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

ITEM: 22.7
(ID # 28522)
MEETING DATE:
Tuesday, October 07, 2025

FROM : TLMA-PLANNING

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240057 (GPA240057) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240057 to change the General Plan Foundation Component of one (1) parcel Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental. 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 GPA240057 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Applicant: Pandora Development c/o Peter Zhang – Representative: Heptagon Seven Consulting c/o Brad Donais – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Community Development: High Density Residential (CD: HDR) – Location: north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road – APN(s): 659-020-028 – 18.65 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. 240057 (GPA240057)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240057 (GPA240057)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy

Rania Odenbaugh
Rania Odenbaugh, TLMA Director 9/30/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240057 and requiring the applicant to submit the implementing project within six (6) months.

Ayes:	Medina, Spiegel, Washington, Perez and Gutierrez
Nays:	None
Absent:	None
Date:	October 7, 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. 240057 is a proposal to amend the project site's Foundation Component from Community Development (CD) to Open Space (OS) and amend its Land Use Designation from High Density Residential (HDR) to Recreational (R), on one (1) parcel, totaling 18.65 gross acres.

The one (1) parcel are located north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road.

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 (GPA240057) 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-GPA240057 is a proposal to change the Foundation Component Land Use Designation from Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R). The one (1) parcel is located within the Hot Springs Policy Area.

If the initiation for FC-GPA240057 is approved, the applicant intends to apply for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental, and include a swimming pool, spa, public restrooms, multifunction space, reception area and staff living quarters.

Proposed Future Land Use

The proposed Open Space (OS) Foundation encompasses many underlying land use designations. The proposed Recreation (R) Land Use Designation allows for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off-road

vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined on a case-by-case basis.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

No comments were received after the close of the Planning Commission public hearing and as of the writing of this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240057 was held before the General Plan Advisory Committee on March 31, 2025. One (1) comment was submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and seven (7) members of the public provided public testimony.

Of the public comments received, eight (8) were against initiation of a General Plan Amendment. Comments against the initiation of the GPA cited concerns associated with traffic, additional vacationers in the area, child safety at existing school bus stops, and administrative approval of septic systems only due to the groundwater. Other concerns by the public focused on maintaining the Desert Edge rural area, the environment, quality of life, and character of the area.

The Committee discussed the project. Issues that were discussed included the existing land use, associated density and the proposed land use, and support of the proposed land use as it is a better option for the area.

After discussion, the Committee closed the public hearing.

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

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

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240055 was held before the Planning Commission on May 21, 2025. One (1) comment was submitted before the Planning Commission. 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 neutral or opposition.

The one (1) public comment received was against initiation of the General Plan Amendment. The public comment cited uncontrolled development/growth adding to an overburden infrastructure, blight, safety hazards, traffic, dangers associated with traffic and access issues.

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

Jason Farin, Principal Policy Analyst 10/1/2025

Braden Holly, Deputy County Counsel IV 9/29/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

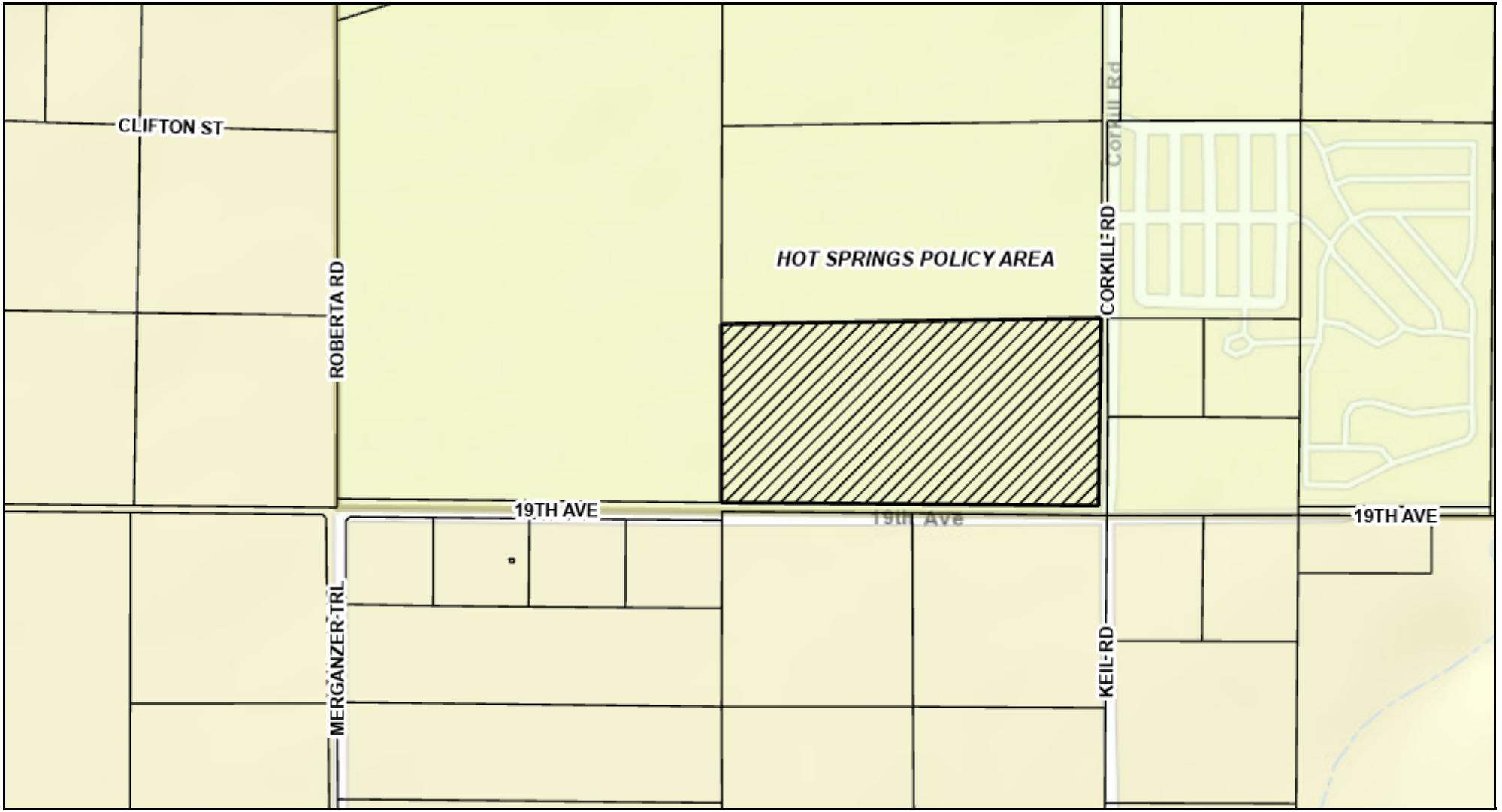
GPA240057

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 8-5-2025



Zoning Area/District: PASS & DESERT

0 500 1000 ft

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

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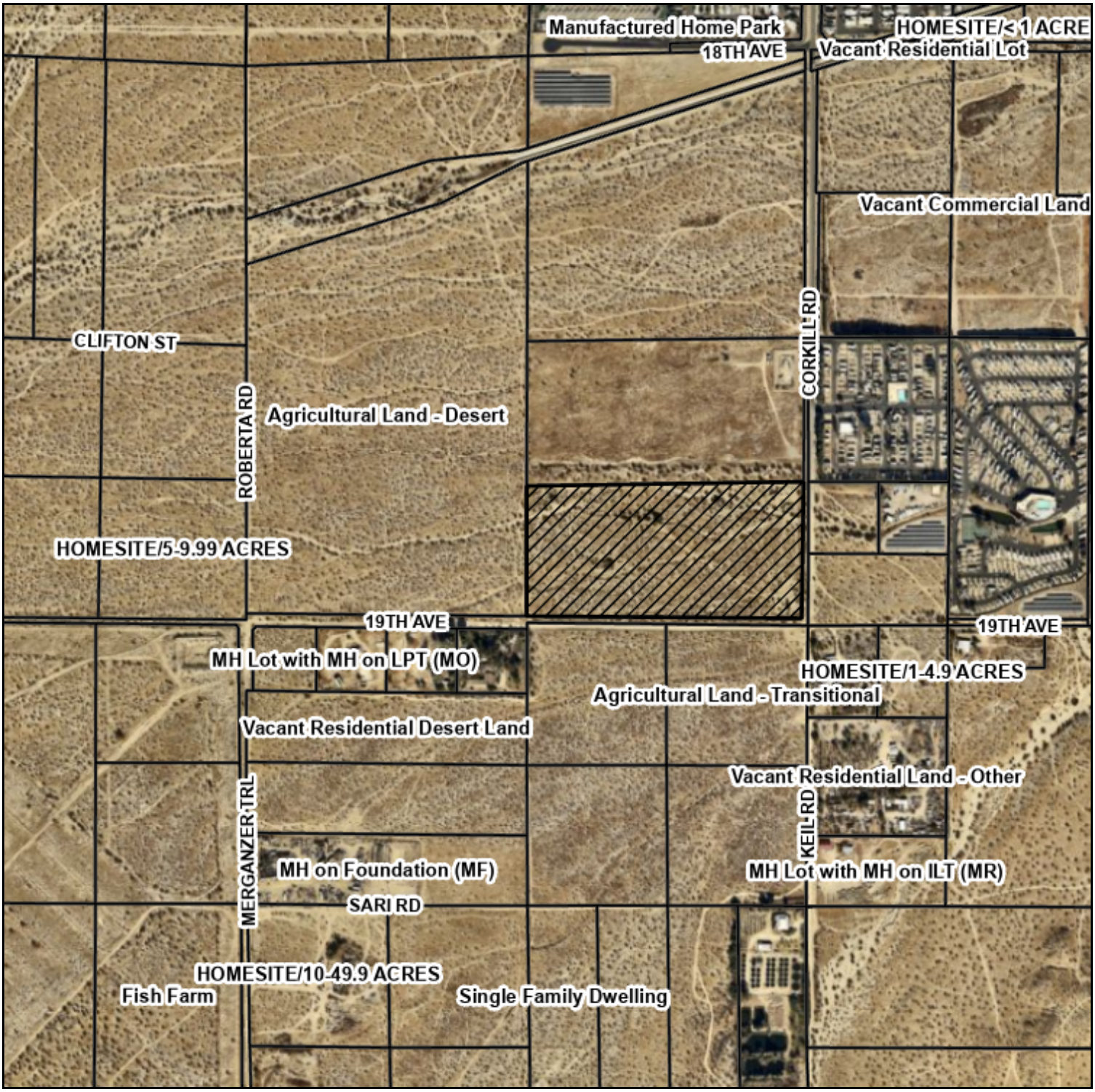
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240057

