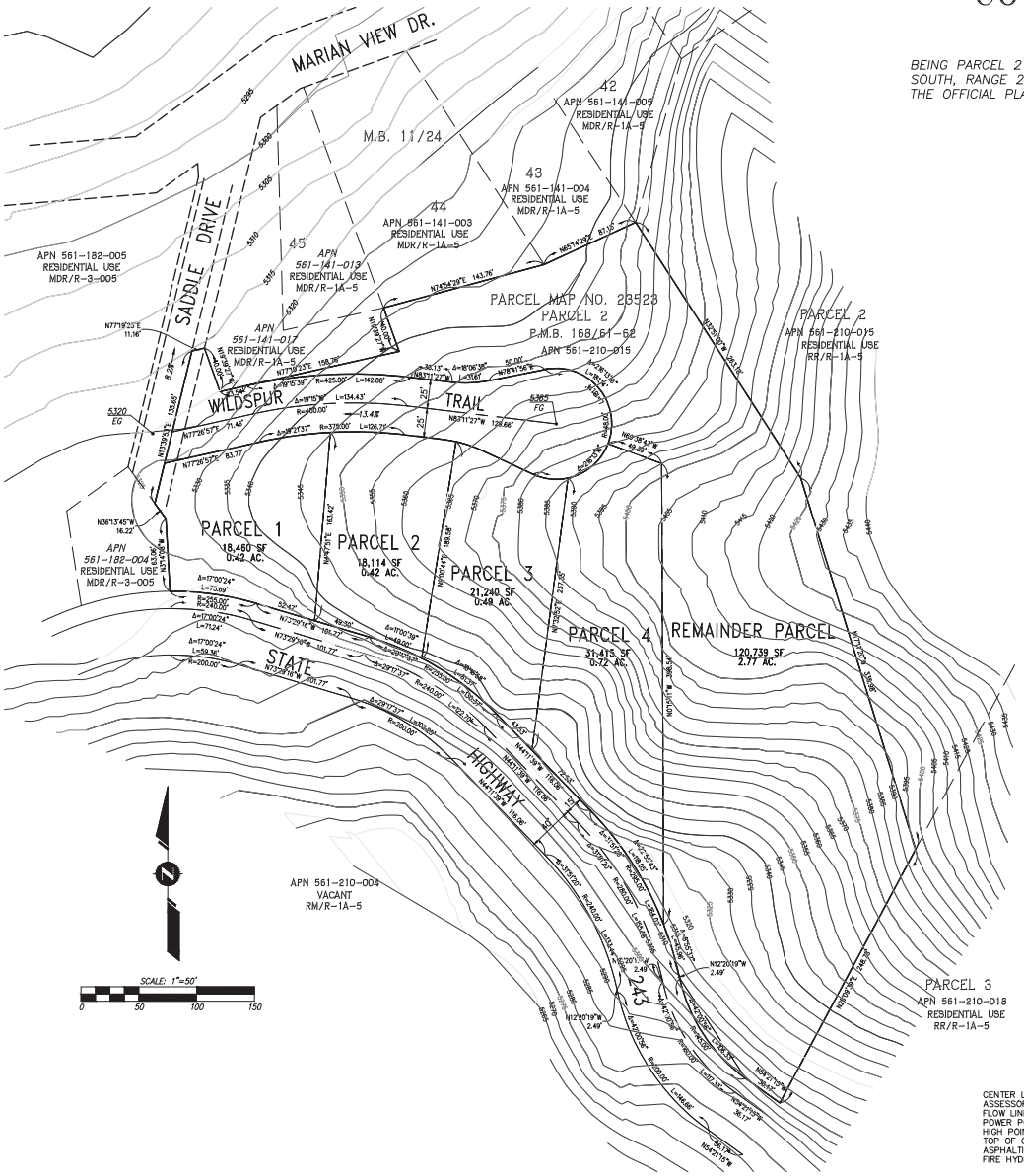
GENERAL GPA (WITHOUT A SPECIFIC PLAN)
COUNTY OF RIVERSIDE

MARCH 2024

BEING PARCEL 2 OF PARCEL MAP 23523 LOCATED IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASELINE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PRE APPLICATION REVIEW TENTATIVE PARCEL MAP 38857	
AMENDMENTS:	SCALE: 1"=50'

DATE	NO.	DESCRIPTION:



OWNER / DEVELOPER:

DANIEL COSGROVE
6 CROWN COURT
RANCHO MIRAGE, CA. 92270-1622
(760) 799-8499
DANIWELLMAX.COM

ENGINEER:

GRANT BECKLUND CIVIL ENGINEERING
30811 GARBANI ROAD
WINCHESTER, CA. 92596
PHONE: (951) 288-0601
EMAIL: GRANTBECKLUND@GMAIL.COM

PARCEL 2 OF PARCEL MAP 23523 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 168, PAGES 61 AND 62 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

APN: 561-210-015 5.37 ACRES

LOCATED ON SADDLE DRIVE
IDYLLWILD, CA 92549

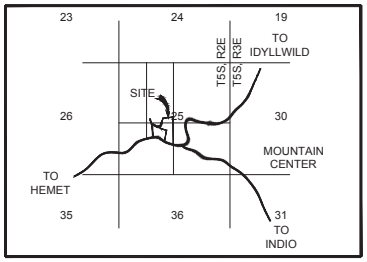
TOPO BY AERIAL SURVEY BY:
RIVERSIDE COUNTY FLOOD CONTROL
OCTOBER 7, 1969
DATE 10/5/2023

1. ALL IMPROVEMENTS SHALL BE PER RIVERSIDE COUNTY STANDARDS
2. PAR INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
3. ALL SLOPES ARE 2:1 RATIO EXCEPT IN DETENTION BASIN AREA WHERE THEY ARE 4:1, UNLESS OTHERWISE NOTED
4. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
5. ALL ON-SITE, OVERHEAD, EDISON POWER LINES WILL REMAIN IN PLACE
6. LANDSCAPING WILL BE PER DESIGN AND LANDSCAPING GUIDELINES IN RIVERSIDE COUNTY.
7. THIS PROPERTY DOES NOT LIE WITHIN A "COMMUNITY SERVICES DISTRICT."
8. SADDLE DRIVE WILL BE DEDICATED PUBLIC RIGHT-OF-WAY TO THE COUNTY OF RIVERSIDE FOR TRANSPORTATION AND UTILITY PURPOSES.
9. THIS PROPERTY LIES WITHIN A NON-PRINTED/SPECIFIED FLOOD ZONE. AND IS
10. NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL STUDY ZONE, AND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS.
11. SUBSURFACE SEPTIC SEWAGE DISPOSAL IS PROPOSED.
12. THIS PROPERTY CONTAINS NO WELLS.
13. THIS PROPERTY IS VACANT.
14. MAINTENANCE OF ON-SITE SLOPES AND WATER QUALITY FACILITIES SHALL BE BY OWNER.
15. WQMP WILL INCORPORATE LID SYSTEMS WITH INFILTRATION IN LANDSCAPE AREAS.

CLOSEST EXISTING WATER IS LOCATED IN SADDLE DRIVE.

PRIOR TO ISSUANCE OF A BUILDING PERMIT THE FOLLOWING SHALL PROVIDED:

FIRE HYDRANTS AND FIRE FLOW: PROVIDE OR SHOW THERE EXIST FIRE HYDRANT(S) CAPABLE OF DELIVERING FIRE FLOW AS REQUIRED BY CALIFORNIA FIRE CODE AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS.



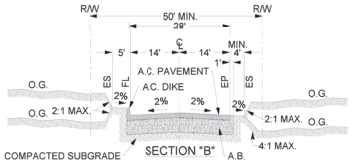
T.5 S., R.2 E. - SEC 25 - THOMAS BROS. - PAGE 690, G - 3, 2006

VICINITY MAP

TOTAL NET AREA: 5.37 AC.
TOTAL GROSS AREA: 5.62 AC.

EXIST. ZONING: RURAL RESIDENTIAL (R-1 A-5)
EXIST. LAND USE: VACANT
PROP. LAND USE: SINGLE FAMILY RESIDENTIAL
EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL AND RURAL RESIDENTIAL (CD: MD R-RR)
PROPOSED GENERAL PLAN: COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL (CD: MDR)
FLOOD ZONE: NONE

AGENCY SERVING THE AREA		FACILITIES PRESENT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES
GAS:	PROPANE	
TELEPHONE:	VERIZON	YES
CABLE TV:	FRONTIER	
WATER:	IDYLLWILD WATER DISTRICT	YES
SEWER:	ON-SITE SEPTIC SYSTEMS	YES
SCHOOL DIST:	HEMET UNION SCHOOL DISTRICT	



50' LOCAL MOUNTAIN ROAD
COUNTY ROAD STANDARD 112
NTS

CENTER LINE	CL
ASSESSOR'S PARCEL NUMBER	APN
FLOW LINE	FL
POWER POLE	PP
HIGH POINT	H.P.
TOP OF CURB	TC
ASPHALTIC CONCRETE	AC
FIRE HYDRANT	F.H.
IRRIGATION FACILITIES	IRR
FINISHED SURFACE	FS
FINISH GRADE	FG
PAD ELEVATION	P.E.
EDGE OF PAVEMENT	EP
PROPERTY LINE	P.L.
RIGHT-OF-WAY	R/W
GRADE BREAK	GB

GRANT BECKLUND CIVIL ENGINEERING
30811 GARBANI ROAD
WINCHESTER, CA 92596
(951) 288-0601

PREPARED BY: GRANT W. BECKLUND
R.C.E. No. 23737 EXP. 12/31/2023

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP 38857

GENERAL GPA
(WITHOUT A SPECIFIC PLAN)
SADDLE DRIVE, IDYLLWILD, CA.
LOCATED IN SEC. 13, T.5S., R.2E, S.B.B.&M.

SHEET 1 OF 1 SHEET

SCALE: 1"=50' | PREPARED 3/26/2024 | DATE: MARCH 2024 | FOR: DANIEL COSGROVE | WO: ___

Copy 168/61

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 23523

BEING A SUBDIVISION OF LOTS 1 THROUGH 15, INCLUSIVE, OF TRACT NO. 14703, AS SHOWN BY MAP ON FILE IN BOOK 161 OF MAPS, PAGES 71 THROUGH 75, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.B.B.& M.

SANBORN/WEBB ENGINEERING,INC. JULY, 1990

RECORDER'S STATEMENT

FILED THIS 8th DAY OF JANUARY, 19 91, AT 10:30 A.M. IN BOOK 168 OF PARCEL MAPS, AT PAGE 61-62, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 8022
FEE NO FEE
WILLIAM E. CONERLY, COUNTY RECORDER

BY: Gina Huntley, DEPUTY

SUBDIVISION GUARANTEE:
CHICAGO TITLE COMPANY

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "C" INCLUSIVE. AS A CONDITION OF DEDICATION OF LOTS "B" AND "C", STATE HIGHWAY 243, THE OWNERS OF PARCELS 2 AND 3, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

IDYLLWILD INVESTMENT GROUP, A LIMITED PARTNERSHIP
BY: AURORA CAPITAL CORPORATION, GENERAL PARTNERSHIP

BY: John R Baxter Pres.
JOHN R. BAXTER

NOTARY ACKNOWLEDGEMENT

STATE OF COLORADO } ss.
COUNTY OF Boulder }

ON October 1, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John R. Baxter, KNOWN TO ME TO BE THE PRESIDENT, AND ____, KNOWN TO ME TO BE THE SECRETARY OF Aurora Capital Corporation, A CORPORATION, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID Aurora Capital Corporation, A CORPORATION, THE CORPORATION THAT EXECUTED AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE AGENT OF Idyllwild Investment Group, A PARTNERSHIP, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS AGENT AND THAT SAID PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 6-27-93

WITNESS MY HAND AND OFFICIAL SEAL

Kelley S. Hall

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, ~~EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE $ _____~~.

DATED: December 28, 1990

R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: Bonnie L Burnett DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF $ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: _____, 19___

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____ DEPUTY

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: _____ DEPUTY

DIRECTOR OF TRANSPORTATION'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF LOT "A" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE COUNTY DECLARES THAT THE ACCEPTANCE OF THE OFFER IS TO VEST TITLE IN THE COUNTY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID ROAD SHALL NOT BECOME PART OF THE COUNTY MAINTAINED ROAD SYSTEM UNTIL ACCEPTED PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE, AND ACCEPTS THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG STATE HIGHWAY NO. 243 AND LOTS "B" AND "C" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE STATE HIGHWAY MAINTAINED ROAD SYSTEM.

DATED: Jan. 2, 1991

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Franklin E. Sherkow

FRANKLIN E. SHERKOW
DIRECTOR OF TRANSPORTATION

SIGNATURE OMISSIONS

1. EASEMENT IN FAVOR OF IDYLLWILD WATER COMPANY FOR ROADS, PIPELINES, RESERVOIRS, FLUMES AND POWER LINES PER INSTRUMENT RECORDED MARCH 29, 1933, IN BOOK 117, PAGE 452 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM RECORDS.

2. EASEMENT IN FAVOR OF JOHN D. & GRACE R. HEISING FOR INGRESS AND EGRESS AND ROAD PURPOSES PER INSTRUMENT RECORDED MARCH 20, 1969 AS INSTRUMENT NO. 27128 OF OFFICIAL RECORD, RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM RECORDS.

3. EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE IDYLLWILD INVESTMENT GROUP, A CALIFORNIA LIMITED PARTNERSHIP AND NIGEL CLARKE DATED JUNE 18, 1986 AND RECORDED JULY 29, 1986, AS INSTRUMENT NO. 179035, OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF IDYLLWILD INVESTORS GROUP MAY , 1990. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

LICENSED LAND SURVEYOR
J.A. McGILLVRAY
NO. LS3561
EXP. 9/30/92
STATE OF CALIFORNIA

James A. McGillvray
JAMES A. McGILLVRAY
L.S. NO. 3561

COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP NO. 23523 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 27, 1990, THE EXPIRATION DATE BEING FEBRUARY 27, 1992; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

LICENSED L.S.
DOUGLAS W. BEECROFT
No. 4502
Exp. 9-30-92
STATE OF CALIFORNIA

DATED: Jan. 2, 1991

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Douglas W. Beecroft - deputy

GERALD A. STAYNER
COUNTY SURVEYOR

CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT

ON THIS 7th DAY OF January, 1991, I RECEIVED PARCEL MAP NO. 23523. I HEREBY STATE THAT ALL REQUIRED CERTIFICATES AND DOCUMENTS HAVE BEEN FILED. I DO HEREBY SUBMIT THIS PARCEL MAP TO THE OFFICE OF THE COUNTY RECORDED.

DATED: 1-7, 1991

Maria Broos, Deputy

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

PM 168/61

Copy 168/62

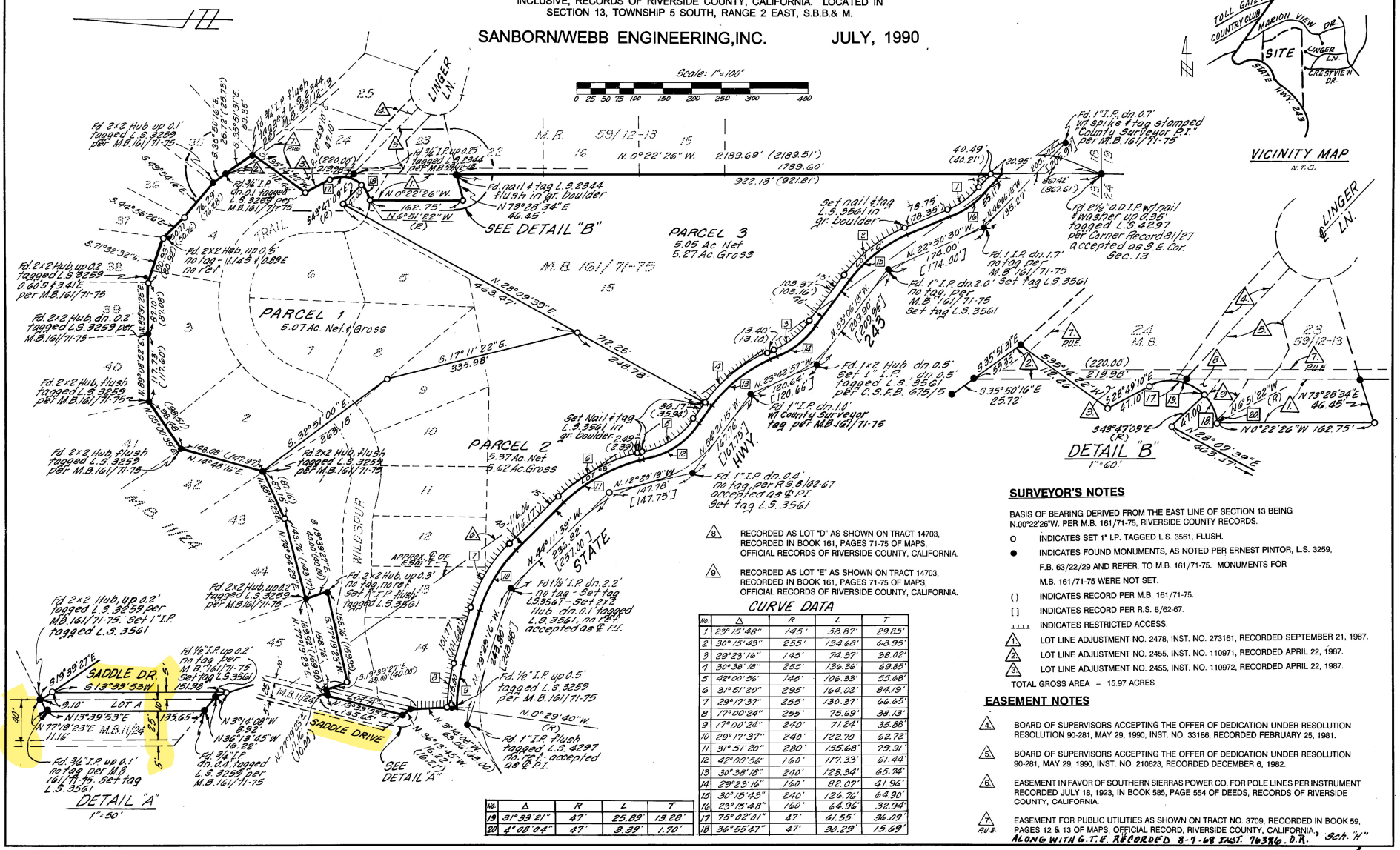
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

SHEET 2 OF 2 SHEETS

PARCEL MAP NO. 23523

BEING A SUBDIVISION OF LOTS 1 THROUGH 15, INCLUSIVE, OF TRACT NO. 14703, AS SHOWN BY MAP ON FILE IN BOOK 161 OF MAPS, PAGES 71 THROUGH 75, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.B.B.& M.

SANBORN/WEBB ENGINEERING,INC. JULY, 1990



No.	Δ	R	L	T
19	31°33'21"	47'	25.89'	13.28'
20	4°08'04"	47'	3.39'	1.70'

CURVE DATA

No.	Δ	R	L	T
1	23°15'48"	145'	58.87'	29.85'
2	30°15'43"	255'	134.68'	68.95'
3	29°23'16"	145'	74.37'	38.02'
4	30°38'18"	255'	136.36'	69.85'
5	42°00'56"	145'	106.33'	55.68'
6	31°51'20"	295'	164.02'	84.19'
7	29°17'37"	255'	130.37'	66.65'
8	17°00'24"	255'	75.69'	38.13'
9	17°00'24"	240'	71.24'	35.88'
10	29°17'37"	240'	122.70'	62.72'
11	31°51'20"	280'	155.68'	79.91'
12	42°00'56"	160'	117.33'	61.44'
13	30°38'18"	240'	128.34'	65.74'
14	29°23'16"	160'	82.07'	41.96'
15	30°15'43"	240'	126.76'	64.90'
16	23°15'48"	160'	64.96'	32.94'
17	75°02'01"	47'	61.55'	36.09'
18	36°55'47"	47'	30.29'	15.69'

8 RECORDED AS LOT "D" AS SHOWN ON TRACT 14703, RECORDED IN BOOK 161, PAGES 71-75 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

9 RECORDED AS LOT "E" AS SHOWN ON TRACT 14703, RECORDED IN BOOK 161, PAGES 71-75 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SURVEYOR'S NOTES

BASIS OF BEARING DERIVED FROM THE EAST LINE OF SECTION 13 BEING N.00°22'26"W. PER M.B. 161/71-75, RIVERSIDE COUNTY RECORDS.

- O INDICATES SET 1" I.P. TAGGED L.S. 3561, FLUSH.
- ● INDICATES FOUND MONUMENTS, AS NOTED PER ERNEST PINTOR, L.S. 3259, F.B. 63/22/29 AND REFER. TO M.B. 161/71-75. MONUMENTS FOR M.B. 161/71-75 WERE NOT SET.
- ( ) INDICATES RECORD PER M.B. 161/71-75.
- [ ] INDICATES RECORD PER R.S. 8/62-67.
- INDICATES RESTRICTED ACCESS.

1 LOT LINE ADJUSTMENT NO. 2478, INST. NO. 273161, RECORDED SEPTEMBER 21, 1987.

2 LOT LINE ADJUSTMENT NO. 2455, INST. NO. 110971, RECORDED APRIL 22, 1987.

3 LOT LINE ADJUSTMENT NO. 2455, INST. NO. 110972, RECORDED APRIL 22, 1987.

TOTAL GROSS AREA = 15.97 ACRES

EASEMENT NOTES

4 BOARD OF SUPERVISORS ACCEPTING THE OFFER OF DEDICATION UNDER RESOLUTION RESOLUTION 90-281, MAY 29, 1990, INST. NO. 33186, RECORDED FEBRUARY 25, 1981.

5 BOARD OF SUPERVISORS ACCEPTING THE OFFER OF DEDICATION UNDER RESOLUTION 90-281, MAY 29, 1990, INST. NO. 210623, RECORDED DECEMBER 6, 1982.

6 EASEMENT IN FAVOR OF SOUTHERN SIERRAS POWER CO. FOR POLE LINES PER INSTRUMENT RECORDED JULY 18, 1923, IN BOOK 585, PAGE 554 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

7 P.U.E. EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON TRACT NO. 3709, RECORDED IN BOOK 59, PAGES 12 & 13 OF MAPS, OFFICIAL RECORD, RIVERSIDE COUNTY, CALIFORNIA, ALONG WITH G.T.E. RECORDED 8-7-68 INST. 76386, O.R. SCH. "H"

PM 168/62

From: R B Denney
To: Mora-Rodriguez, Elizabeth
Subject: GPA 240055 Application
Date: Monday, March 17, 2025 3:11:34 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've lived in Idyllwild/ Fern Valley for 50 years, so when I hear of an application such as this I look closely.
When that area was subdivided, there was good reason to make this one parcel 5+ acres- the SLOPE.
When it was subdivided, there was no sewer plant locally (not until 1964). EVEN TODAY, It only serves SOME of Idyllwild Water District's service area- not near this parcel, and no expansion of the IWD Sewer service area is anticipated. I presume that there is no "Sewer Stand-by" charge on their Property Tax bill (as the $30/ annual on my undeveloped parcel in the IWD).

I've been involved in enough construction up here to be fairly confident that to provide a leach field for even a 700 gallon tank PLUS 100% expansion (as required by code) would utilize a great percentage of those slopes in the current 5 acre parcel.

My gut feeling is that the applicant hopes to develop maybe one (least worst) of the 5 proposed parcels and sell off the rest without having to worry about "Perc Tests" or leach fields. Even then, Perc tests are subject to cheating... by virtue of ordering it done at the height of the dry season... The subject property faces from NNW to NW so will hold its snowpack longer than many properties- affecting its ability to deal with sewage through a greater portion of the year than other parcels.
The prudent approach would be to require ALL 5 proposed parcels to have perc tests and show proposed leach field lay-outs for each prior to issuing any Conditional Use Permit. These would NEED to take the slope of the terrain into account.

Thank you for your attention to the issues that could well argue effectively against granting this application.

R. Bruce Denney
P.O. Box 765
Idyllwild, CA, 92549-0765
Bruce@greencafe.com

From: Dave Hunt
To: Hildebrand, John; Mora-Rodriguez, Elizabeth
Cc: District 4 Supervisor V. Manuel Perez
Subject: Idyllwild Rezoning
Date: Tuesday, March 25, 2025 9:01:01 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.

PLEASE no more rezoning in Idyllwild. Our mountain community is nearing a breaking point! I am a 4th generation full-time Idyllwild resident. My Grandparents moved from San Jacinto to Idyllwild in 1932 for their honeymoon and stayed. Historically, Idyllwild has been approximately half full-time residents and half part-time that only used their cabins 2 or 3 times a year. In the last 20 years, most houses are being occupied full-time, a developer has turned most of our tourist motels into apartments (which exacerbates the STR problem), the new ADU law is doubling housing on many lots, and we are a full-time construction zone. Idyllwild has limited finite resources, especially water. We only have two evacuation routes and traffic continues to increase. Our fire department is constantly dealing with traffic collisions, which increases response time for fires. Septic seepage will eventually contaminate our underground water supply and our 50+ year old sewer plant is on the verge of catastrophic failure. We actually need a building moratorium, not rezoning for more houses. We already have a developer that ignores zoning requirements (i.e. apartments on MM zoning) and I doubt that the zoning is correct for the Tahquitz Pines monstrosity. Due to pine bark beetles, oak borers and drought, Idyllwild may be the next Alta Dena or Paradise disaster. Please help protect the only mountain resort community in Riverside County and implement a building moratorium. Thank you so much for your consideration!

Dave Hunt
4th generation Idyllwild Hillbilly
(951)659-2038

From: Bonnnie Keefe
To: Mora-Rodriguez, Elizabeth
Subject: Subject: Idyllwild - Marion View Rezoning,
Date: Tuesday, March 25, 2025 3:48:46 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.

Date: March 25,

Dear Ms. Mora-Rodriguiez,

I am a 20+ year resident of Idyllwild and read with dismay the article in the Town Crier about the proposed rezoning of the Marion View property to accommodate a residential development. I am expressing my total opposition to this project. We are a small town and a project such as this will adversely affect our community in many ways, including traffic, burden on existing resources, and negative environmental impacts. I hope that this project is denied.

Thank you,

Bonnie Keefe
26740 Saunders Meadow Rd
Idyllwild, Ca 92549
310-74-2295

From: Kathy Byson
To: Mora-Rodriguez, Elizabeth
Subject: GPA240055 (Idyllwild)
Date: Monday, March 31, 2025 4:59:44 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.