LAND USE

Supervisor:V MANUEL PEREZ
District: 4

Date: 8-5-2025
Exhibit: 1



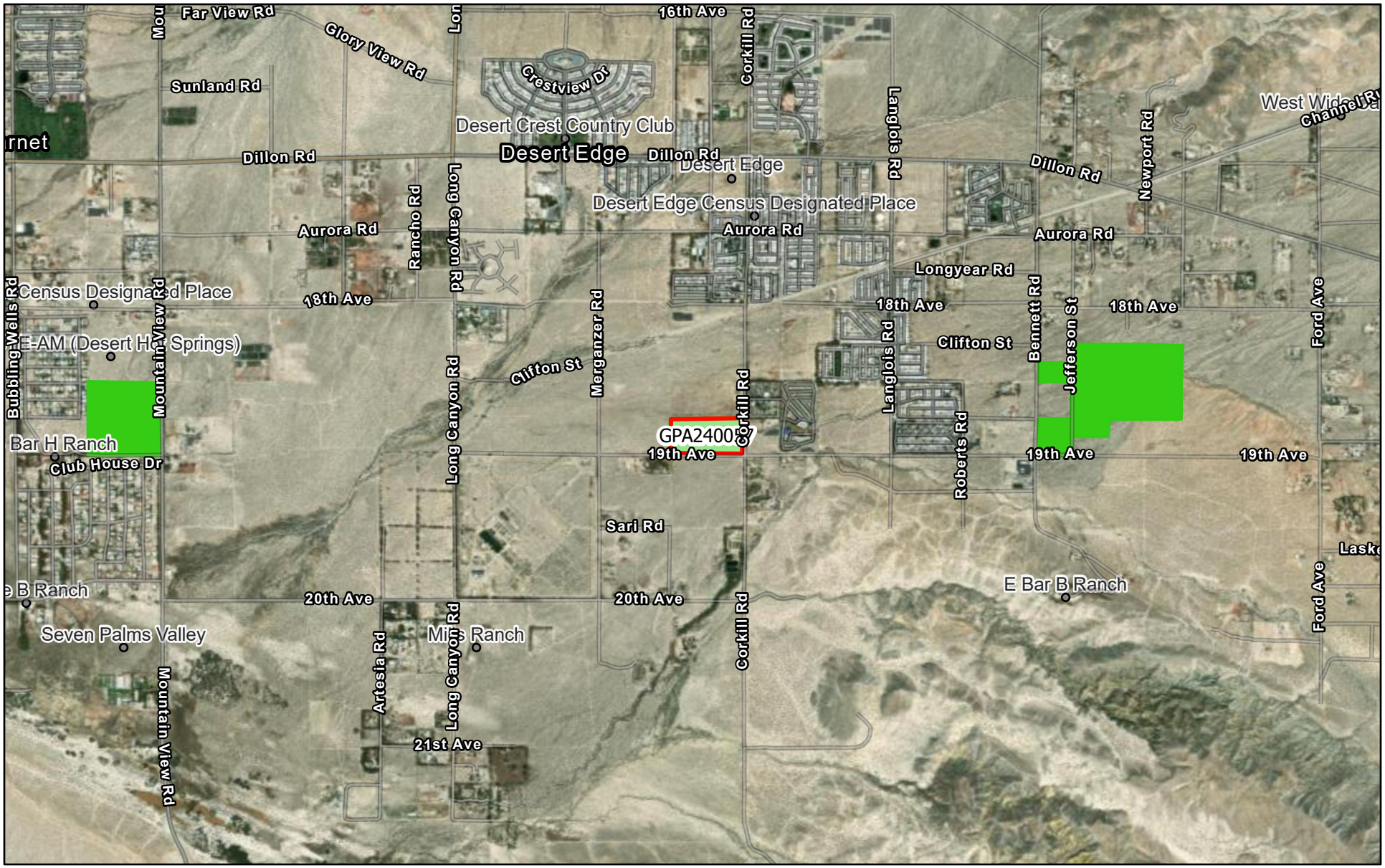
Zoning District: PASS & DESERT

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Foundation Component GPA Cycle Map



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0 0.4 0.8 1.6 km

FGPA Web Map _Query result

California Geographic Names Information System

FGPA Web Map

Active

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

TLMA - Planning

RCIT-GIS | Riverside County Transportation | County of San Bernardino, Earthstar Geographics | UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management,

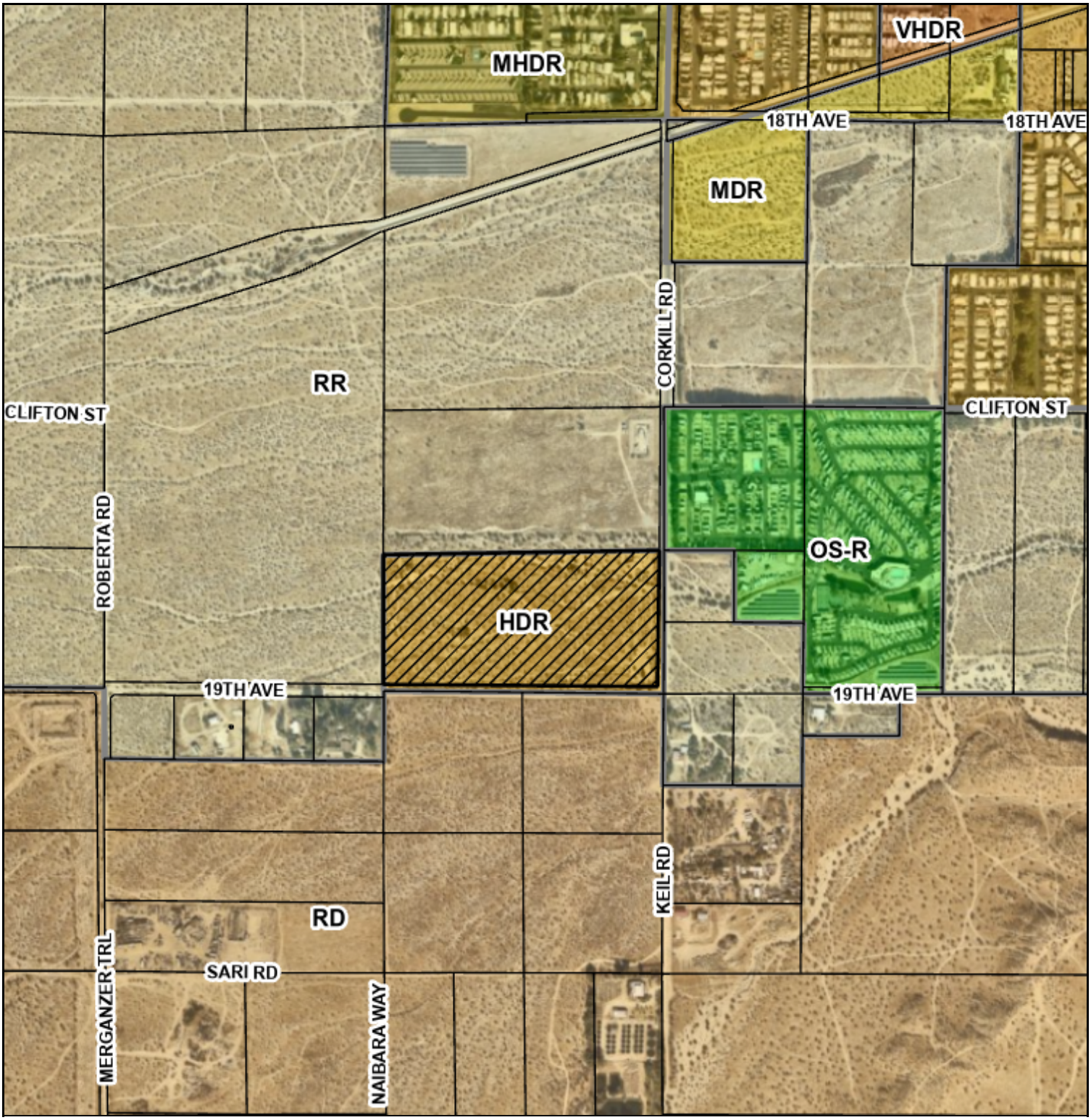
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240057

EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ
District: 4

Date: 8-5-2025
Exhibit: 5



Zoning Area/District: PASS & DESERT

Author:

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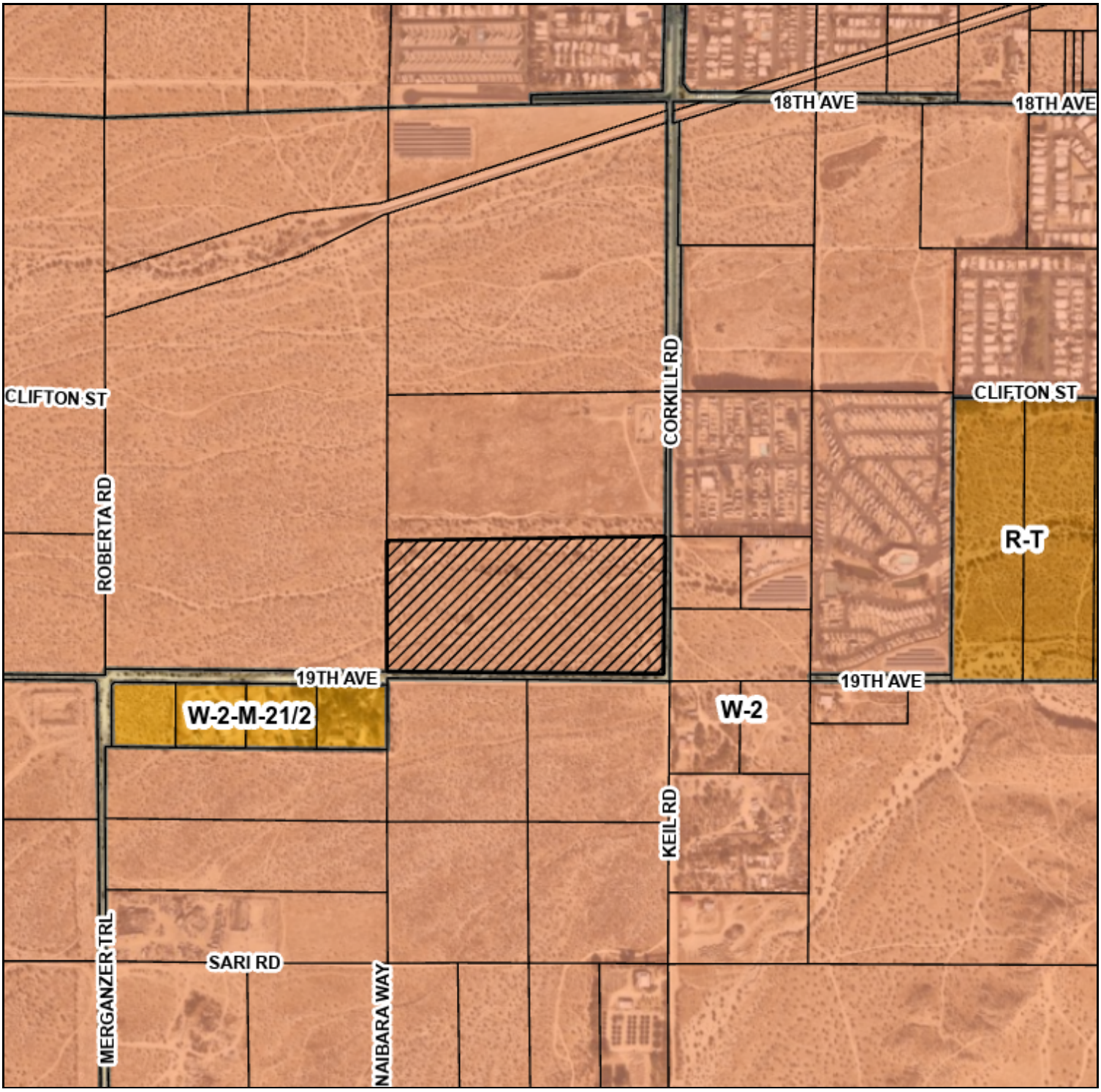
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240057

EXISTING ZONING

Supervisor: V MANUEL PEREZ
District: 4

Date: 8-5-2025
Exhibit: 2



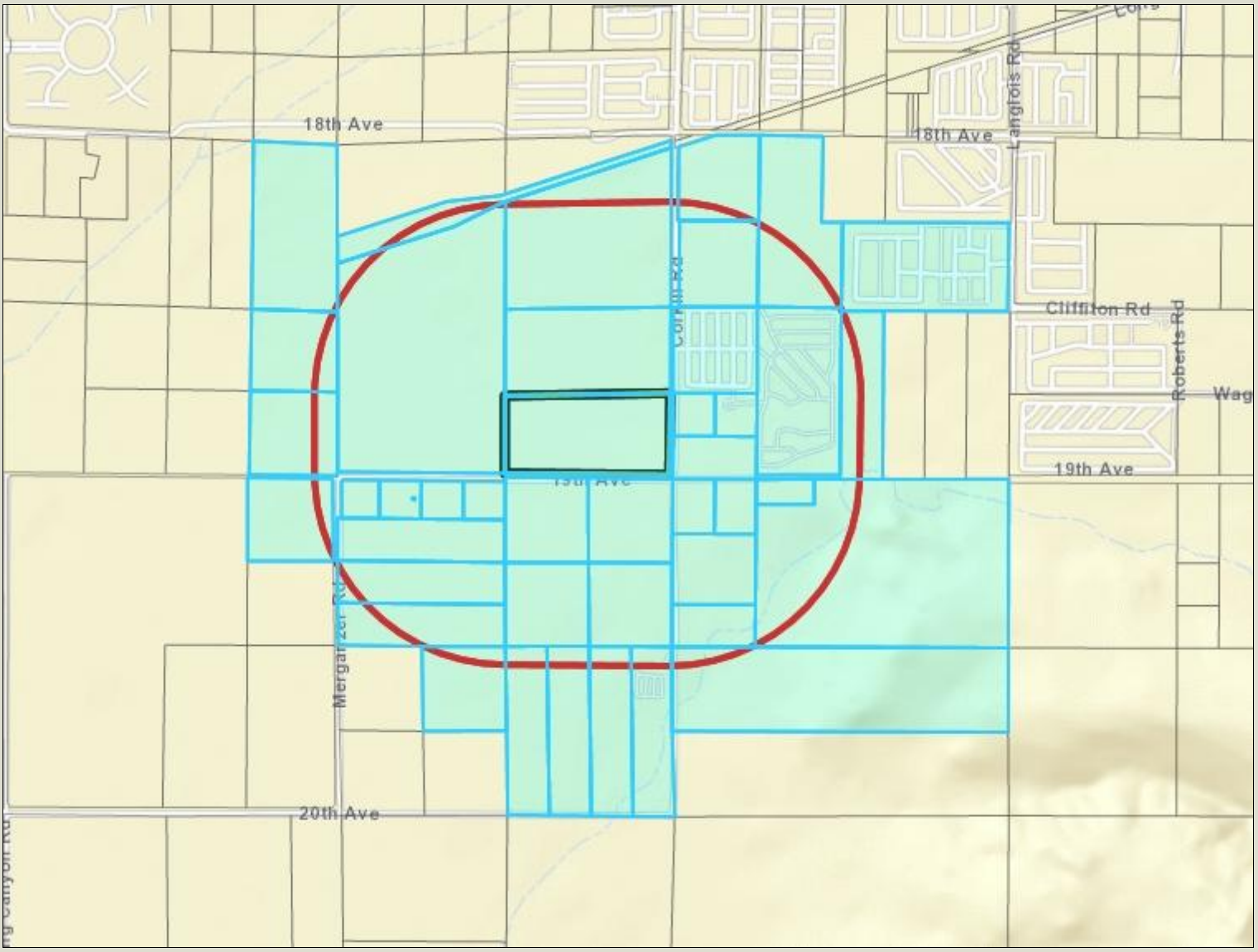
Zoning Area/District: PASS & DESERT

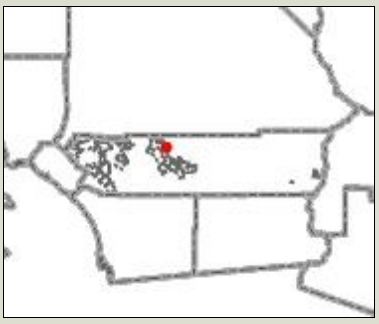
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Riverside County GIS Mailing Labels





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

0 1,505 3,009 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.

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659020010
A & S INV PROP
587 5TH AVENUE 8TH FL
NEW YORK NY 10017

659020027
MATTHEW GRAHAM MIGHELL
65860 12TH ST
DESERT HOT SPRINGS CA 92240

659020028
PANDORA MANAGEMENT
4284 SPRING MOUNTAIN AVE STE 201
LAS VEGAS NV 89102

659020029
POOTIE PIE PROP
200 E CARRILLO ST STE 201
SANTA BARBARA CA 93101

659020035
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

659020037
T T GROUP INC
606 N 1ST ST
SAN JOSE CA 95112

659020039
FLOWING INC
606 N FIRST ST
SAN JOSE CA 95112

659030004
LYNN A. FEKA
1265 SUTTERMILL LN
NIPOMO CA 93444

659030005
MARSHA L. KARL
1265 SUTTER MILL LN
NIPOMO CA 93444

659030006
INVERSIONES JD
210 S ROBERTO DR
PALM SPRINGS CA 92262

659030008
LESMANA LINDA TRUST DTD 09/21/19
556 HARRISON RD
MONTEREY PARK CA 91755

659030009
JAMBUR E. CHANDRASHEKAR
75277 SKYLARK TR
INDIAN WELLS CA 92210

659030010
ROLAND REESE
2444 4TH ST NO 8
SANTA MONICA CA 90405

659030012
DANIEL MUNOZ GUTIERREZ
69730 20TH AVE
DESERT HOT SPRINGS CA 92241

659030013
COACHELLA VALLEY CONSERVATION COMMISSION
74-199 EL PASEO STE 100
PALM DESERT CA 92260

659030014
LEILA M. TAYLOR
74984 CHATEAU CIR
INDIAN WELLS CA 92210

659030015
ROMEO D. DIZON
7519 W 90TH ST
LOS ANGELES CA 90045

659030022
ALEXANDER F. HUNSICKER
42335 WASHINTON ST F377
PALM DESERT CA 92211

659030025
WOO-SKR
27 NUTT RD
PHOENIXVILLE PA 19460

659030027
BORIS DORFMAN
4605 LANKERSHIM BLVD # 419
NORTH HOLLYWOOD CA 91602

659030029
TOOMANY PALMS
4643 S ULSTER ST STE 1400
DENVER CO 80237

659040013
JPMCPROPERTY
1070 NEPTUNE AVE
ENCINITAS CA 92024

659040015
REEDER SAMMY JO TRUST DATED 12/30/1992
7515 GIBRALTAR ST
CARLSBAD CA 92009

659040016
DAIRIN LEMUS CARIAS
68665 CEDAR RD
CATHEDRAL CITY CA 92234

659040018
AGAPE SPRINGS MHC
3511 DEL PASO RDSTE 160
SACRAMENTO CA 95835

659050002
JORGE CEJA VARGAS
52535 VINO
LA QUINTA CA 92253

659050012
HYO CHUL CHONG
2400 CALLIE STILL RD
LAWRENCEVILLE GA 30045

659050020
SAMUEL M. ACOSTA
66215 HIGHWAY 86
THERMAL CA 92274

659080001
ROLAND LAMONT REESE
2444 4TH ST # 8
SANTA MONICA CA 90405

659080003
JAVIER GRANILLO
68649 CALLE PRADO
CATHEDRAL CITY CA 92234

659080004
WILLIAM H. DE LA CAMPA
PO BOX 4129
PALM SPRINGS CA 92263

659080005
RALPH M. LOPEZ
P O BOX 155
DSRT HOT SPGS CA 92240

659080007
DAYCO FUNDING CORP
4751 WILSHIRE BL STE 203
LOS ANGELES CA 90010

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
DIRECTOR'S HEARING REPORT

Agenda Item No.
4.2
(ID # 27255)
MEETING DATE:
Monday, March 31, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240057 (GPA240057) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240057 to change the General Plan Foundation Component of one (1) parcel Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental. 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 GPA240057 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Pandora Development c/o Peter Zhang – Representative: Heptagon Seven Consulting c/o Brad Donais – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Community Development: High Density Residential (CD: HDR) – Location: north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road – APN(s): 659-020-028 – 18.65 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

PROPOSED PROJECT	
Case Number(s):	FC-GPA240057 (Initiation Proceeding)
Environmental Type:	Exemption
Area Plan No.	Western Coachela Valley
Zoning Area/District:	Pass and Desert District
Supervisorial District:	Fourth District
Project Planner:	Elizabeth Mora-Rodriguez
Project APN(s):	659-020-028
Continued From:	

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Community Development (CD) to Open Space (OS) and amend its Land Use Designation from High Density Residential (CD:HDR) to Recreational (OS:R), on one (1) parcel, totaling 18.65 gross acres.

The one (1) parcel are located north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE GENERAL PLAN AMENDMENT ADVISORY COUNCIL MEMBERS TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240057 (GPA240057).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	Open Space (OS)
Existing General Plan Land Use Designation:	High Density Residential (CD:HDR)
Proposed General Plan Land Use Designation:	Recreational (OS:R)
Policy / Overlay Area:	Hot Springs Policy Area
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR)
East:	Rural Residential (R:RR) Recreation (OS:R)
South:	Rural Desert (R:RD)
West:	Rural Residential (R:RR)
Existing Zoning Classification:	Controlled Development Areas (W-2)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Controlled Development Areas (W-2)
East:	Controlled Development Areas (W-2)
South:	Controlled Development Areas (W-2)
West:	Controlled Development Areas (W-2)

Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	RV Parking Resort and Vacant Land
South:	Vacant Land
West:	Vacant Land

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	Yes – FEMA Zone A
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Coachella Valley
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice Community	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project 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.

Applicant Proposal

FC-GPA240057 ("Project) is a proposal to change the Foundation Component Land Use Designation from Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R). The one (1) parcel is located within the Hot Springs Policy Area of the Western Coachella Valley Area Plan.

If the initiation for FC-GPA240057 is approved, the applicant intends to apply for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental, and include a swimming pool, spa, public restrooms, multifunction space, reception area and staff living quarters.

Proposed Future Land Use

The proposed Open Space (OS) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the OS Foundation is the Mineral Resources (OS: Min) land use designation, which allows for mineral extraction and processing facilities. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that is consistent with maintenance of scenic resources and views from residential neighborhoods and major roadways and that the project does not detract from efforts to protect endangered species.