Eilzabeth Mora-Rodriquez,

Thank you for emailing me the information necessary for commenting on the changes proposed for the 2.5 acre parcel of land just off Hwy. 243 near Marion View Drive. My name is Kathleen Bryson, and I have lived at 53315 Marian View Drive since I bought my home here in 2004. In order to access my home when heading North on Hwy. 243, I must make a left hand turn onto Marian View Drive, and frequently, I must stop to allow traffic heading South on Hwy. 243 pass before I can safely make the turn. This puts me in peril , because traffic also heading North on Hwy. 243 cannot see me because there is a sharp curve in the road and people behind me can't see me until they round the corner and see me stopped, waiting for the traffic to clear. The speed limit in that area changes from 30 mph to 20 mph, but it is, unfortunately, ignored by many people anxious to get to town. Changes, allowing more people traveling on the roads in that area, in my opinion, are not at all a good idea. I think that more accidents will happen if the change is made. I am aware of three people on motorcycles who were killed on that curve, since I have moved here. I believe that there have been many traffic accidents in that immediate area that I am not aware of. That area is also heavily traveled by wildlife. Deer, bob cats, mountain lions, racoons, coyotes and other wild animals frequent the area, as it is at the very edge of town. They need our protection from cars and trucks to keep them safe.

Please consider rejecting this proposal. It is not a good idea.

Thank you for your consideration,

Kathleen Bryson

From: janet mcalpine
To: Mora-Rodriguez, Elizabeth
Subject: Idyllwild - Marion View Rezoning
Date: Tuesday, March 25, 2025 3:31:07 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-Rodriguiez,
I am a 13+ year resident of Idyllwild and read with dismay the article in the Town Crier about the proposed re-zoning of the Marion View property to accommodate a residential development. I am expressing my opposition to this project. We are a small town and a project such as this will adversely affect our community in many ways, including traffic, burden on existing resources, and negative environmental impacts. I hope that this project is denied.

Thank you,
Janet McAlpine
760-331-8729

From: Paul Jensen
To: Mora-Rodriguez, Elizabeth
Subject: Proposed rezoning in Idyllwild Village Tourist Policy Area
Date: Friday, March 28, 2025 1:02:01 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,

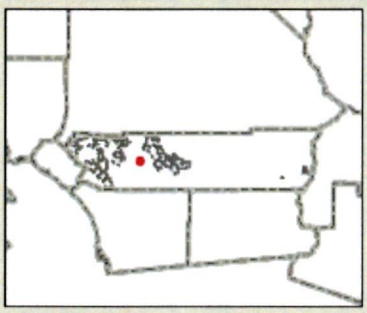
I am writing to express my opposition to the rezoning request proposed for a 5 acre parcel in the Village Tourist Policy Area in Idyllwild. As a 12 year full time resident of Idyllwild I have already witnessed the adverse effects that overdevelopment has had on our community. Idyllwild is a small community with limited resources which are already being taxed beyond their capacity. In particular, water resources are limited to that which is produced by weather events confined to the San Jacinto Mountains. We get no water from outside sources. For this reason and others I am strongly opposed to this rezoning request.

Thank you for your consideration.

Don Paul Jensen
562-787-6818
donpabloj@hotmail.com

Riverside County GIS Mailing Labels





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

0 752 1,505 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... 7/9/2025 2:59:25 PM

© Riverside County RCIT

81 X2 = 162

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: September 9, 2025

To: Clerk of the Board of Supervisors

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

MinuteTraq #: 28393

Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240055 (GPA240055) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240055 to change the General Plan Foundation Component of one (1) parcel with split land use from Rural: Rural Residential (R: RR) and Community Development: Medium Density Residential (CD: MDR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project that would subdivide one (1) parcel into five (5) parcels for the development of single-family residential units. 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 GPA240055 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Idyllwild District– REMAP Area Plan – Applicant: Grant Becklund – Existing Zoning: R-1A-5 (One-Family Dwellings – Mountain Resort Minimum Five Acre) – Existing Land Use: Rural: Rural Residential (R: RR) and Community Development: Medium Density Residential (CD: MDR) – south of Marian View Drive, north of Saunders Meadow Road, east of Highway 243, and west of Crestview Drive – APN: 561-210-015 – 5.37 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or (951) 955-3024. – District 4. [Applicant Fees 100%]

Planning Commission Date: March 19, 2025 / Commissioner Vote: 1st, 2nd, 3rd, 4th & 5th Districts – Support

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA NO. 240055 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO 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 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 9 de septiembre 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. 240055 al Plan General del Componente de Cimentación.** El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240055 para cambiar el Componente de Fundación del Plan General de un (1) parcela con uso terrenal mixto de Rural: Rural Residencial (R: RR) y Desarrollo Comunitario: Residencia de Densidad Media (CD: MDR) a Desarrollo Comunitario: Residencia de Densidad Media (CD: MDR) en cinco (5) parcelas para el desarrollo de viviendas unifamiliares. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240055. La Enmienda al Plan General se encuentra en el APN: 561-210-015. Este proyecto propuesto se ubica al sur de Marian View Drive, al norte de Saunders Meadow Road, al este de la Carretera 243 y al oeste de Crestview Drive en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda el inicio de la Enmienda al Plan General No. GPA240055 y, si se recomienda, **ADOPTE** una orden que inicie la Enmienda al Plan General No. GPA240055 y requiera que el solicitante presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto según la CEQA (§21065), o de otro modo cumple con los requisitos de (§15061(b)(3)), y no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 O ENVÍE UN CORREO ELECTRÓNICO 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.

Formatos alternativos disponibles a solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la secretaria de la Junta al (951) 955-1069.

Envíe toda la 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.

Fecha: 4 de agosto de 2025

Kimberly A. Rector, secretaria de juntas
By: Naomy Sicra, Asistente de secretaria de la juntas

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240055 IN THE FOURTH 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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 9, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240055.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240055 to change the General Plan Foundation Component of one (1) parcel with split land use from Rural: Rural Residential (R: RR) and Community Development: Medium Density Residential (CD: MDR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project that would subdivide one (1) parcel into five (5) parcels for the development of single-family residential units. 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 GPA240055 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 561-210-015. This proposed project is located: south of Marian View Drive, north of Saunders Meadow Road, east of Highway 243, and west of Crestview Drive in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240055 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240055 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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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.

Dated: August 4, 2025

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

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The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240055 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240055 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

The meeting documents for the proposed project may be viewed online at: https://rivcocob.org/2025-agendas-and-proceedings or https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle when available.

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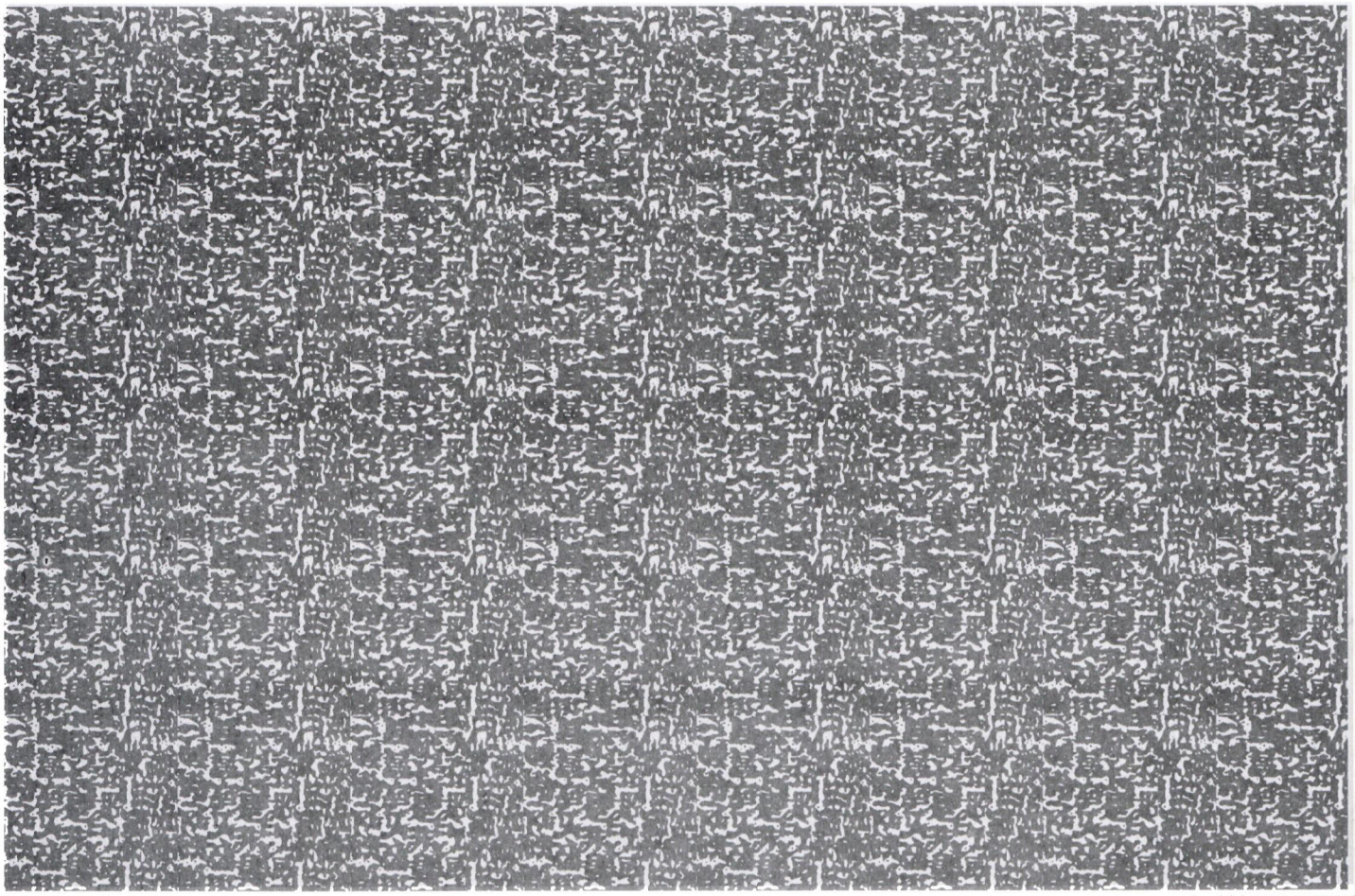
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: August 4, 2025

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

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA NO. 240055 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO DISTRITO DE SUPERVISIÓN.

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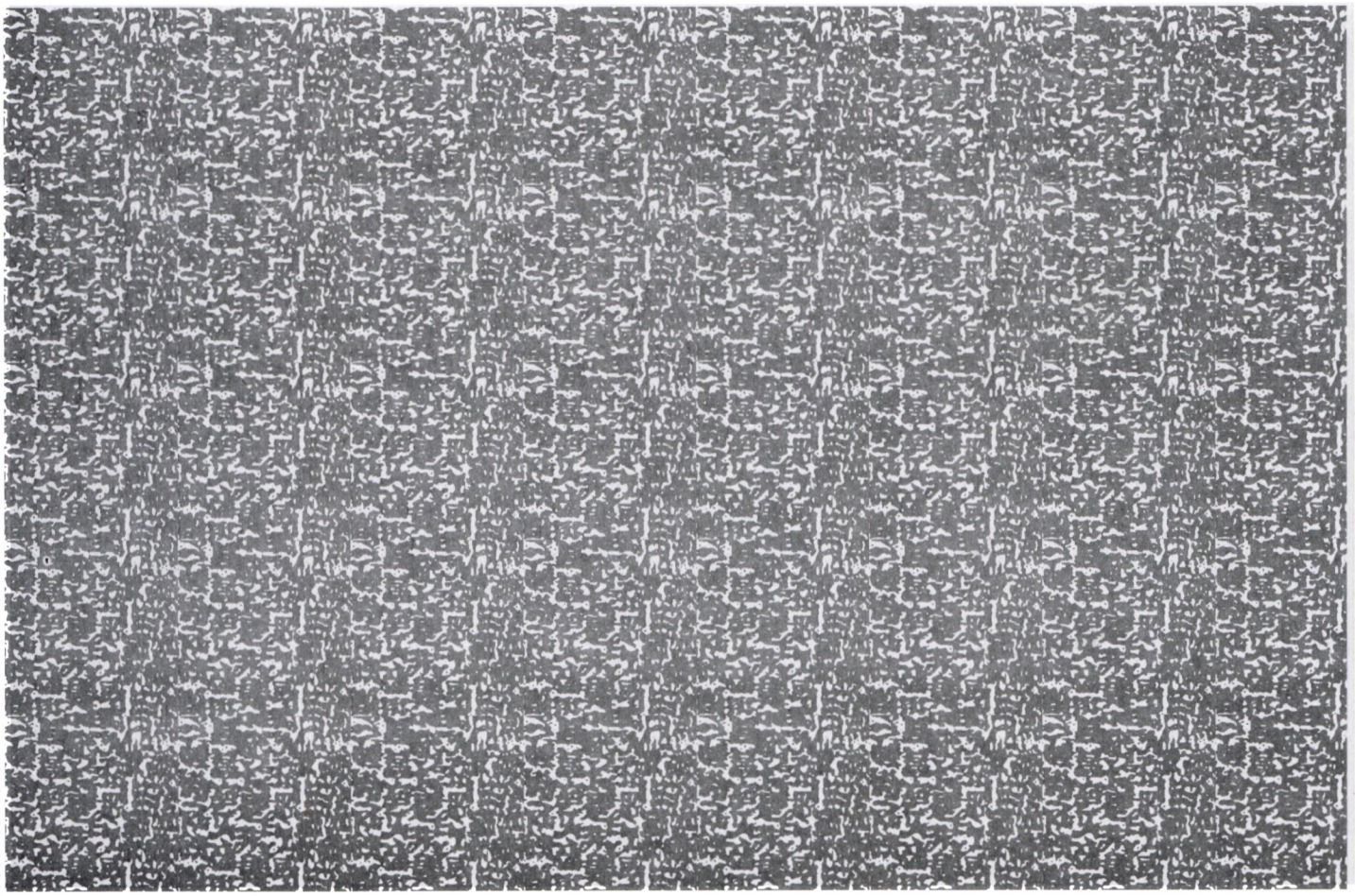
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Fecha: 4 de agosto de 2025

Kimberly A. Rector, secretaria de juntas
By: Naomy Sicra, Asistente de secretaria de la juntas

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240055 IN THE FOURTH SUPERVISORIAL DISTRICT

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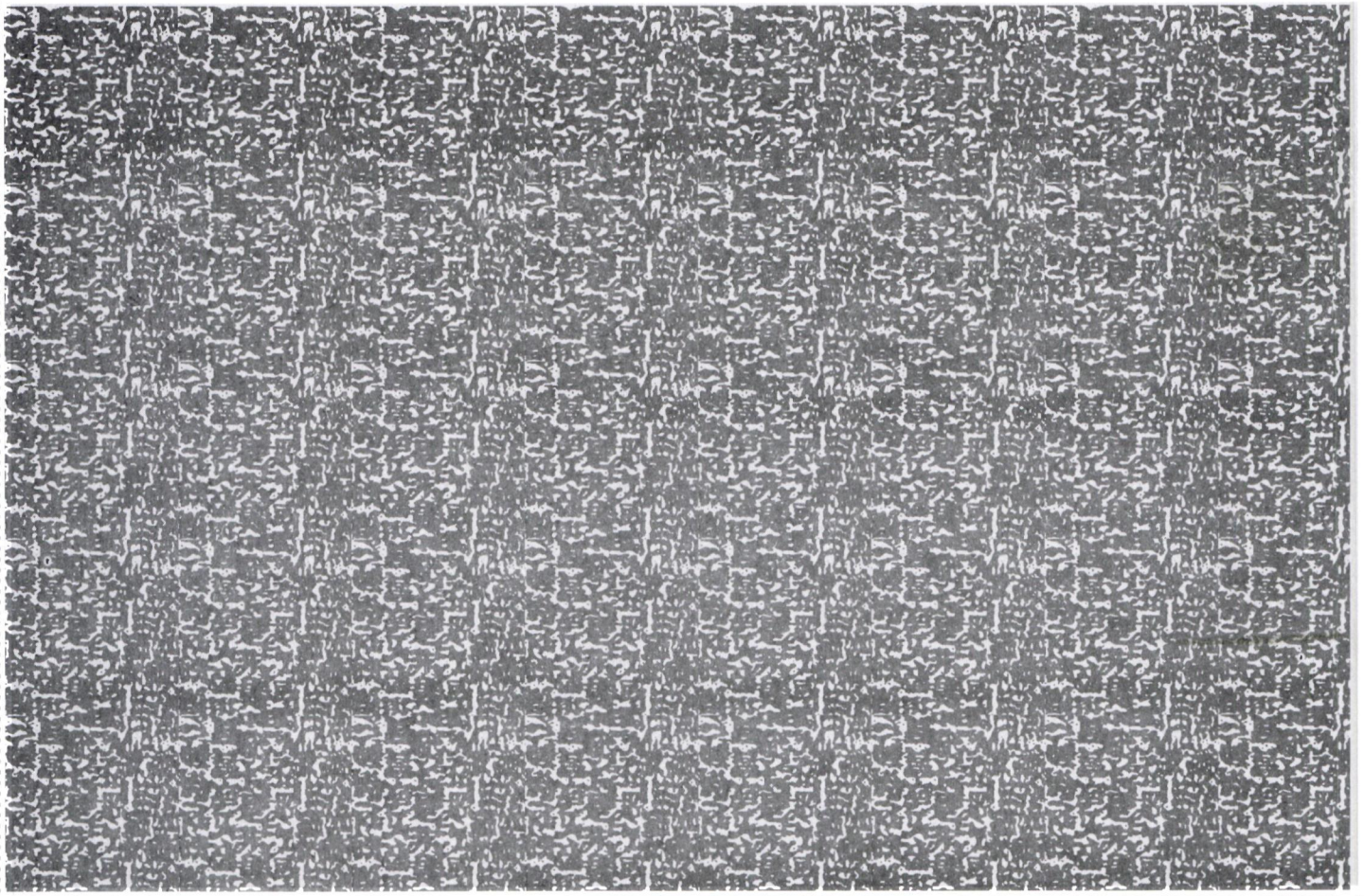
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: August 4, 2025

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

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA NO. 240055 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO 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 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 9 de septiembre 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. 240055 al Plan General del Componente de Cimentación.** El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240055 para cambiar el Componente de Fundación del Plan General de un (1) parcela con uso terrenal mixto de Rural: Rural Residencial (R: RR) y Desarrollo Comunitario: Residencia de Densidad Media (CD: MDR) a Desarrollo Comunitario: Residencia de Densidad Media (CD: MDR) en cinco (5) parcelas para el desarrollo de viviendas unifamiliares. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240055. La Enmienda al Plan General se encuentra en el APN: 561-210-015. Este proyecto propuesto se ubica al sur de Marian View Drive, al norte de Saunders Meadow Road, al este de la Carretera 243 y al oeste de Crestview Drive en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda el inicio de la Enmienda al Plan General No. GPA240055 y, si se recomienda, **ADOPTE** una orden que inicie la Enmienda al Plan General No. GPA240055 y requiera que el solicitante presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto según la CEQA (§21065), o de otro modo cumple con los requisitos de (§15061(b)(3)), y no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 O ENVÍE UN CORREO ELECTRÓNICO 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.

Formatos alternativos disponibles a solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la secretaria de la Junta al (951) 955-1069.

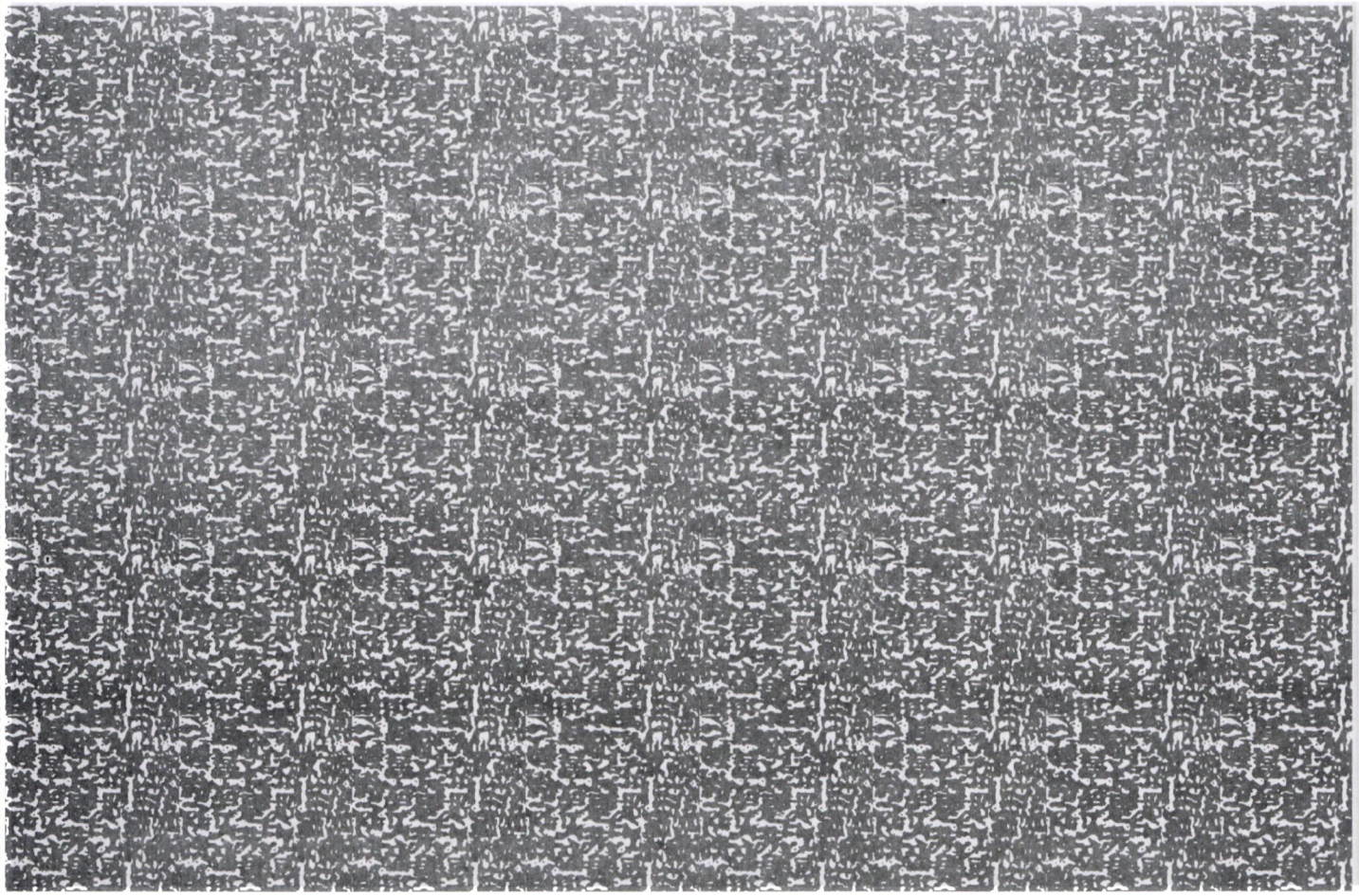
Envíe toda la correspondencia escrita a: secretaria de la junta, 4080 Lemon Street, 1er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a: cob@rivco.org.

Fecha: 4 de agosto de 2025

Kimberly A. Rector, secretaria de juntas
By: Naomy Sicra, Asistente de secretaria de la juntas

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240055 IN THE FOURTH 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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 9, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240055.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240055 to change the General Plan Foundation Component of one (1) parcel with split land use from Rural: Rural Residential (R: RR) and Community Development: Medium Density Residential (CD: MDR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project that would subdivide one (1) parcel into five (5) parcels for the development of single-family residential units. 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 GPA240055 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 561-210-015. This proposed project is located: south of Marian View Drive, north of Saunders Meadow Road, east of Highway 243, and west of Crestview Drive in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240055 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240055 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

The meeting documents for the proposed project may be viewed online at: https://rivcocob.org/2025-agendas-and-proceedings or https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle when available.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ELIZABETH MORA-RODRIGUEZ, PROJECT PLANNER, AT (951) 955-3024 OR EMAIL 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.