The proposed Recreation (OS: R) Land Use Designation allows for the allows for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined on a case-by-case basis.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

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
Exhibit E – Applicant's Exhibits

RIVERSIDE COUNTY PLANNING DEPARTMENT

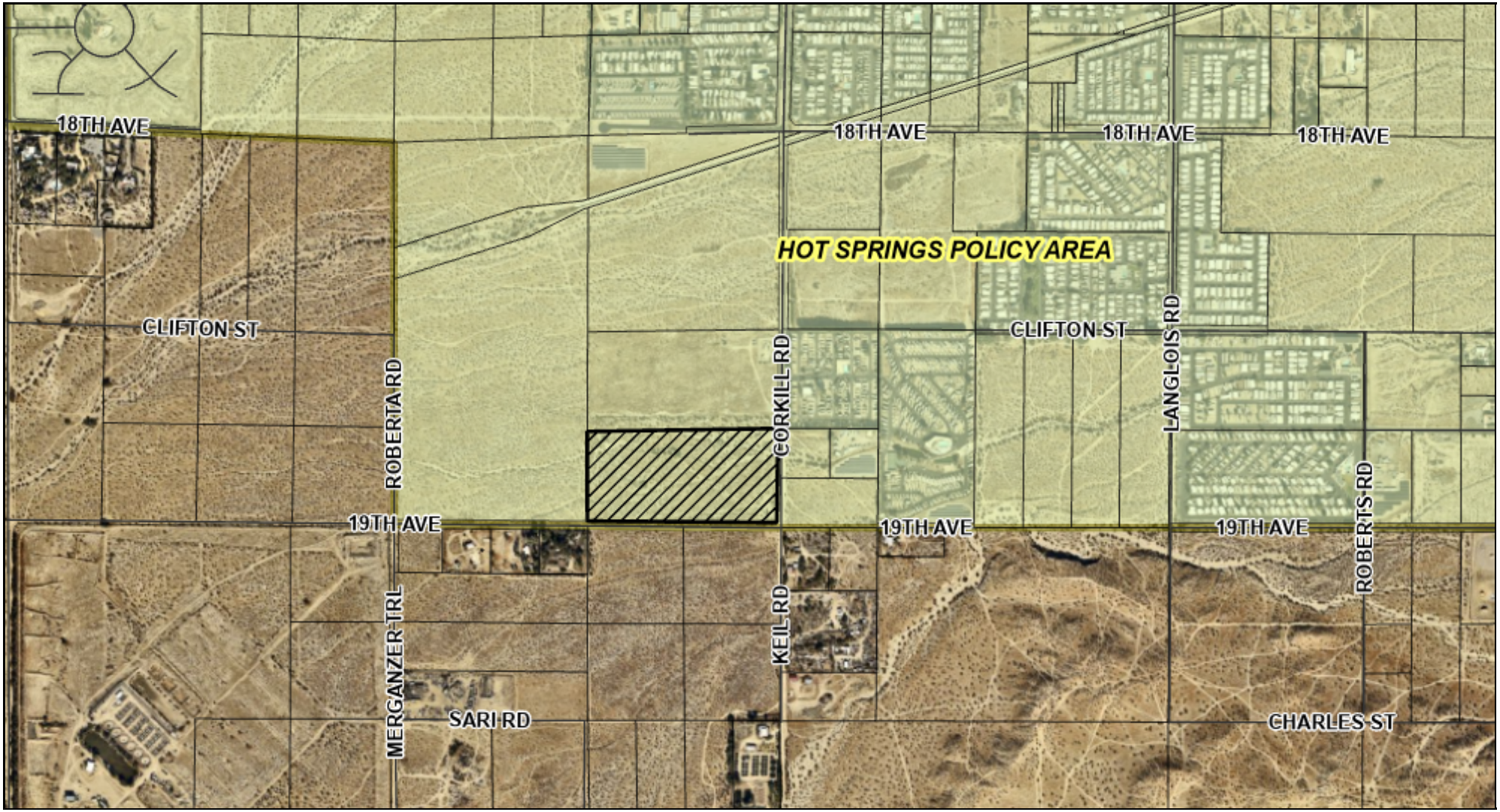
GPA240057

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 2-11-2025

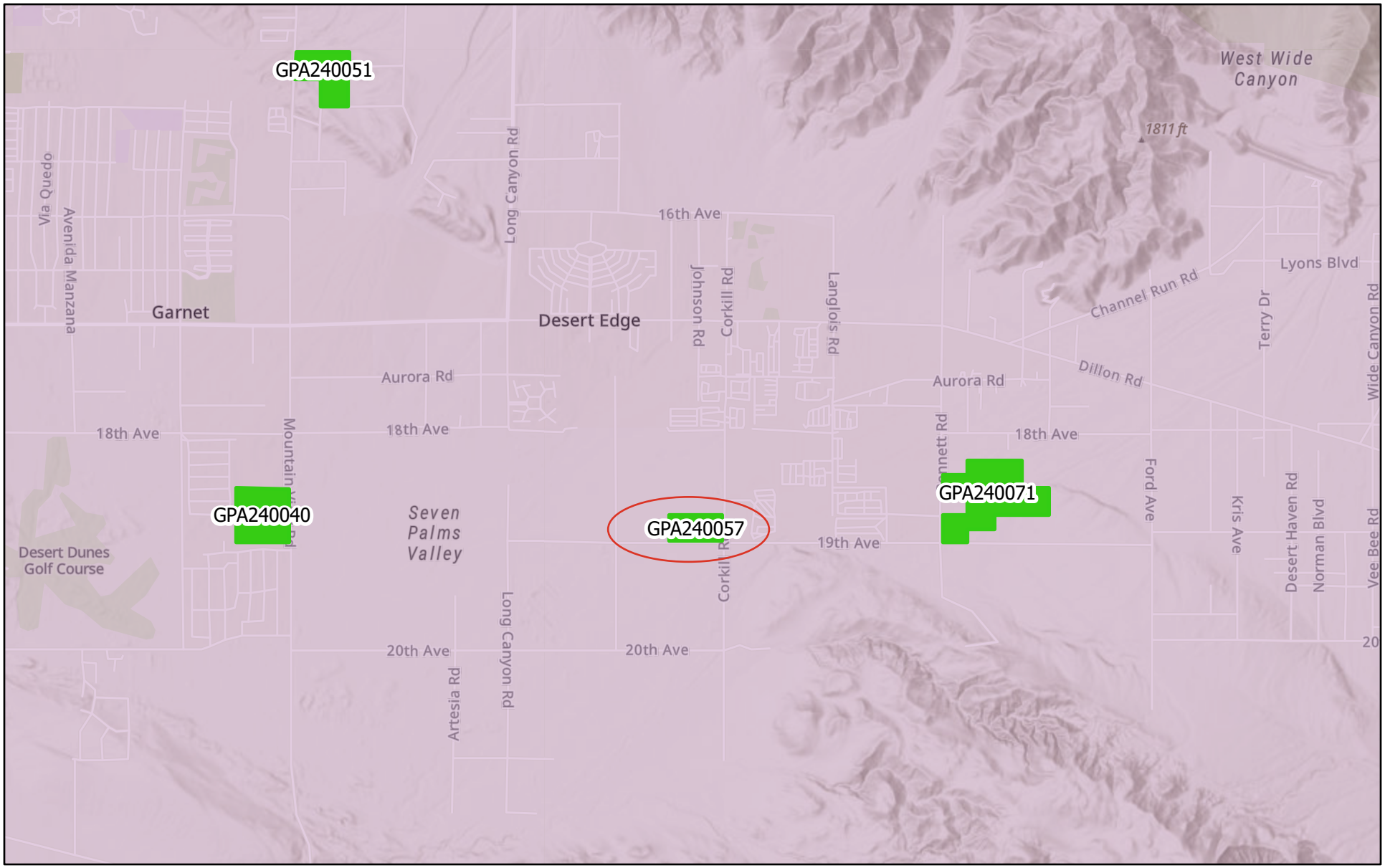


Zoning Area/District: PASS & DESERT

0 1000 2000 ft

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FGPA Status Map



2/11/2025

FGPA Web Map

Active

Supervisor Districts - SUPERVISORIAL DISTRICTS

4

World Hillshade

1:48,589

0 0.35 0.7 1.4 mi

0 0.5 1 2 km

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

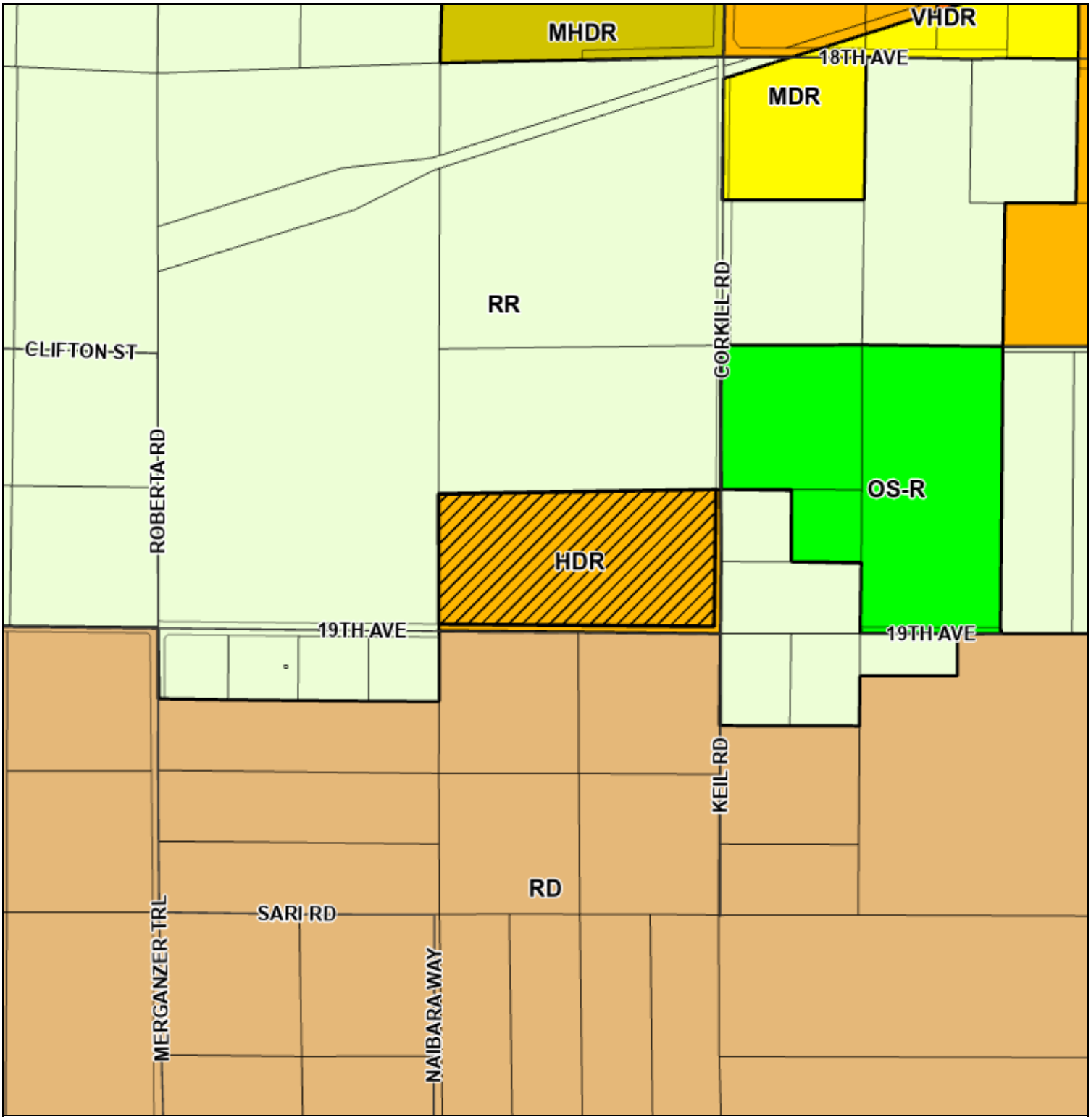
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240057

EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ
District: 4

Date: 2-11-2025
Exhibit: 5



Zoning Area/District: PASS & DESERT

Author:

0 500 1000 ft

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

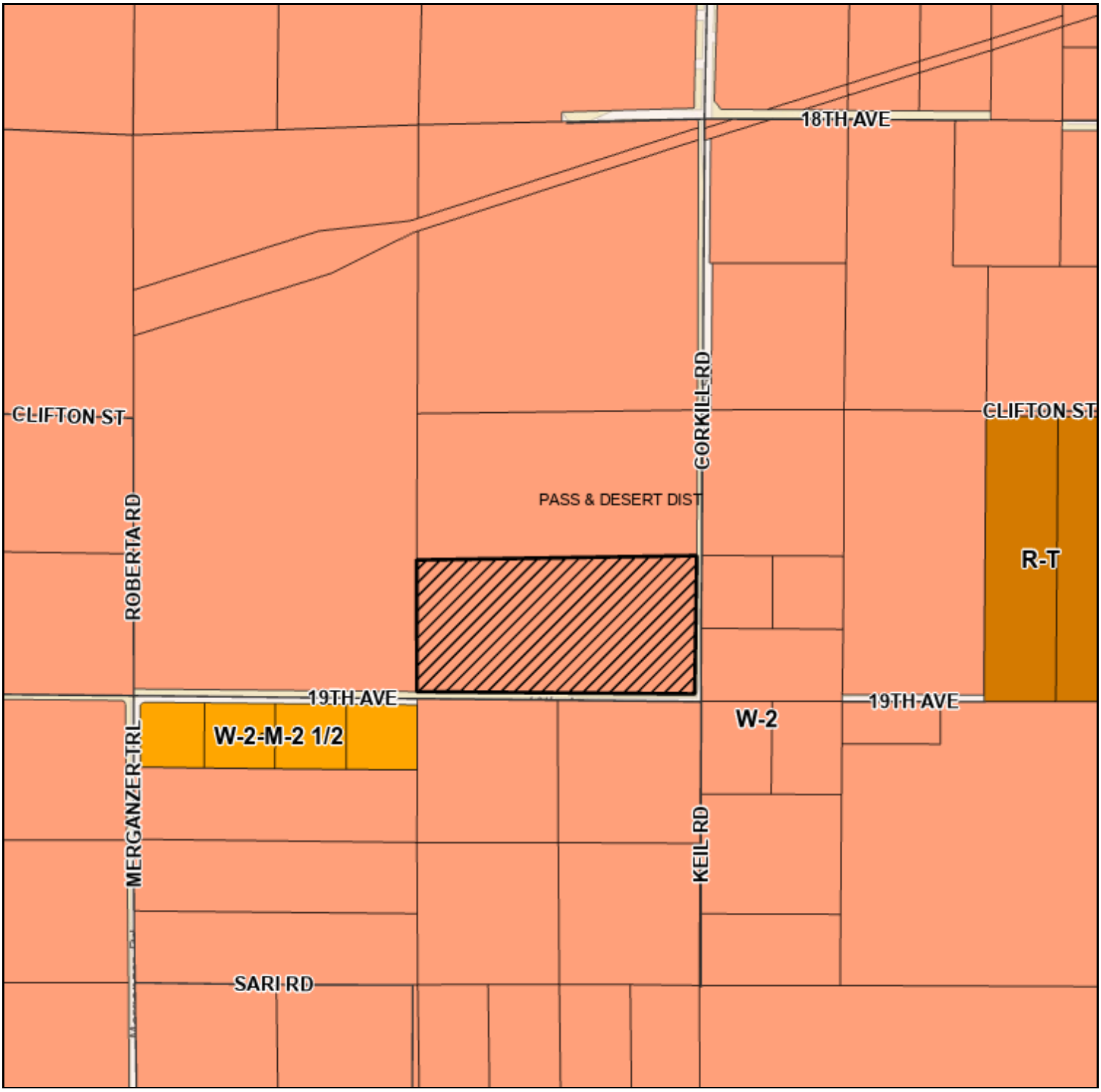
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240057

EXISTING ZONING

Supervisor: V MANUEL PEREZ
District: 4

Date: 2-11-2025
Exhibit: 2

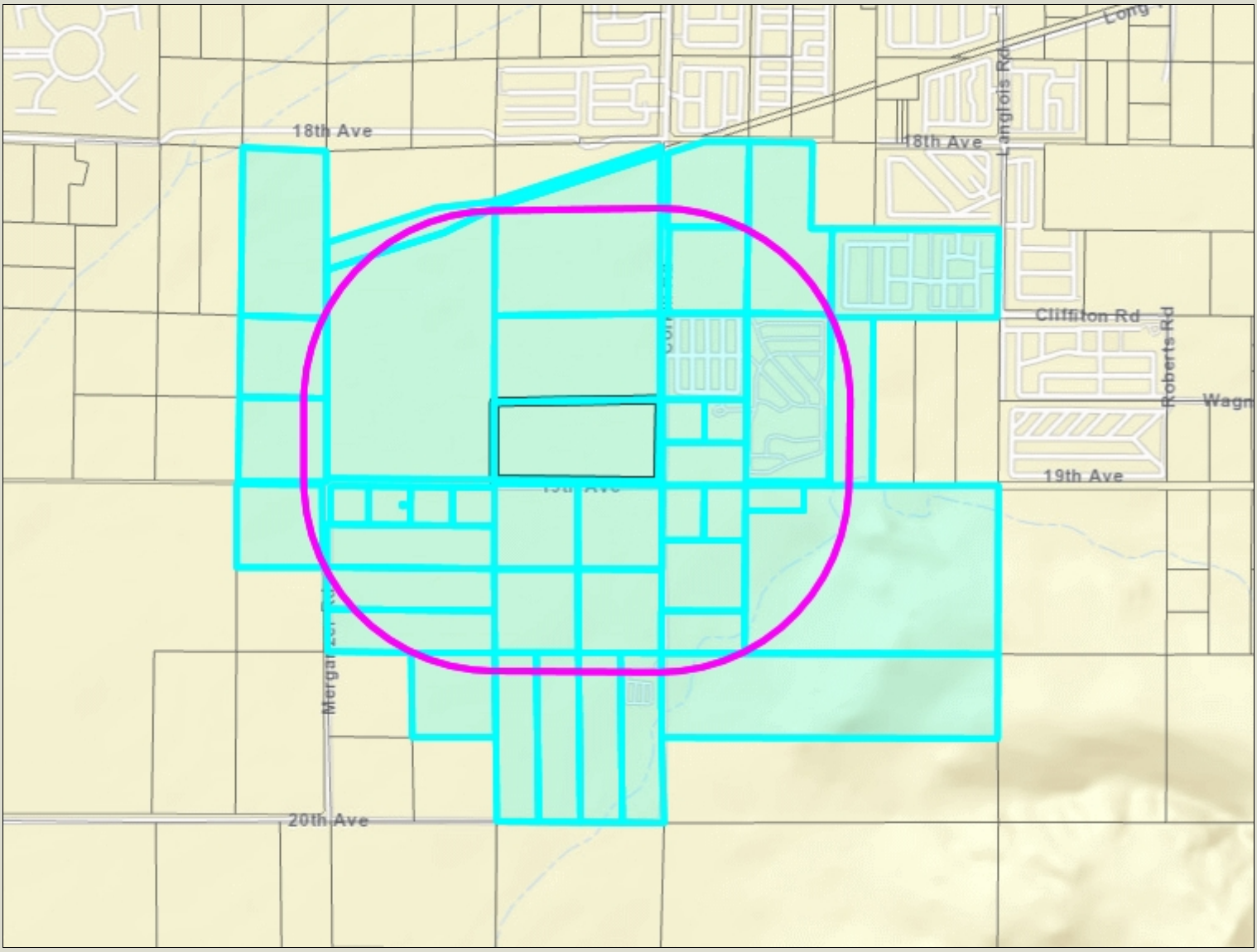


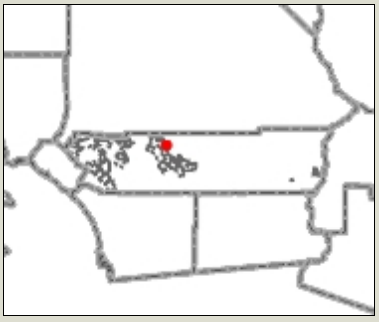
Zoning Area/District: PASS & DESERT

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0 500 1000 ft

Riverside County GIS Mailing Labels





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 1,505 3,009 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... 2/11/2025 4:15:15 PM

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659020010
A & S INV PROP
587 5TH AVENUE 8TH FL
NEW YORK NY 10017

659020027
MATTHEW GRAHAM MIGHELL
65860 12TH ST
DESERT HOT SPRINGS CA 92240

659020028
PANDORA MANAGEMENT
4284 SPRING MOUNTAIN AVE STE 201
LAS VEGAS NV 89102

659020029
POOTIE PIE PROP
200 E CARRILLO ST STE 201
SANTA BARBARA CA 93101

659020035
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

659020037
T T GROUP INC
606 N 1ST ST
SAN JOSE CA 95112

659020039
FLOWING INC
606 N FIRST ST
SAN JOSE CA 95112

659030004
LYNN A. FEKA
2349 EL DORADO ST
LOS OSOS CA 93402

659030006
INVERSIONES JD
210 S ROBERTO DR
PALM SPRINGS CA 92262

659030008
LESMANA LINDA TRUST DTD 09/21/19
556 HARRISON RD
MONTEREY PARK CA 91755

659030009
JAMBUR E. CHANDRASHEKAR
75277 SKYLARK TR
INDIAN WELLS CA 92210

659030010
ROLAND REESE
2444 4TH ST NO 8
SANTA MONICA CA 90405

659030012
DANIEL MUNOZ GUTIERREZ
69730 20TH AVE
DESERT HOT SPRINGS CA 92241

659030013
COACHELLA VALLEY CONSERVATION COMMISSION
74-199 EL PASEO STE 100
PALM DESERT CA 92260

659030014
LEILA M. TAYLOR
74984 CHATEAU CIR
INDIAN WELLS CA 92210

659030015
ROMEO D. DIZON
7519 W 90TH ST
LOS ANGELES CA 90045

659030022
ALEXANDER F. HUNSICKER
42335 WASHINTON ST F377
PALM DESERT CA 92211

659030025
WOO-SKR
27 NUTT RD
PHOENIXVILLE PA 19460

659030027
BORIS DORFMAN
4605 LANKERSHIM BLVD # 419
NORTH HOLLYWOOD CA 91602

659030029
TOOMANY PALMS
4643 S ULSTER ST STE 1400
DENVER CO 80237

659030034
COMMON AREA

659040013
JPMCPROPERTY
1070 NEPTUNE AVE
ENCINITAS CA 92024

659040015
REEDER SAMMY JO TRUST DATED 12/30/1992
7515 GIBRALTAR ST
CARLSBAD CA 92009

659040016
DAIRIN LEMUS CARIAS
68665 CEDAR RD
CATHEDRAL CITY CA 92234

659040018
AGAPE SPRINGS MHC
3511 DEL PASO RDSTE 160
SACRAMENTO CA 95835

659050002
JORGE CEJA VARGAS
52535 VINO
LA QUINTA CA 92253

659050012
HYO CHUL CHONG
2400 CALLIE STILL RD
LAWRENCEVILLE GA 30045

659050020
SAMUEL M. ACOSTA
66215 HIGHWAY 86
THERMAL CA 92274

659080001
ROLAND LAMONT REESE
2444 4TH ST # 8
SANTA MONICA CA 90405

659080003
JAVIER GRANILLO
68649 CALLE PRADO
CATHEDRAL CITY CA 92234

659080004
WILLIAM H. DE LA CAMPA
PO BOX 4129
PALM SPRINGS CA 92263

659080005
RALPH M. LOPEZ
P O BOX 155
DSRT HOT SPGS CA 92240

659080007
DAYCO FUNDING CORP
4751 WILSHIRE BL STE 203
LOS ANGELES CA 90010

PROJECT DESCRIPTION:

A PROPOSED LUXURY RESORT WITH UP TO 65 GUEST HOUSE/COTTAGE SITES FOR SHORT TERM RENTAL OF THREE SIZES, WITH SITE AMENITIES INCLUDING SWIMMING POOL, SPA, PUBLIC RESTROOMS, MULTIFUNCTION SPACE, RECEPTION AND STAFF LIVING QUARTERS. EACH UNIT WILL HAVE INDIVIDUAL RESTROOM FACILITIES WITH SLEEPING AND LIVING AREAS. PARKING STALLS LOCATED ON THE EASTERN PORTION OF THE SITE WILL CONSIST OF COVERED PARKING HOUSING SOLAR PANELS. THE SITE WILL BE SERVICED BY EDISON FOR ELECTRICAL SERVICE AND CVWD FOR DOMESTIC WATER. THE PROJECT WILL REQUIRE A SEPTIC SYSTEM WITH ENHANCED TREATMENT FOR SANITARY SEWER.