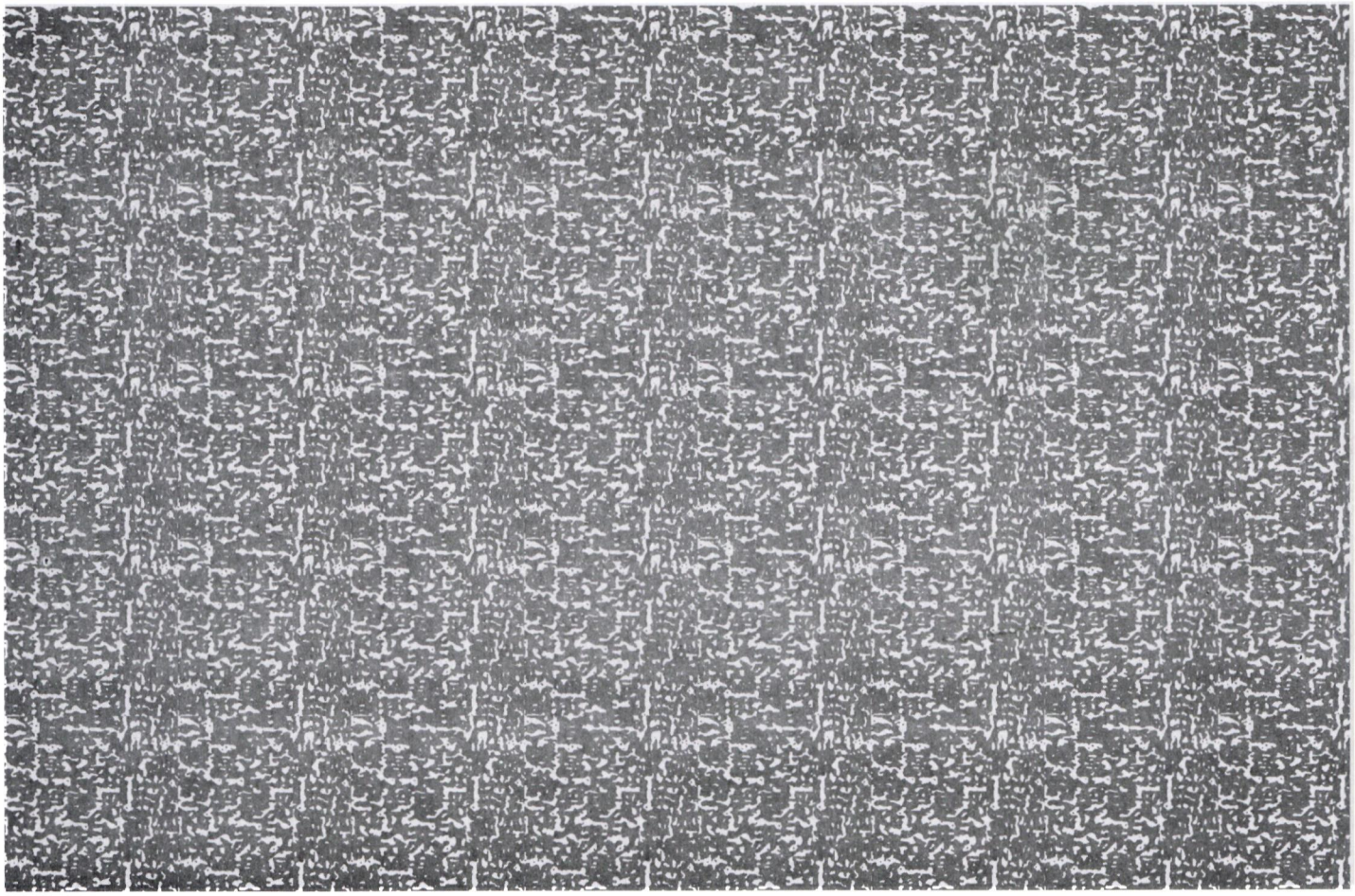
Dated: August 4, 2025

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

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA NO. 240055 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO 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 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 9 de septiembre 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. 240055 al Plan General del Componente de Cimentación.** El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240055 para cambiar el Componente de Fundación del Plan General de un (1) parcela con uso terrenal mixto de Rural: Rural Residencial (R: RR) y Desarrollo Comunitario: Residencia de Densidad Media (CD: MDR) a Desarrollo Comunitario: Residencia de Densidad Media (CD: MDR) en cinco (5) parcelas para el desarrollo de viviendas unifamiliares. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240055. La Enmienda al Plan General se encuentra en el APN: 561-210-015. Este proyecto propuesto se ubica al sur de Marian View Drive, al norte de Saunders Meadow Road, al este de la Carretera 243 y al oeste de Crestview Drive en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda el inicio de la Enmienda al Plan General No. GPA240055 y, si se recomienda, **ADOPTE** una orden que inicie la Enmienda al Plan General No. GPA240055 y requiera que el solicitante presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto según la CEQA (§21065), o de otro modo cumple con los requisitos de (§15061(b)(3)), y no se requiere ninguna revisión adicional de la CEQA.**

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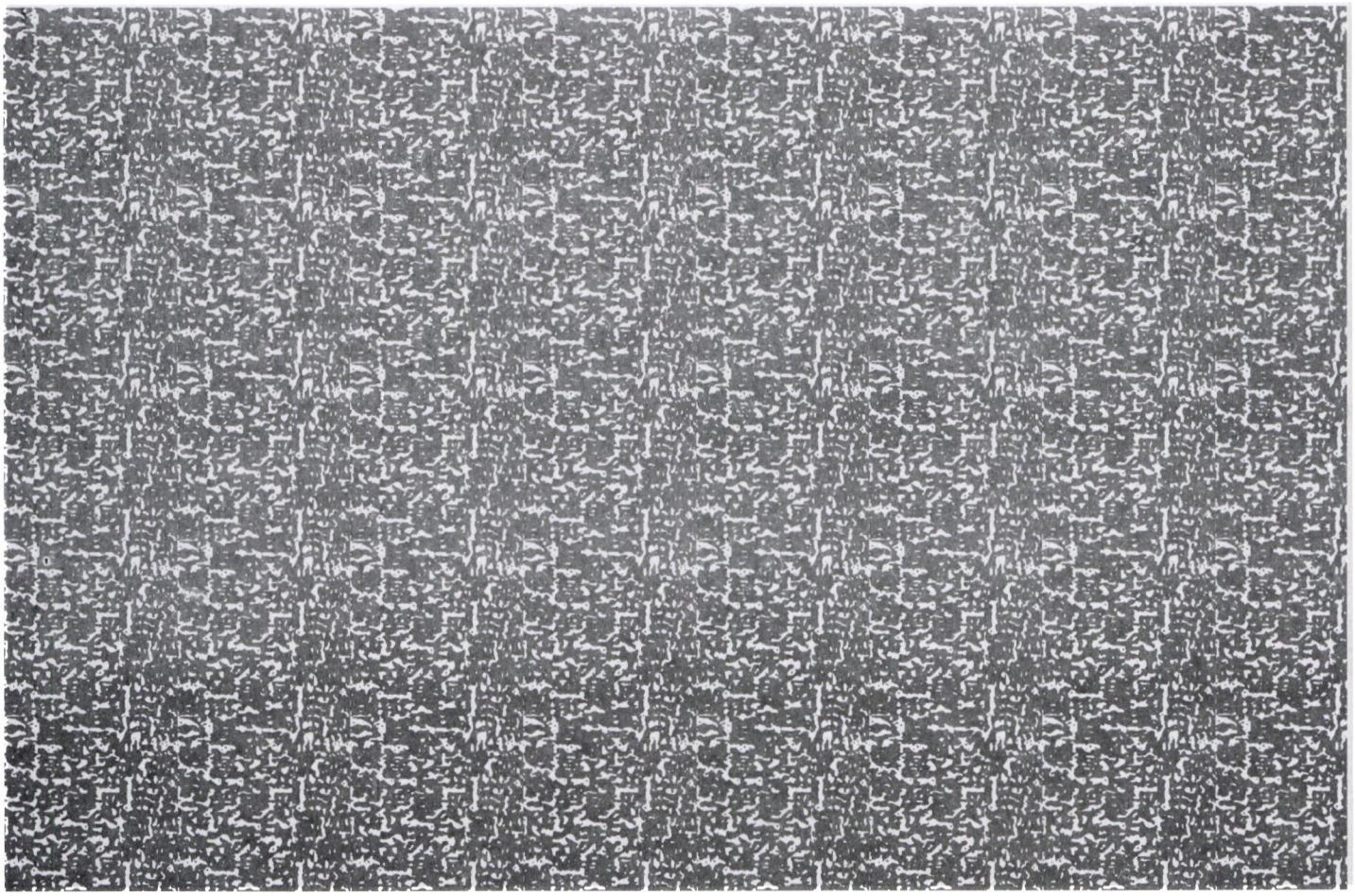
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Fecha: 4 de agosto de 2025

Kimberly A. Rector, secretaria de juntas
By: Naomy Sicra, Asistente de secretaria de la juntas

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA NO. 240055 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO DISTRITO DE SUPERVISIÓN.

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El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda el inicio de la Enmienda al Plan General No. GPA240055 y, si se recomienda, **ADOPTE** una orden que inicie la Enmienda al Plan General No. GPA240055 y requiera que el solicitante presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto según la CEQA (§21065), o de otro modo cumple con los requisitos de (§15061(b)(3)), y no se requiere ninguna revisión adicional de la CEQA.**

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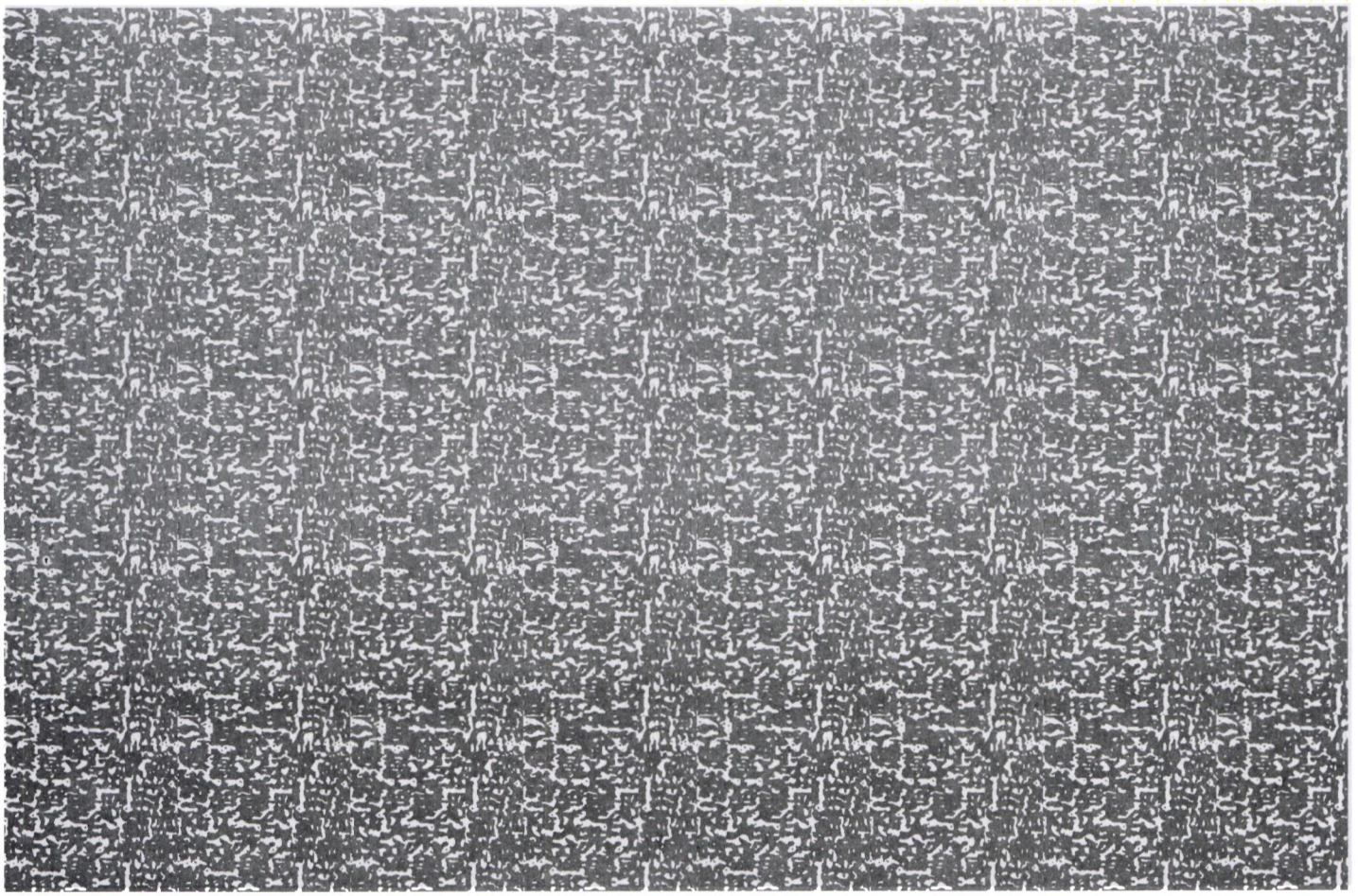
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Fecha: 4 de agosto de 2025

Kimberly A. Rector, secretaria de juntas
By: Naomy Sicra, Asistente de secretaria de la juntas

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240055 IN THE FOURTH 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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 9, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240055.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240055 to change the General Plan Foundation Component of one (1) parcel with split land use from Rural: Rural Residential (R: RR) and Community Development: Medium Density Residential (CD: MDR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project that would subdivide one (1) parcel into five (5) parcels for the development of single-family residential units. 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 GPA240055 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 561-210-015. This proposed project is located: south of Marian View Drive, north of Saunders Meadow Road, east of Highway 243, and west of Crestview Drive in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240055 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240055 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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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.

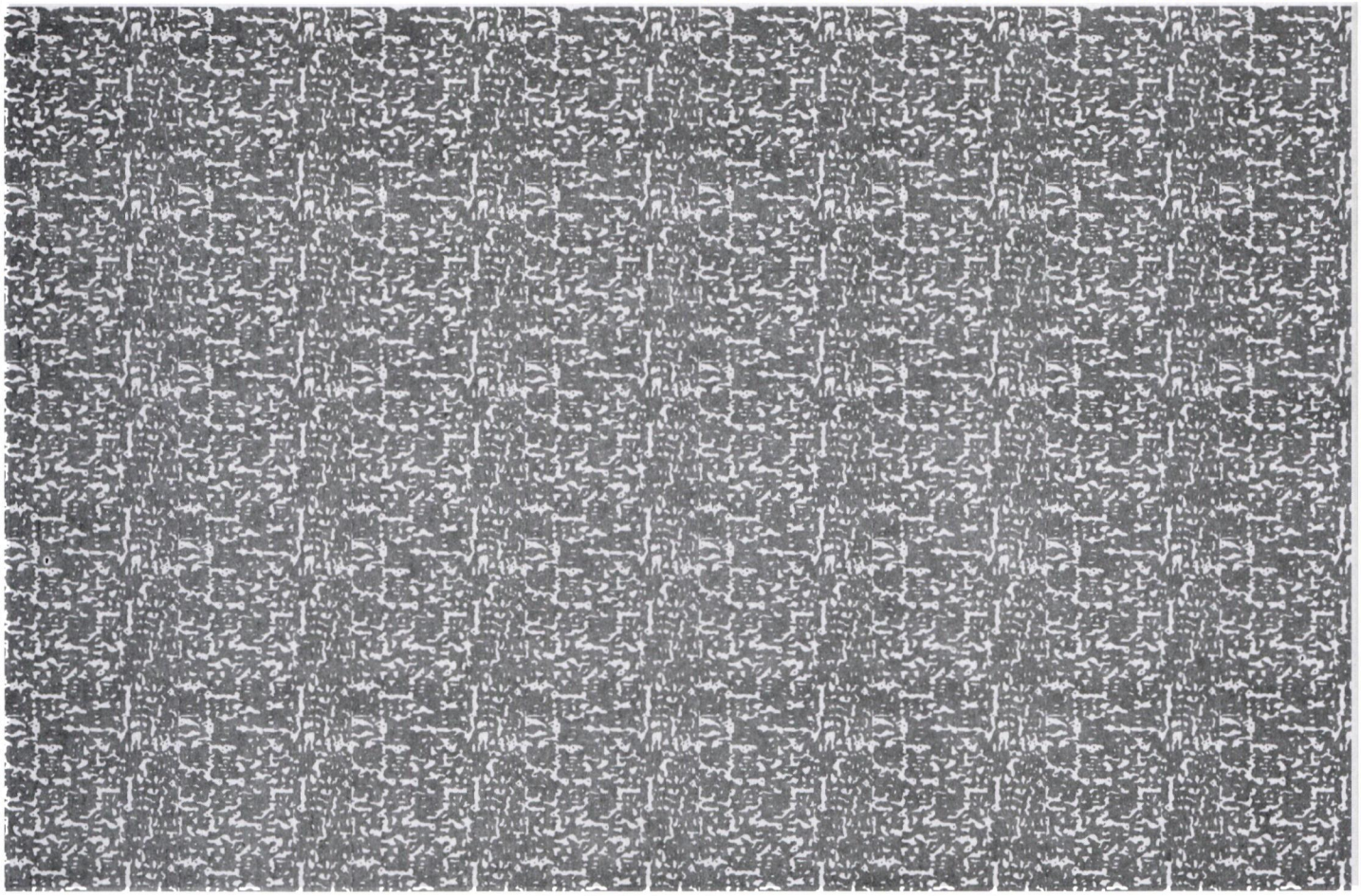
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: August 4, 2025

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

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COLBY J. HAMM
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240055 IN THE FOURTH 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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 9, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240055.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240055 to change the General Plan Foundation Component of one (1) parcel with split land use from Rural: Rural Residential (R: RR) and Community Development: Medium Density Residential (CD: MDR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project that would subdivide one (1) parcel into five (5) parcels for the development of single-family residential units. 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 GPA240055 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 561-210-015. This proposed project is located: south of Marian View Drive, north of Saunders Meadow Road, east of Highway 243, and west of Crestview Drive in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240055 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240055 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

The meeting documents for the proposed project may be viewed online at: https://rivcocob.org/2025-agendas-and-proceedings or https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle when available.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ELIZABETH MORA-RODRIGUEZ, PROJECT PLANNER, AT (951) 955-3024 OR EMAIL 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.

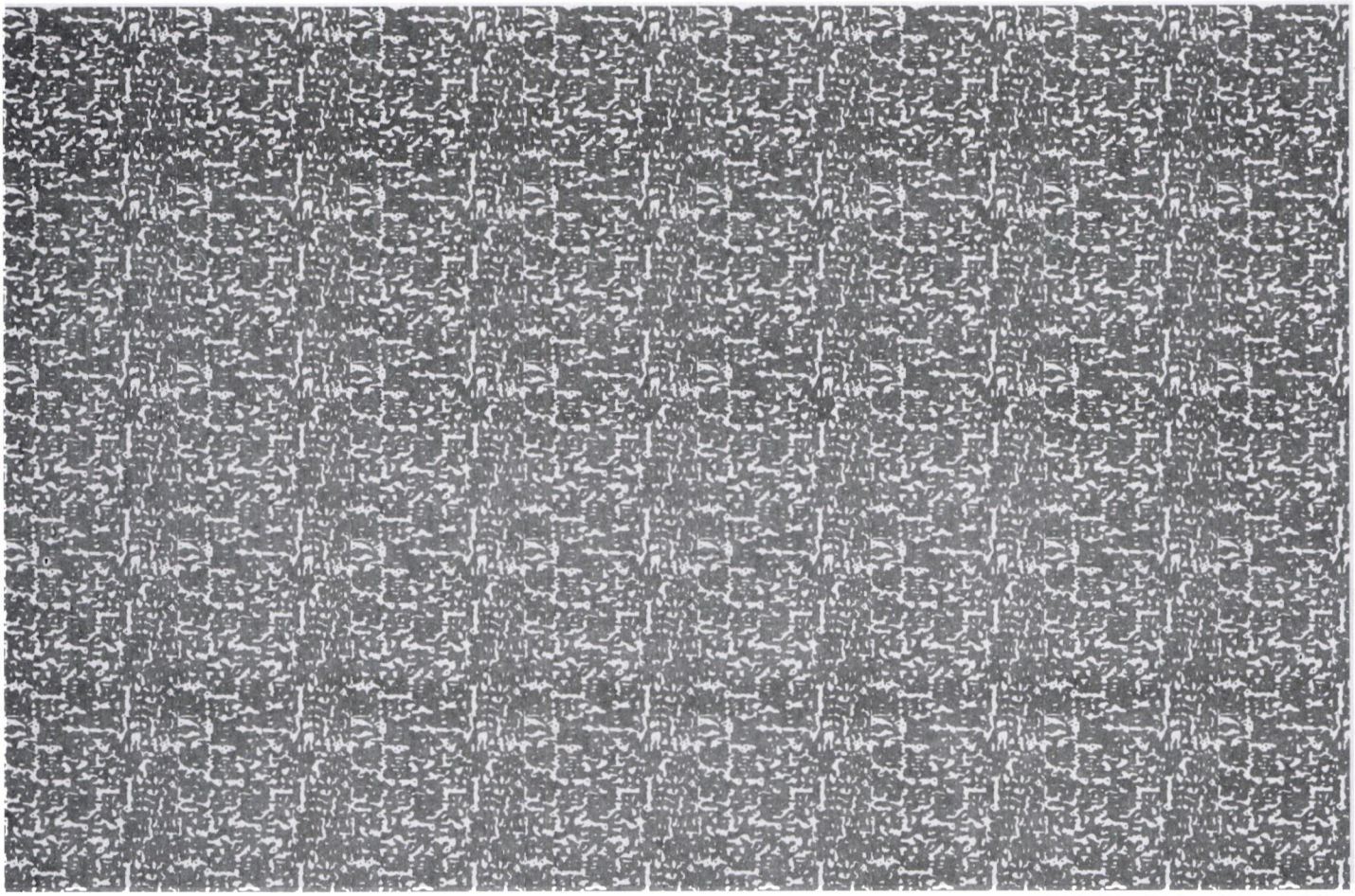
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: August 4, 2025

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

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA NO. 240055 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO 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 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 9 de septiembre 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. 240055 al Plan General del Componente de Cimentación.** El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240055 para cambiar el Componente de Fundación del Plan General de un (1) parcela con uso terrenal mixto de Rural: Rural Residencial (R: RR) y Desarrollo Comunitario: Residencia de Densidad Media (CD: MDR) a Desarrollo Comunitario: Residencia de Densidad Media (CD: MDR) en cinco (5) parcelas para el desarrollo de viviendas unifamiliares. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240055. La Enmienda al Plan General se encuentra en el APN: 561-210-015. Este proyecto propuesto se ubica al sur de Marian View Drive, al norte de Saunders Meadow Road, al este de la Carretera 243 y al oeste de Crestview Drive en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda el inicio de la Enmienda al Plan General No. GPA240055 y, si se recomienda, **ADOPTE** una orden que inicie la Enmienda al Plan General No. GPA240055 y requiera que el solicitante presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto según la CEQA (§21065), o de otro modo cumple con los requisitos de (§15061(b)(3)), y no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 O ENVÍE UN CORREO ELECTRÓNICO 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.

Formatos alternativos disponibles a solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la secretaria de la Junta al (951) 955-1069.

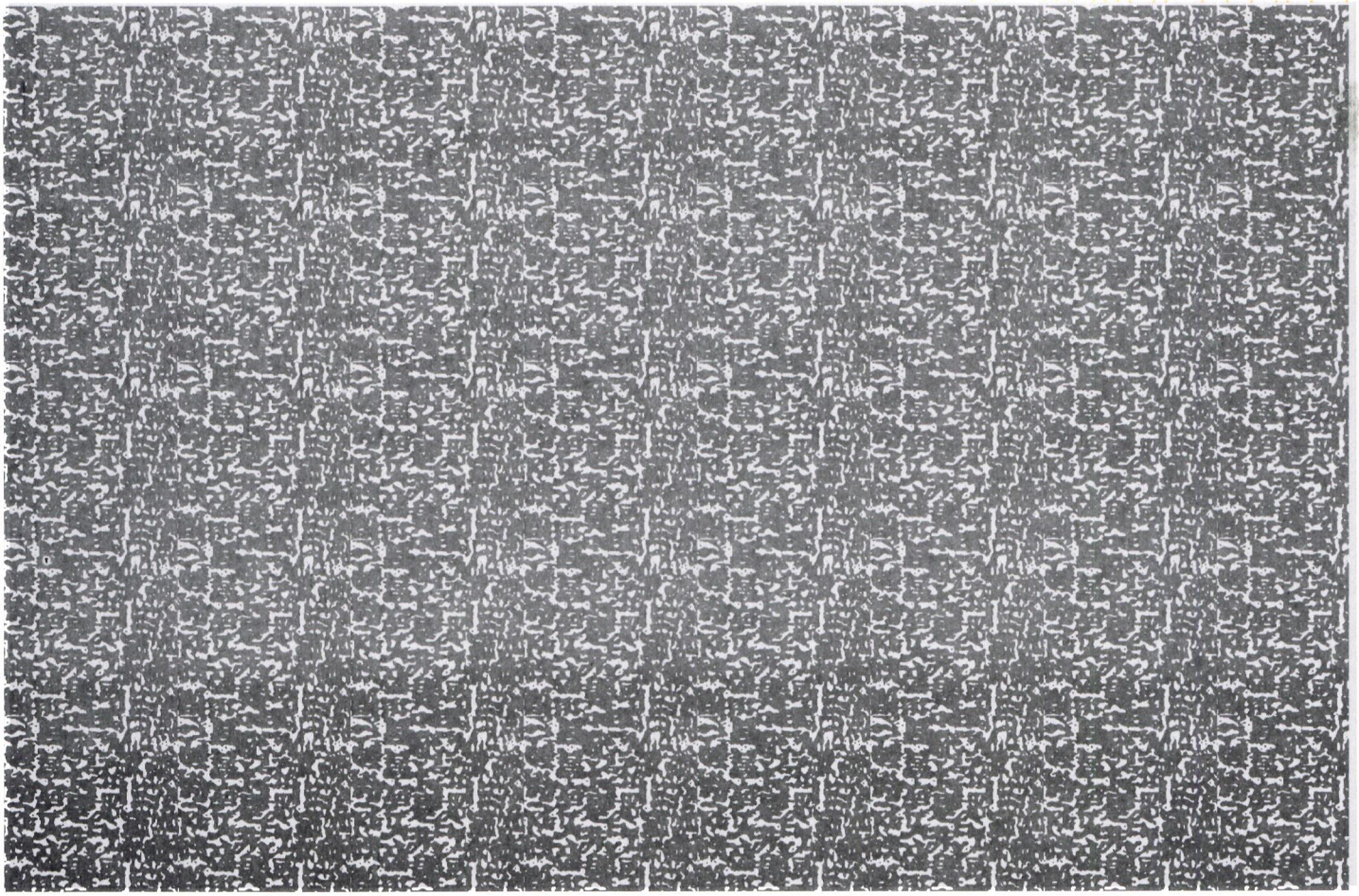
Envíe toda la correspondencia escrita a: secretaria de la junta, 4080 Lemon Street, 1er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a: cob@rivco.org.

Fecha: 4 de agosto de 2025

Kimberly A. Rector, secretaria de juntas
By: Naomy Sicra, Asistente de secretaria de la juntas

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Flores, Kate

From: Chuck Hults <makeboarder@gmail.com>
Sent: Monday, September 8, 2025 5:42 PM
To: Clerk of the Board
Subject: General Plan Amendment No. GPA240055** concerning **Assessor's Parcel Number (APN): 561-210-015

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 Honorable Members of the Board of Supervisors,

I am writing to express my strong **opposition to the recommendation to initiate General Plan Amendment No. GPA240055** concerning **Assessor's Parcel Number (APN): 561-210-015**. This proposed amendment seeks to change the General Plan Foundation Component of this parcel from a split land use of Rural: Rural Residential (R: RR) and Community Development: Medium Density Residential (CD: MDR) to solely Community Development: Medium Density Residential (CD: MDR) . The stated purpose of this change is to enable the subdivision of one parcel into five parcels for the development of single-family residential units .

Firstly the access road to this property is narrow and privately maintained. It passes through the Blue Bird cottages business. It already gets crowded due to the patrons of said business. The addition of 5 more houses would overwhelm the road and prevent access of emergency and maintenance vehicles as well as disrupting access to our home.

The lot in question is a very steep grade and we fear the proposed construction could result in excessive erosion putting our home in jeopardy as we are located at the base of the hill. A steep slope in a potentially high-hazard area with limited evacuation routes and emergency access creates an unacceptable risk for the community and emergency responders. This critical safety concern must be thoroughly evaluated before any initiation of a General Plan Amendment that would facilitate such development.

Adding additional electrical lines and poles would be a fire hazard in an area that already faces substantial risk. Additional water and sewer expansion would put a large strain on the aforementioned utilities.