LEGAL DESCRIPTION:

THE PARCEL REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

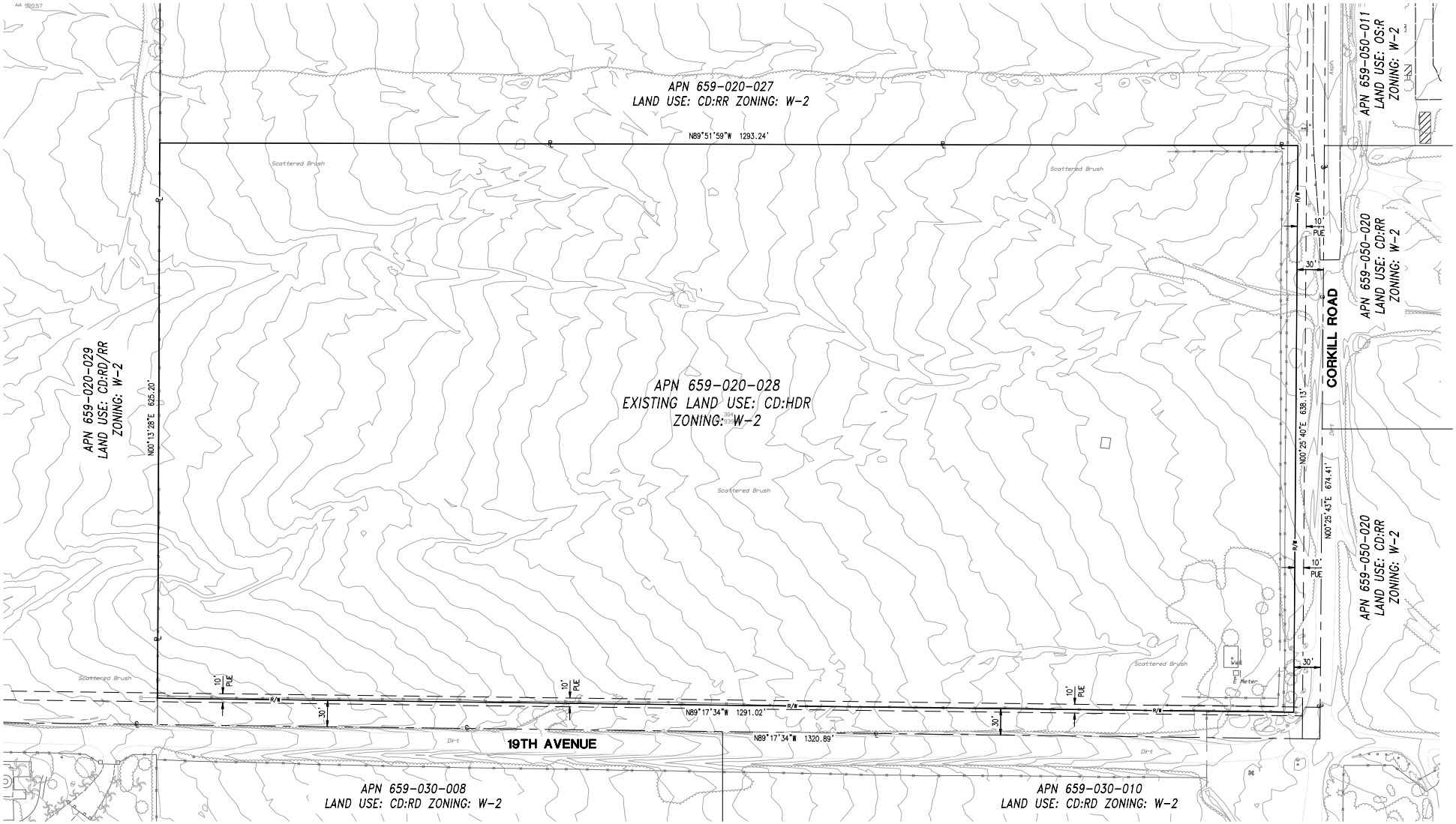
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, AND STATE OF CALIFORNIA.

APN 659-020-028

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PANDORA LUXURY RESORT

S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, S.B.B.M.
18735 CORKILL ROAD, DESERT HOT SPRINGS, CA 92240
MARCH 31, 2025



HEPTAGON SEVEN
QUALITY, DEDICATION & EXPERIENCE
8413 E BASELINE RD
SUITE 106
MESA, AZ 85209
480.757.0997

FOUNDATION GPA MEETING EXHIBIT
EXISTING FOUNDATION COMPONENT INFO

50 25 0 50 100 150
SCALE: 1"=50'

PREPARED FOR:

COUNTY OF RIVERSIDE
FGPA HEARING, 03/31/2025

PROJECT DESCRIPTION:

A PROPOSED LUXURY RESORT WITH UP TO 65 GUEST HOUSE/COTTAGE SITES FOR SHORT TERM RENTAL OF THREE SIZES, WITH SITE AMENITIES INCLUDING SWIMMING POOL, SPA, PUBLIC RESTROOMS, MULTIFUNCTION SPACE, RECEPTION AND STAFF LIVING QUARTERS. EACH UNIT WILL HAVE INDIVIDUAL RESTROOM FACILITIES WITH SLEEPING AND LIVING AREAS. PARKING STALLS LOCATED ON THE EASTERN PORTION OF THE SITE WILL CONSIST OF COVERED PARKING HOUSING SOLAR PANELS. THE SITE WILL BE SERVICED BY EDISON FOR ELECTRICAL SERVICE AND CVWD FOR DOMESTIC WATER. THE PROJECT WILL REQUIRE A SEPTIC SYSTEM WITH ENHANCED TREATMENT FOR SANITARY SEWER.

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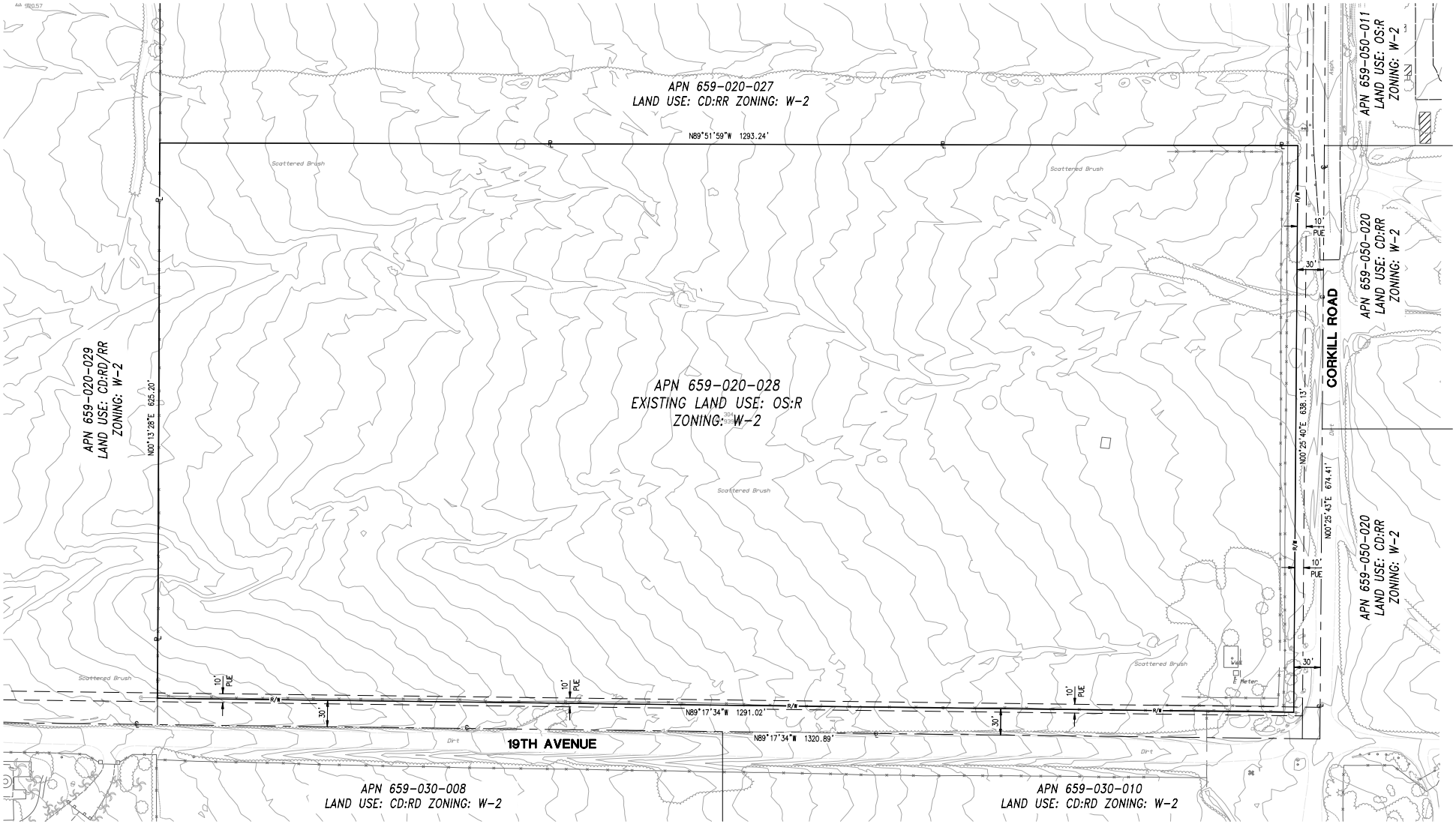
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8413 E BASELINE RD
SUITE 106
MESA, AZ 85209
480.757.0997

FOUNDATION GPA MEETING EXHIBIT
PROPOSED FOUNDATION COMPONENT INFO

50 25 0 50 100 150
SCALE: 1"=50'

PREPARED FOR:
COUNTY OF RIVERSIDE
FGPA HEARING, 03/31/2025

PROJECT DESCRIPTION:
A PROPOSED LUXURY RESORT WITH UP TO 65 GUEST HOUSE/COTTAGE SITES FOR SHORT TERM RENTAL OF THREE SIZES, WITH SITE AMENITIES INCLUDING SWIMMING POOL, SPA, PUBLIC RESTROOMS, MULTIFUNCTION SPACE, RECEPTION AND STAFF LIVING QUARTERS. EACH UNIT WILL HAVE INDIVIDUAL RESTROOM FACILITIES WITH SLEEPING AND LIVING AREAS. PARKING STALLS LOCATED ON THE EASTERN PORTION OF THE SITE WILL CONSIST OF COVERED PARKING HOUSING SOLAR PANELS. THE SITE WILL BE SERVICED BY EDISON FOR ELECTRICAL SERVICE AND CVWD FOR DOMESTIC WATER. THE PROJECT WILL REQUIRE A SEPTIC SYSTEM WITH ENHANCED TREATMENT FOR SANITARY SEWER.