22.2

The potential for 5 simultaneous construction sites or possibly consecutive sites lasting many years would be detrimental to our quality of life and greatly reduce our property value if we chose to sell. The Blue Bird's business would surely suffer from the construction activities. Also the access road would be overwhelmed by all the construction equipment.

The lot is also a vital wildlife corridor used by herds of deer and is one of the few remaining natural areas where they can pass safely.

Please be advised that, as per the public hearing notice, if this item is challenged in court, I may be limited to raising only those issues raised at this public hearing or in written correspondence prior to it. Therefore, we urge you to consider these concerns thoroughly during your decision-making process.

Thank you for your time and consideration of my concerns.

Thank you,

Charles and Debra Hults

26935 Saddle dr. Idyllwild CA 92549

Phone 714-697-5830

Flores, Kate

From: Robert Sellers <sellersrobert007@gmail.com>
Sent: Monday, September 8, 2025 11:13 PM
To: Clerk of the Board
Cc: Mora-Rodriguez, Elizabeth
Subject: Opposition to GPA240055

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 a resident in the Pine Cove-Idyllwild area:

I strongly oppose GPA240055. The Saddle Drive parcel is too steep, has unsafe access, and functions as an active wildlife corridor used by protected species. For reasons of public safety, environmental protection, and community character, I respectfully ask you to deny GPA240055.

Thank you. Robert Sellers

Flores, Kate

From: Ella Sellers <ella.ctkpca@gmail.com>
Sent: Monday, September 8, 2025 11:15 PM
To: Clerk of the Board
Cc: Mora-Rodriguez, Elizabeth
Subject: Opposition to GPA240055

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 a resident in the Pine Cove-Idyllwild area.

I strongly oppose GPA240055. The Saddle Drive parcel is too steep, has unsafe access, and functions as an active wildlife corridor used by protected species. For reasons of public safety, environmental protection, and community character, I respectfully ask you to deny GPA240055.

Thank you. Ella Sellers

Flores, Kate

From: Myra Dutton <idydutton@gmail.com>
Sent: Friday, September 5, 2025 5:23 PM
To: Clerk of the Board
Subject: Please Deny GPA240055

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Dear Chair and Members of the Board,

As a resident of Idyllwild, I strongly oppose GPA240055. The proposed rezoning would allow five homes on steep terrain that was deliberately left Rural Residential for safety reasons. Saddle Drive is too narrow for emergency access, septic systems are not feasible on these slopes, and this land functions as a vital wildlife corridor used by deer, bobcats, foxes and even mountain lions (a candidate species under the California Endangered Species Act).

For safety, environmental protection, and community character, I respectfully ask you to **deny GPA240055**.

Sincerely,
Myra Dutton
P.O. Box 1460

Idyllwild, CA 92549

22.2

Flores, Kate

From: Jim Kogelman <jim.kogelman@gmail.com>
Sent: Friday, September 5, 2025 5:16 PM
To: Clerk of the Board
Cc: Mora-Rodriguez, Elizabeth; Jim Kogelman
Subject: Opposition to GPA240055 – Protecting Safety, Rural Character, and Wildlife Corridor

Importance: High

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Subject: Opposition to GPA240055 – Protecting Safety, Rural Character, and Wildlife Corridor

Dear Chair Perez and Members of the Board,

I am the owner of the neighboring parcel (53997 Linger Lane, APN 561-210-018- five acre lot) to APN 561-210-015, which is the subject of General Plan Amendment No. 240055 (GPA240055). I strongly oppose this proposed amendment and respectfully request that the Board deny it.

Key Concerns:

- **Unsafe Access & Fire Risk**
  Saddle Drive is only about 15 feet wide in reality, far short of the County's 50-foot road standard. It cannot support safe emergency access or evacuation. The Idyllwild Fire Department has not been consulted, which is unacceptable in a Very High Fire Hazard Severity Zone.
- **Steep Slopes & Septic Limitations**
  This parcel was deliberately left as a large lot because of its steep terrain. Grading would destabilize the slope, increase erosion, and worsen runoff. Without sewer service, each new home would rely on septic systems — unworkable on this slope and snow-covered, north-facing ground. Failures would threaten groundwater and neighbors.
- **Wildlife Corridor & Protected Species**
  This land serves as a vital wildlife movement corridor. On my adjacent property, I have documented deer, bobcats, grey foxes, raccoons, and mountain lions.

  • **Mountain lions** in Southern California are currently designated as a **candidate species under the California Endangered Species Act (CESA)**. Candidate species must be treated as fully protected during review, which means projects that fragment their habitat or migration corridors raise serious legal and environmental concerns.

  • **Bobcats** are protected under the **Bobcat Protection Act of 2021**, which prohibits hunting and trapping statewide. This law reflects California's recognition that bobcats are ecologically important and require stronger safeguards.

Development of this parcel would fence, grade, and light an area that serves as an **active habitat corridor** for these species. Such fragmentation would directly undermine the protections California law intends to provide.

Below are photographs taken directly on my property, showing this active wildlife corridor.

- **Community Character & Precedent**
  Rezoning this steep parcel would undermine Idyllwild's Rural Residential designation and set a dangerous precedent for speculative hillside development.

Conclusion:
For reasons of safety, environmental protection, and community character, I respectfully request that you **deny GPA240055**.

Thank you for your attention and service to our community.

Sincerely,
Jim Kogelman
53997 Linger Lane (PO Box 399)
Idyllwild, CA 92549







Flores, Kate

From: Tara Sechrest <taracdutton@gmail.com>
Sent: Saturday, September 6, 2025 1:21 PM
To: Clerk of the Board
Cc: Mora-Rodriguez, Elizabeth
Subject: Please Deny GPA240055

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 Chair and Members of the Board,

As a third-generation Idyllwild resident, I am writing to express my strong opposition to GPA240055. The proposed rezoning would permit five homes on steep terrain that has historically and intentionally remained designated as Rural Residential for critical safety reasons. Saddle Drive is far too narrow to provide adequate emergency access, septic systems are not viable on these slopes, and the parcel serves as an important wildlife corridor for deer, bobcats, foxes, and mountain lions, which are currently a candidate species under the California Endangered Species Act.

For safety, environmental protection, and the community's long-standing planning principles, I respectfully ask you to **deny GPA240055**.

Sincerely,
Tara Sechrest
54615 S. Circle Drive, Idyllwild, CA - 92549

Flores, Kate

From: Emily Roossien <emrrooss@outlook.com>
Sent: Saturday, September 6, 2025 1:29 PM
To: Clerk of the Board
Cc: Mora-Rodriguez, Elizabeth
Subject: GPA240055

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 Chair and Members of the Board,

As a resident of Idyllwild, **I strongly oppose** GPA240055. The proposed rezoning would allow five homes on steep terrain that was deliberately left Rural Residential for safety reasons. Saddle Drive is too narrow for emergency access, septic systems are not feasible on these slopes, and this land functions as a vital wildlife corridor used by deer, bobcats, foxes and even mountain lions (a candidate species under the California Endangered Species Act).

For safety, environmental protection, and community character, I respectfully ask you to **deny GPA240055**.

Additionally, this seems to have been deliberately kept extremely quiet in order to ram this through in a very deceptive manner. This is not the kind of community we have tried to create in Idyllwild.

Sincerely,

Emily R. Roossien
P.O. Box 817
Idyllwild, CA 92549-0817
951-233-4069

Flores, Kate

From: Trish Seaward <trishseaward@hotmail.com>
Sent: Saturday, September 6, 2025 2:06 PM
To: Clerk of the Board; emoranorodriquez@rivco.org
Subject: Please Deny GPA240055

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 Chair and Members of the Board,

As a resident of Idyllwild, we *oppose* GPA240055. The proposed rezoning would allow five homes on steep terrain that was *deliberately* left Rural Residential for *safety reasons*. Saddle Drive is too narrow for emergency access, septic systems are not feasible on these slopes, and this land functions as a vital wildlife corridor used by deer, bobcats, foxes and even mountain lions (a candidate species under the California Endangered Species Act).

Taking in safety, environmental protection, and community, we respectfully ask you to **deny GPA240055**. The detrimental impact and cost to this area and its resources (especially fire and medical) far outweigh the income. Please vote responsibly.

Patricia Seaward

PO Box 919

Idyllwild, CA 92549

Flores, Kate

From: Stephen Nystul <srnystul@yahoo.com>
Sent: Saturday, September 6, 2025 2:12 PM
To: Clerk of the Board
Subject: strongly oppose GPA240055

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.

As a 40 year resident of Idyllwild I can say that after careful review of the plans I **strongly oppose** GPA240055
Thank you for considering our local community and environment and safety.

Steve Nystul
25019 Indian Rock Road
Idyllwild California

Sent from my iPhone

Flores, Kate

From: Denise Williams <dlworganizing@gmail.com>
Sent: Saturday, September 6, 2025 2:20 PM
To: Clerk of the Board
Subject: Please Deny GPA240055

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 Chair and Members of the Board,

As a resident of Idyllwild, I strongly oppose GPA240055. The proposed rezoning would allow five homes on steep terrain that was deliberately left Rural Residential for safety reasons. Saddle Drive is too narrow for emergency access, septic systems are not feasible on these slopes, and this land functions as a vital wildlife corridor used by deer, bobcats, foxes and even mountain lions (a candidate species under the California Endangered Species Act).

For safety, environmental protection, and community character, I respectfully ask you to **deny GPA240055**.

Sincerely,
Denise Williams
PO Box 3123 Idyllwild CA 92549

Sent from my iPhone

Flores, Kate

From: Erin Murray <erinrmdutton@outlook.com>
Sent: Saturday, September 6, 2025 2:57 PM
To: Clerk of the Board
Cc: Mora-Rodriguez, Elizabeth
Subject: Please Deny GPA240055

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 Chair and Members of the Board,

As a resident of Idyllwild, I strongly oppose GPA240055. The proposed rezoning would allow five homes on steep terrain that was deliberately left Rural Residential for safety reasons. Saddle Drive is too narrow for emergency access, septic systems are not feasible on these slopes, and this land functions as a vital wildlife corridor used by deer, bobcats, foxes and even mountain lions (a candidate species under the California Endangered Species Act).

For safety, environmental protection, and community character, I respectfully ask you to **deny GPA240055**.

Sincerely,
Erin Dutton

P.o.box 817

Idyllwild CA 92549

Flores, Kate

From: Sterling Dutton <sterlingdutton@yahoo.com>
Sent: Saturday, September 6, 2025 3:21 PM
To: Clerk of the Board
Cc: Mora-Rodriguez, Elizabeth
Subject: Please Deny GPA240055

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 Chair and Members of the Board,
As a resident of Idyllwild, I strongly oppose GPA240055. The proposed rezoning would allow five homes on steep terrain that was deliberately left Rural Residential for safety reasons. Saddle Drive is too narrow for emergency access, septic systems are not feasible on these slopes, and this land functions as a vital wildlife corridor used by deer, bobcats, foxes and even mountain lions (a candidate species under the California Endangered Species Act).
For safety, environmental protection, and community character, I respectfully ask you to **deny GPA240055**.
Sincerely,

Sterling Dutton
Pobox 817
Idyllwild CA 92549

Flores, Kate

From: John Renfro <renfrojohnm@aol.com>

Sent: Saturday, September 6, 2025 4:33 PM
To: Clerk of the Board
Cc: Mora-Rodriguez, Elizabeth
Subject: Action Item No. 28393 - GPA240055
Attachments: IMG_5948.jpeg; IMG_5877.jpeg

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.

Thank you for the opportunity to share our thoughts on GPA240055.

Based on the following concerns we respectfully ask you to NOT support the ongoing efforts of this development project. We are OPPOSED to the Initiation of the Foundation Component General Plan. I would like to cover a few additional areas not mentioned by others.

Zoning Change

Please do NOT approve the change in Zoning, from the split land use of the Rural Residential (RR) to Community Development: Medium Density. This area has steep slopes, boulders and large trees. There was a safety reason half of this parcel remained (RR). The significance can not be expressed on topographical maps. This area connects directly with developed parcels of 5 acres, with original Idyllwild homesites dating back to the earliest settlers of almost 100 years ago. We do not see this as acceptable, changing the zoning of the proposed portion now. We saw this RR designation as an important aspect when we purchased our home. Protecting from dense development which is now proposed. Significant erosion is an ongoing challenge. Construction on the slopes could destabilize the area, which would face additional septic and drainage challenges. These issues are all directly facing highway 243, which would be significant during the storms and winter months.

New Road and Existing Easement restrictions still apply

We live in the adjacent property to the east, and share the majority of the parcel border with this development. An access road would be needed to develop these future homes. Saddle Drive is a very narrow dirt and rocky path, and was initially used as an "easement" in the 1930s for the water department. You can see it listed on maps, but it is not maintained, is not a fire road, and this narrow walking path can not be a construction road for a new development. Digital maps or satellite pictures do not clearly demonstrate the significant slop, erosion, environmental and fire safety concerns of this area. Within the past 10 years, active fires were to the direct south just before Saunders Meadow, and directly across the highway, red Phos-Check was dropped around homes.

The history on the easement path, was recorded in 1933. At that time Idyllwild, Inc. organized the Idyllwild Water Co. "for the purpose of taking over and conducting the operation of the Water department as its sole business." An easement was made "for the purpose of upgrading, replacing, adding to or renewing all pipe line, pipe valves, outlets, meters… and similar types of property, of being ordinarily used by the domestic water co." This was recorded on 3/29/1933, in Book 117, Page 452, in Official Records per the Stewart Title Company in Riverside, and Mountain High Escrow in Idyllwild. It was crystal clear, no other use of the easement, and no use since. And it would never have been reviewed for residential fire safety in this very high fire hazard severity zone.