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APN 659-020-028

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MARCH 31, 2025

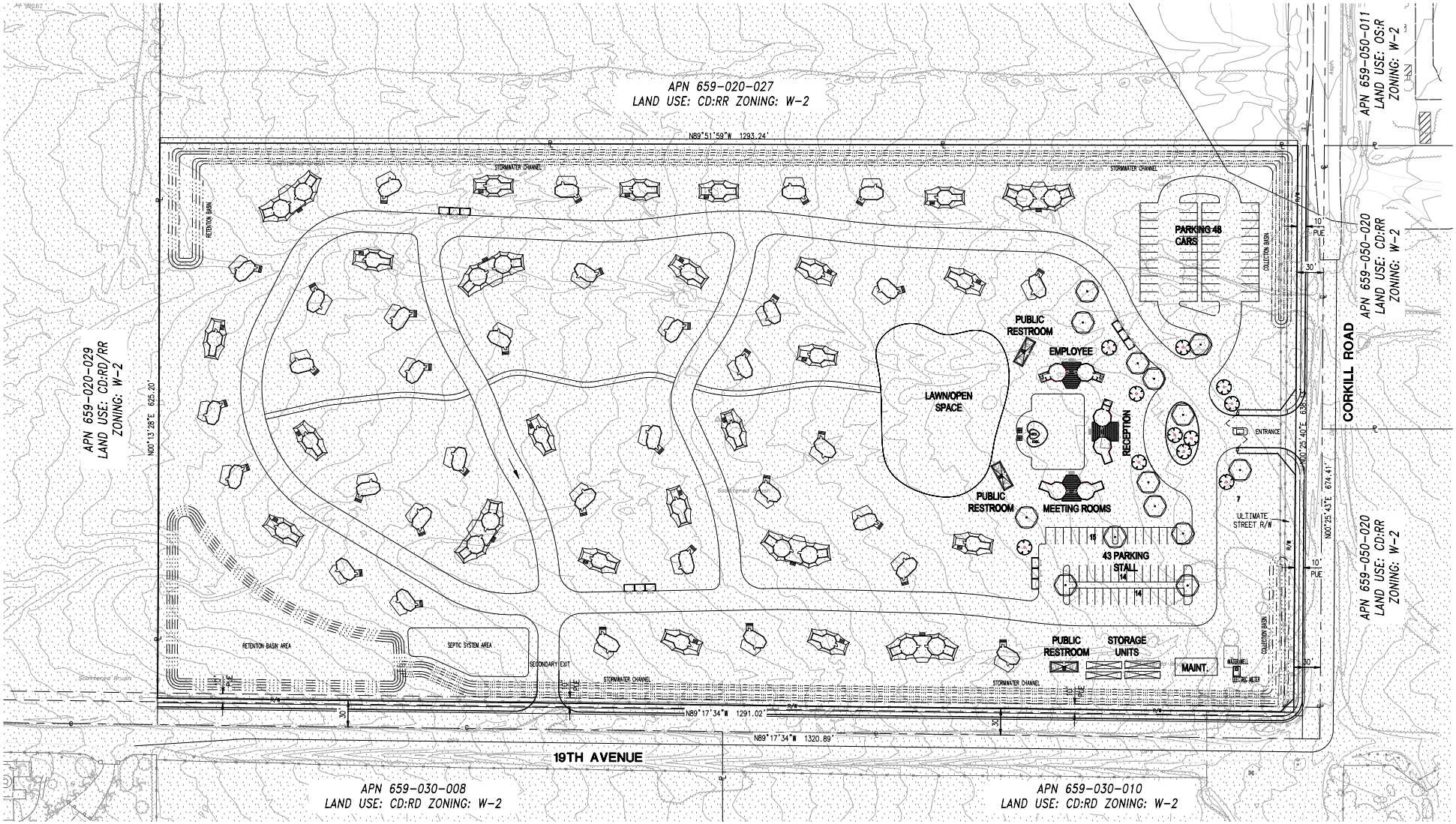
ASSESSOR'S PARCEL NO:
659-020-028

LAND USE:
EXISTING: CD:HDR
PROPOSED CHANGE: OS:R

ZONING:
EXISTING: W-2
(NO CHANGE PROPOSED)

FEMA FLOOD ZONE:
"A" SPECIAL FLOOD HAZARD AREA, WITHOUT A NOTED BASE FLOOD ELEVATION PER FEMA FIRM MAP NO. 06065C0915G, EFFECTIVE DATE: 08-28-2008

SITE PLAN NOTE:
SITE PLAN IS SUBJECT TO CHANGES AS A RESULT OF THE PROJECT DEVELOPMENT PROCESS AND COORDINATION WITH COUNTY STAFF.



QUALITY, DEDICATION & EXPERIENCE
HEPTAGON SEVEN
8413 E BASELINE RD
SUITE 106
MESA, AZ 85209
480.757.0997

FOUNDATION GPA MEETING EXHIBIT
PROPOSED SITE DEVELOPMENT PLAN

50 25 0 50 100 150
SCALE: 1"=50'

PREPARED FOR:
COUNTY OF RIVERSIDE
FGPA HEARING, 03/31/2025

Public Comment/March 31, 2025 Director's Hearing

Dear Planners:

Please print and distribute this email with attachments as part of the hearing packet for the following items:

Initiation of Foundation Component General Plans, 3/31/25 Agenda Hearing items 4.1 FC 27252 GPA240051, Item 4.2 FC27255 GPA 240057, Item 4.3 FC 27251 GPA 240040, Item 4.5 FC 27257 GPA 240071, and Item 4.6 FC 27283 GPA 240085 which are connected by Dillon, Mountain View, Long Canyon, Bennett, Corkill Roads and 18th Avenue.

I am commenting on one applicant's five proposed density, zoning and land use changes, across three communities, with three proposals most likely to directly impact Desert Edge circulation and conflict with existing uses: Items 4.1 FC 27252 GPA 240051 Long Canyon and Dillon Roads (70 single family dwellings, 30 acres); 4.2 FC27255 GPA 240057 Corkill and 18th Avenue (70 high density guest cottages (small trailers) on 19 acres – in Desert Edge), 4.5 FC 27257 GPA 240071 (80 acres, 56 units, Bennett Road and 18th Avenue).

I have a doctorate in Geography, Associate Professor of Geography 25 years, certificated many GIS professionals employed in Southern California agencies, former Riverside County (County) employee GIS Analyst. In 2002, I purchased a single-family residence, W2 guest ranch. I have been a Desert Edge Community Council (DECC) member since 2005 inception.

My comments are in response to five proposals by one applicant representing several parcel owners which has occurred in the past in the area formerly known **as "Hot Springs Policy Area" (Desert Edge)** with **false commitments for infrastructure and transportation improvements** that were never realized (1980s-2006). After County approved higher density for development, **entitlements increased property values** and were transferred without infrastructure improvements or development, such as Long Canyon flood diversion and Dillon Road width (2006).

In 2006, County had approved 6,367 Mobile Home and RV park units, with 937 in development process in Desert Edge. There are now **25 Mobile Home and RV Parks**, with seasonal homeowners, monthly renters, and transient tourists, including a KoA. There are about 1,100 private property owners for which Desert Crest Country Club represents a majority, two industries and several commercial businesses. A low estimator for population density is 2.5 persons/unit multiplied by **8,404 units, Desert Edge provides affordable housing for approximately 21,000 persons.**

Desert Edge consists of seasonal residents (many own a mobile home) and transient tourists (RV, short-term rentals), and an estimated 10,000 year-round residents. The majority are 65 years and older (most mobile home parks are 55+), a majority single senior females. Most are on fixed income and invested in a safe and healthy lifestyle for their final days. There are also many working-class families, and about 600 school-age children relying on Palm Springs Unified District buses for transportation. Our community is quite different from Southeast Desert Hot Springs and Sky Valley, as are its needs. Most people living in Desert Edge are seniors, disabled and dependent on a fixed or low income, property values have dropped, they have nowhere else to go. It is a **vulnerable and disadvantaged community**.

Neither the Desert Edge Community Council or property owners received **hearing notices** for today's meeting. "Desert Edge" is not identified on the hearing notice, is not represented in the **Western Coachella Valley Area Plan (digital search yields zero results), but was on early drafts.** Sky Valley is recognized as a Policy Area, which the council requested but was denied on the basis of WCVAP "Hot Springs Policy Area" represented community characteristics, location and development interests, along with the County's Design Guidelines (2008 Attachment 1 and 2). WCVPA has lumped Desert Edge into predominantly rural Southeast Desert Hot Springs, with emphasis on two 10-acre MUA parcels (Attachment 3a-c). I've attached a map showing Desert Edge BoS approved boundaries. Desert Edge is a US Census Designated Place based on 7,500 resort units (Attachment 4). **Desert Edge is 3.75 square miles, 2400 acres more or less (not 20 at Dillon/Mountain View), of high density resorts, rural guest ranches and commercial businesses.**

Desert Edge boundaries are Long Canyon and Bennett Roads with Dillon Road as a main artery Traveling Dillon Road is extremely dangerous (unprecedented fatalities, most recent 10/2024), and along with other roads such as Corkill (fatal school bus accident 2020) would be adversely impacted by proposed high density development, as well as Mountain View, a main artery to Varner Road and the interstate. **These roads exceeded traffic and safety thresholds years ago**, lack enforcement, and have unprecedented number of fatalities, frequently at the same location. During Varner Road closure, dangerous drivers diverted from Mountain View to Palm Drive resulted in daily accidents; much needed Varner Road improvements were aborted and funding expedited to improve Palm Drive (without consideration of a north bound right turn lane onto Dillon). 18th Avenue is also shown on attached area map as an alternate route for potential improvements to divert traffic from Dillon Road. 18th Avenue is a County designated secondary highway, with easements (BoS approved 2009) and a connector for four of the proposed foundation changes. **I am requesting the County make improvements to circulation within and through our area prior to any consideration of density, zoning and land use changes (entitlements without investment).**

Residents of 2/3rds of Coachella Valley, north ot the Interstate, about 1/7th of the population lack services. I've had conversations with County and LAFCO regarding possibly creating a Csa, Cfb or a Sphere of Influence with Desert Hot Springs (Mayor Matas), currently in progress and the clock running. Along with CVAG there has been no response to my inquiry. Requests for County's OHV Task Force for Sky Valley to include Desert Edge (2 years) has not been acknowledged. In spite of its Populated Place census designation, Desert Edge lacks enforcement by County sheriff, dedicated code enforcement officer or fire. County representatives do not appear or report to our community, cityprotect.com statistics represent a higher crime rate than Desert Hot Springs. **Daily frequency of sirens has increased dramatically, arson, explosions, rounds of gun fire, and circling helicopters are becoming the norm. Emergency response times are up to an hour, they don't know where Desert Edge is.** Sheriff and Fire consider our area Southeast Desert Hot Springs. Therefore, we are unable to request incident reports specific to our area. We have literally fallen off the map!

Health and safety concerns are driving down prices, diminishing our quality of life, with potential to adversely impact residents. Desert Edge is in the highest risk flood zone in the County; 1978 Long Canyon flood radically modified the terrain and destroyed lives. The Mission Springs Fault (and scarp) of the San Andreas crosses Dillon Road. When there is an incident investigation, i.e. pedestrian run down, murder, accident or wild pursuit into the desert, Dillon Road is closed. Without an alternate route, street vehicles hit dirt roads scrambling to get to work, school, appointments, hospitals. **For public safety we need an alternate improved route from Sky Valley to Mountain View or Palm Drive before proposed development is granted density changes** subjecting more of the public to a system that is nonexistant. A natural disaster in this area could strand residents without access to services for months.