Past Development Guidelines and Restrictions still apply

For this area, "Covenants, conditions, and restrictions set forth in a document dated 5/22/1968 as Instrument No 48609 of Official Records, per the Stewart Title Company in Riverside, and Mountain High Escrow in Idyllwild.

"DECLARATION OF RESTRICTIONS

THIS DECLARATION OF ESTABLISHMENT OF RESTRICTIONS made this 22nd day of March, 1968 by ELEANOR S, JOHNSON, JAMES W. JOHNSON AND MARRIANNE JOHNSON, hereinafter referred to as "Declarant" WITNESSES WHEREAS, Declarant is the owner of that certain real property located in the County of Riverside described as follows: Lots 1 to 49 inclusive, of TRACT 3709, as shown by map on file in Book 59, pages 12 and 13 of Maps, Records of Riverside, County, California.

WHEREAS, Declarant wishes to impose certain restrictions on said Lots within said subdivision **for the mutual protection of the owners thereof so as to maintain in the value of said lots and property and preserve the welfare of the owners thereof.**

NOW, THEREFORE, Declarant hereby declares that the above described real property and each **lot of said subdivision shall be subject to the following restrictions which shall be covenants running with the land.**

12. **TERM.** These covenants are to **run with the land and shall be binding on all parties** and all persons claiming under them **for a period of thirty five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part."**

So as this was recorded on 5/24/1968, and then 35 years later on 5/24/2003, it was automatically extended for successive periods of ten years, most recently in 5/2023. The next opportunity to change the covenants would be in May of 2033.

Active Habitat Corridor, Environmental Impacts

Beyond the wildlife impact mentioned by others, including deer, bobcat and mountain lion, please add the Turkey Vulture to your consideration. We have 15 to 30 that nest each year on our 5 acre property (adjacent to the development), and stay throughout the season. Turkey Vultures are fully protected under the California Fish and Game Code, that bans harassment. They are also protected under the Migratory Bird Treaty Act of 1918. This treaty prohibits activities that would negatively impact these migratory birds. The law specifically prohibits disturbing Turkey Vulture nests, and demonstrates protection for these large birds into the future. Two pictures are attached from last week.

Preserving our Community Character

Idyllwild is a unique and special place in Riverside County. Please help preserve our small town and special rural character. We need your help to strengthen Idyllwild's Rural Residential designation, and the value it brings to all of us in Riverside County.

Please **reject** this proposal for re-zoning.

Sincerely,

John & Robin Renfro
53990 Linger Lane, Idyllwild

Updated mailing address:
3358 Wildflower Valley Drive
Olivenhain, CA 92024

Flores, Kate

From: careena chase <careenasea@gmail.com>
Sent: Saturday, September 6, 2025 5:08 PM
To: Clerk of the Board
Subject: Please Deny GPA240055

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 Chair and Members of the Board,

As a resident of Idyllwild, **I strongly oppose** GPA240055. The proposed rezoning would allow five homes on steep terrain that was deliberately left Rural Residential for safety reasons. Saddle Drive is too narrow for emergency access, septic systems are not feasible on these slopes, and this land functions as a vital wildlife corridor used by deer, bobcats, foxes and even mountain lions (a candidate species under the California Endangered Species Act).

For safety, environmental protection, and community character, I respectfully ask you to **deny GPA240055**.

This proposal is not what Idyllwild is about. Our community does not need more development, especially at the expense of our wildlife. We also have a water shortage on the mountain.The people of our beloved community have not even been asked what we think of this proposal. This new proposed development affects a wildlife corridor! I oppose **GPA240055**. Please show respect for our community and find another place to build. Thank you for reconsidering.

Sincerely,
Careena Chase
P.O. Box 3275
Idyllwild, Ca.
92549

Flores, Kate

From: Judi Milin <judidrj@gmail.com>
Sent: Saturday, September 6, 2025 9:17 PM
To: Clerk of the Board; Mora-Rodriguez, Elizabeth
Subject: No to splitting parcels to build more homes.

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 Chair and Members of the Board,
>
> As a resident of Idyllwild, I strongly oppose GPA240055. The proposed rezoning would allow five homes on steep terrain that was deliberately left Rural Residential for safety reasons. Saddle Drive is too narrow for emergency access, septic systems are not feasible on these slopes, and this land functions as a vital wildlife corridor used by deer, bobcats, foxes and even mountain lions (a candidate species under the California Endangered Species Act).
>
> For safety, environmental protection, and community character, I respectfully ask you to deny GPA240055.
>
> Sincerely,
>Judi Milin
55450 South Circle DR
Idyllwild
judidrj@gmail.com

Flores, Kate

From: Mora-Rodriguez, Elizabeth
Sent: Tuesday, September 9, 2025 8:58 AM
To: Clerk of the Board
Subject: Agenda Item 22.2 28393 (GPA240055)
Attachments: Careena Chase.pdf; Gaylia Brown.pdf

Good morning,

Attached are comments for today's Agenda Item Agenda Item 22.2 28393 (GPA240055).

Thank you,

RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

22.2

From: careena chase
To: Mora-Rodriguez, Elizabeth
Subject: Please Deny GPA240055
Date: Saturday, September 6, 2025 5:08:44 PM

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Dear Chair and Members of the Board,

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Sincerely,
Careena Chase
P.O. Box 3275
Idyllwild, Ca.
92549

From: Gaylia Brown
To: Mora-Rodriguez, Elizabeth
Subject: GPA240055
Date: Saturday, September 6, 2025 3:44:36 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 own property on Linger Lane. I strongly oppose the approval of GPA240055.

Sent from my iPhone

SPEAKER IDENTIFICATION FORM

Riverside County Planning Commission or Director's Hearing

Submit request at Planning Commission to the Hearing Secretary or at Director's Hearing to the Case Planner.

Speakers are permitted to be heard up to three (3) minutes, subject to Public Hearing Rules listed on the reverse side of this form.

DATE: 9/9/25 AGENDA #: 22.2

SPEAKER'S NAME: Joel B. Feingold
(PRINT NAME)

ADDRESS: _____
(ONLY REQUIRED IF FOLLOW-UP MAIL RESPONSE IS REQUESTED)

CITY: Idyllwild ZIP: 92549

PHONE #: 310-613-5246 EMAIL: _____

I AM:

- ☐ THE APPLICANT
- ☐ APPLICANT'S REPRESENTATIVE
- ☐ A NEIGHBOR
- ☒ OTHER INTERESTED PARTY
- ☐ THE APPELLANT
- ☒ RESPONDENT

PLEASE STATE YOUR POSITION BELOW:

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK

POSITION ON AGENDA ITEM:

- ☐ IN FAVOR
- ☐ NEUTRAL
- ☒ OPPOSED

I GIVE MY 3 MINUTES TO: _____

PUBLIC HEARING RULES

- An applicant, or applicant's representative, wishing to speak, on an agenda item will be permitted to be heard twice. Once for up to ten (10) minutes for the purpose of making an opening presentation and once for up to twenty (20) minutes for the purpose of making a rebuttal presentation.

- A member of the public wishing to speak on an agenda item will be permitted to be heard once for up to three (3) minutes.

- A member of the public who is present, but does not wish to speak on a agenda item, may give his or her time to another member of the public who does wish to speak, provided, however, that no more than four (4) members of the public shall be allowed to give their time to a single speaker.

- The Chairman/Planning Director (or appointee) adheres to a strict three (3) minutes per speaker. If you intend to give your time to another speaker, please indicate the name of the person to whom you are giving your time to at the very bottom of the reverse side of this form.

- The time limits referenced above are maximum limits, and the Chairman / Planning Director (or appointee) may, in his or her discretion, impose shorter time limits for any of the following reasons: to ensure that a meeting is completed within a reasonable period, to ensure that a meeting is completed before a anticipated loss of a quorum or to otherwise facilitate the business of the Hearing Body.

- Speakers should be brief, stay on the subject, and present only new information. Speakers are prohibited from making personal attacks on Hearing Body or staff and are prohibited from using coarse, crude, profane or vulgar language.

- When speaking before the Planning Commission, talk clearly into the microphone so that the Hearing Body, audience, and audio recording system hear you clearly. For hearings held in the County of Riverside Board of Supervisors Chambers, once you start speaking, the "green" podium light will come on. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes.

- Power Point Presentations and printed material must be submitted to the planner at-least 48 hours prior to the meeting. If you have the need to use the overhead projector, please ensure your material is clear and with proper contrast.

- PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.

Applicant ✓

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: GRANT BECKLUND

Address: 30811 GARBANI ROAD

City: WINCHESTER, CA **Zip:** 92596

Phone #: 951 288-0601

Date: 9/9/25 **Agenda #** 22.2

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:
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SPEAKER'S NAME: JOHN RENFRO

Address: 3358 WILDFLOWER VALLEY DR.

City: ENCINITAS **Zip:** 92024

Phone #: 213-359-4389

22.2

Date: 9/9/25 **Agenda #** 28393

PLEASE STATE YOUR POSITION BELOW: (GPA 240055)

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:

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Anthony Allen

Address: 26620 Saddle Dr.

City: Idyllwild **Zip:** 92549

Phone #: 218-464-6099

Date: 9-9-2025 **Agenda #** 22.2 28393

PLEASE STATE YOUR POSITION BELOW:

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

_____ **Support** X **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Debra Hults

Address: 26935 Saddle Dr

City: Idyllwild **Zip:** 92549

Phone #: 714 697/5812

Date: 9-9-25 **Agenda #** 22.2

PLEASE STATE YOUR POSITION BELOW:

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_____**Support** ✓ _____**Oppose** _____**Neutral**

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(Revised: 04/23/2025)

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Riverside County Board of Supervisors
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SPEAKER'S NAME: Charles Hults

Address: 26935 Saddle

City: Idyllwild CA **Zip:** 92549

Phone #: 714-697-5830

Date: 9-9-25 **Agenda #** 22.2 28393

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: _____

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 course, 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.

Flores, Kate

From: Eric Pranausk <ericpranausk@gmail.com>
Sent: Tuesday, September 9, 2025 2:32 PM
To: Clerk of the Board; Mora-Rodriguez, Elizabeth
Subject: Please Deny GPA240055

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 strongly oppose GPA240055. The Saddle Drive parcel is too steep, has unsafe access, and functions as an active wildlife corridor used by protected species. For reasons of public safety, environmental protection, and community character, I respectfully ask you to deny GPA240055.

Sincerely,

Eric Pranausk

22.2

Flores, Kate

From: Andrew Resnik <asresnik2@aim.com>
Sent: Wednesday, September 10, 2025 6:49 AM
To: Clerk of the Board
Cc: Mora-Rodriguez, Elizabeth; asresnik2
Subject: Please Deny GPA240055

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 strongly oppose GPA240055. The Saddle Drive parcel is too steep, has unsafe access, and functions as an active wildlife corridor used by protected species. For reasons of public safety, environmental protection, and community character, I respectfully ask you to deny GPA240055.
Andrew Resnik 54035 Pine Crest Ave #B Idyllwild, CA 92459

22.2

Dear Honorable Members of the Board of Supervisors,

I am writing to express my strong **opposition to the recommendation to initiate General Plan Amendment No. GPA240055** concerning **Assessor's Parcel Number (APN): 561-210-015**. This proposed amendment seeks to change the General Plan Foundation Component of this parcel from a split land use of Rural: Rural Residential (R: RR) and Community Development: Medium Density Residential (CD: MDR) to solely Community Development: Medium Density Residential (CD: MDR) . The stated purpose of this change is to enable the subdivision of one parcel into five parcels for the development of single-family residential units .

Firstly the access road to this property is narrow and privately maintained. It passes through the Blue Bird cottages business. It already gets crowded due to the patrons of said business. The addition of 5 more houses would overwhelm the road and prevent access of emergency and maintenance vehicles as well as disrupting access to our home.

The lot in question is a very steep grade and we fear the proposed construction could result in excessive erosion putting our home in jeopardy as we are located at the base of the hill. A steep slope in a potentially high-hazard area with limited evacuation routes and emergency access creates an unacceptable risk for the community and emergency responders. This critical safety concern must be thoroughly evaluated before any initiation of a General Plan Amendment that would facilitate such development.

Adding additional electrical lines and poles would be a fire hazard in an area that already faces substantial risk. Additional water and sewer expansion would put a large strain on the aforementioned utilities.

The potential for 5 simultaneous construction sites or possibly consecutive sites lasting many years would be detrimental to our quality of life and greatly reduce our property value if we chose to sell. The Blue Bird's business would surely suffer from the construction activities. Also the access road would be overwhelmed by all the construction equipment.

The lot is also a vital wildlife corridor used by herds of deer and is one of the few remaining natural areas where they can pass safely.

Please be advised that, as per the public hearing notice, if this item is challenged in court, I may be limited to raising only those issues raised at this public hearing or in written correspondence prior to it. Therefore, we urge you to consider these concerns thoroughly during your decision-making process.

Thank you for your time and consideration of my concerns.

Thank you,

Charles Halt

2025 SEP 10 AM 10: 15

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PO Box 3021
Idyllwild CA
92549

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2025 SEP 10 AM 10:15

Clerk of the Board
4080 Lemon St. 1st Floor
P.O. Box 1147
Riverside CA. 92502-1147

92502-114747