County consultant's survey of community transportation needs (Mobility Plan), did not survey property owners or parks other than Caliente Springs, and Sky Valley affiliate. Survey results represent individual park needs, side streets, not circulation through the area, and freeway access. A safety corridor has been proposed, or rumble strips, but without enforcement with fines to deter reckless driving the community is at risk every time they enter the scenic highway – inconsistent widths, lack of signage (such as Truck Crossing), excessive speed, passing into oncoming traffic, hitting unimproved shoulder to avoid impact (2 separate fatalities same tree/ditch). There are many blind spots due to erratic road widths – school bus warning signs are lacking. Between Bennet and Long Canyon roads, Dillon Road was inconsistently improved as developments were actually built. **Until the County makes necessary improvements to transportation circulation with consistent widening, center lane for passing, right turns and paved shoulders to reduce accidents, proposed projects should not be approved.**

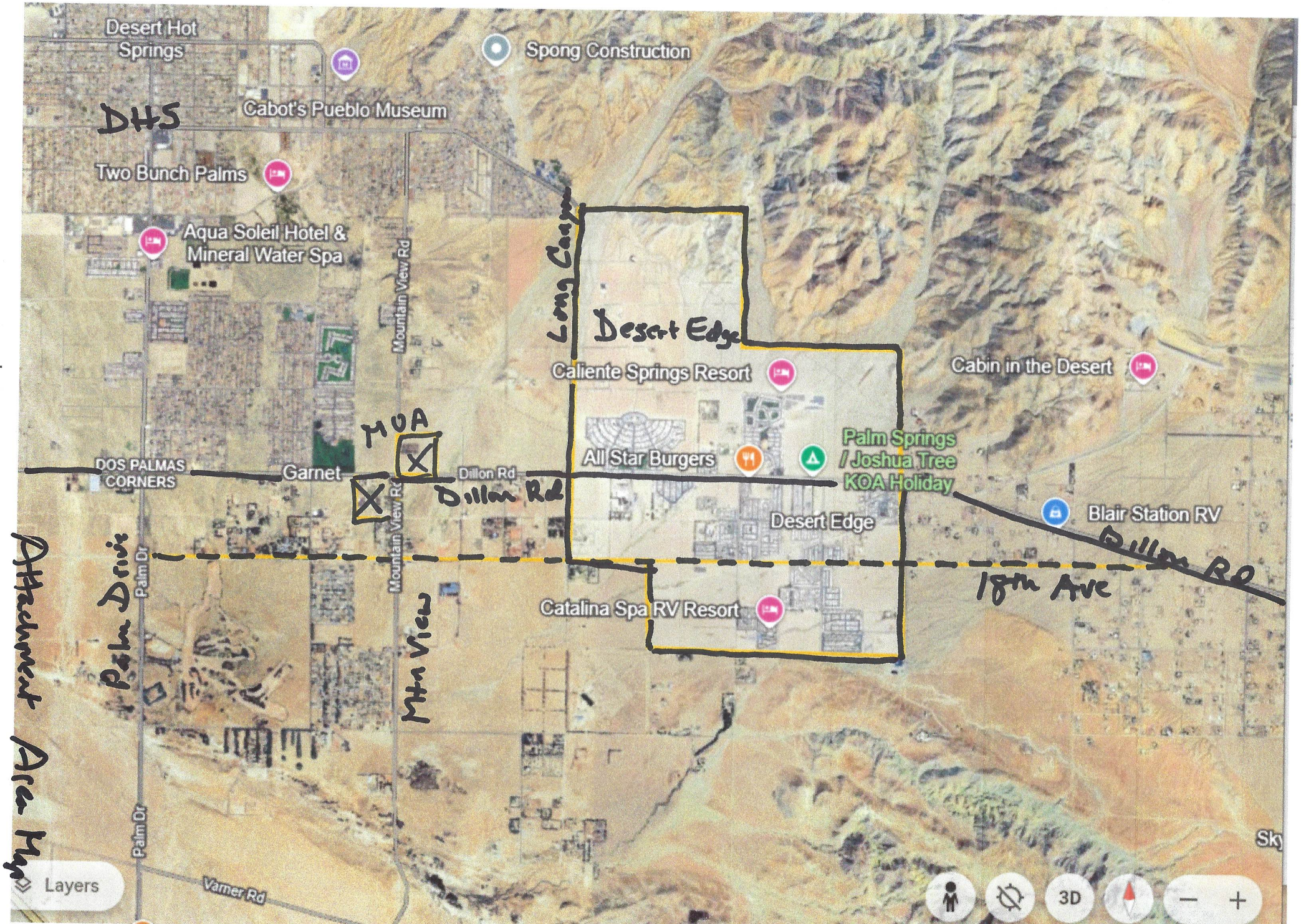
Property taxes from this area are diverted elsewhere. There are two light industrial facilities, several commercial businesses, and 25 resorts. Property values in the area have skyrocketed, improvements made without permits or environmental quality

requirements upon transfer increased tax obligation. Commercial and industrial properties are an extra burden to transportation, while putting customers at risk. Mobile Home and RV Parks property values range from one to five million dollars (Zillow sales and County auction). Please have the assessors office confirm transient occupancy tax and property tax collection for our area. **Desert Edge needs local property taxes invested locally for County transportation, safety and enforcement NOW.**

To add to the map confusion, three Water Districts converge in Desert Edge – Mission Springs, CVWD and DWA. There is one wastewater treatment facility for Dillon Estates and Desert Crest Country Club). The remaining 23 resorts rely on septic systems, as do industries and private properties. Before 2009, MSWD was actively involved at DECC meetings, with proposals for sewer pump station – that too fizzled out. The health risks of e-coliform in the water are real, with potential deadly consequences to health compromised and elderly. Resorts depend on hot mineral well water for their existence. In 2006, a hot water resolution was created to limit use of well water for centralized pool/spa facilities, and to prevent drawdown of the water table. **Prior to approving increased density, zoning or land use change, an environmental impact report must be completed, CEQA conformance, and restrictions on natural resource use and community interests addressed (see Desert Edge Design Guidelines), with dedicated funding source for infrastructure improvements.**

I am not opposed to development, if it happens and benefits rather than undermines our community. I am available to meet with County representatives to discuss further.

Cindy Nance, PhD
(760) 251-1955 (landline)


Desert Hot Springs
Spong Construction
DHS
Cabot's Pueblo Museum
Two Bunch Palms
Aqua Soleil Hotel & Mineral Water Spa
Mountain View Rd
Long Canyon
Desert Edge
Caliente Springs Resort
Cabin in the Desert
MUA
DOS PALMAS CORNERS
Garnet
Dillon Rd
Dillon Rd
All Star Burgers
Palm Springs / Joshua Tree KOA Holiday
Blair Station RV
Desert Edge
Palm Drive
Palm Dr
Mountain View Rd
Mtn View
18th Ave
Catalina Spa RV Resort
Attachment Area Map
Palm Dr
Varner Rd
Layers
3D

LEGEND

- Industrial - Light
- Public Facilities
- Commercial Retail
- Open Space - Recreation
- Rural Desert (10 Ac Min)
- Rural Residential (5 Acre Min)
- Residential - Medium Density (2-5 D.U./acre)
- Residential - Medium High Density (5-8 D.U./acre)
- Residential - High Density (8-14 D.U./acre)
- Very High Density Residential (14-20 D.U./acre)
- Watercourse
- Desert Edge Community Council Boundary

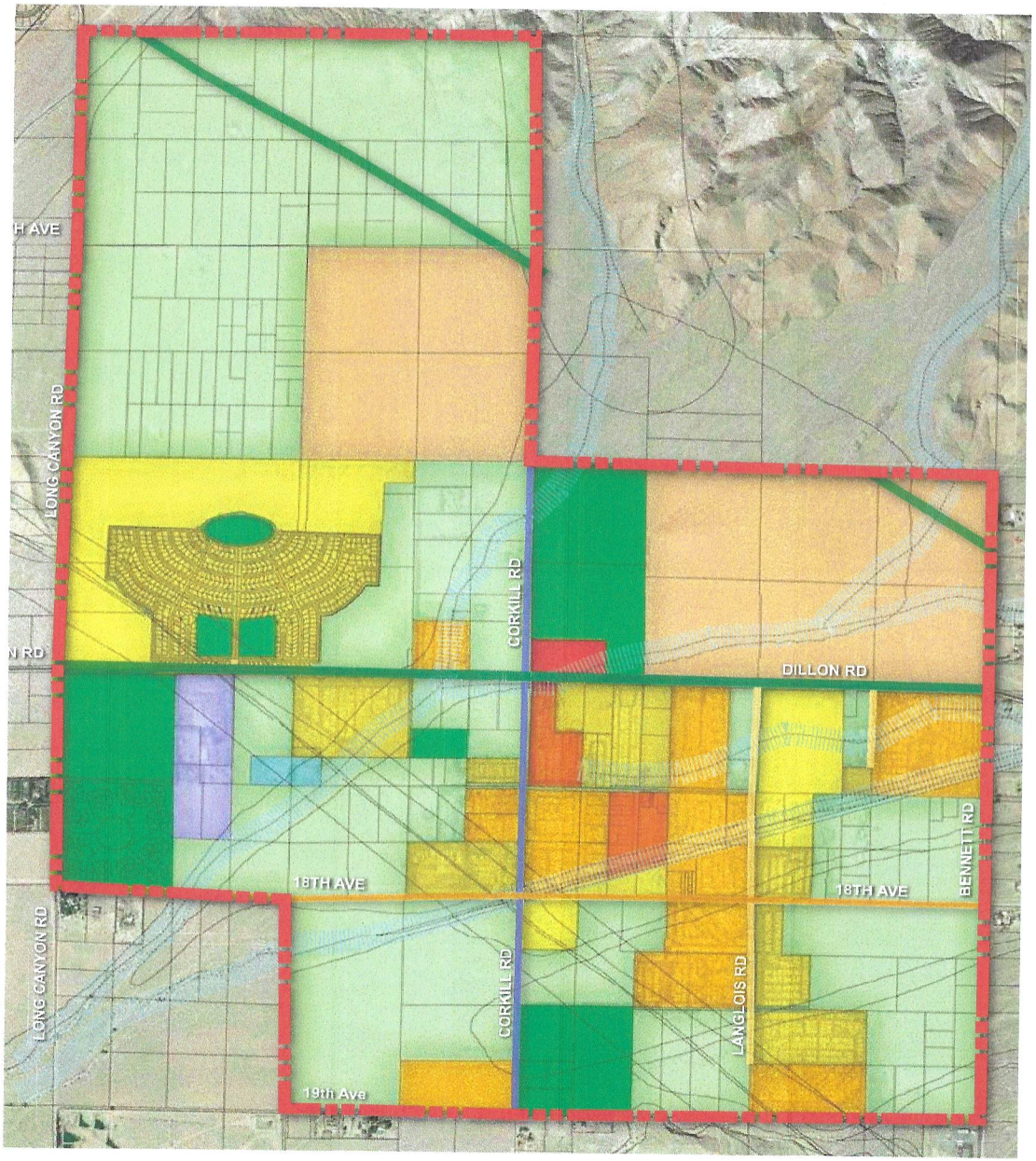


Exhibit 17 | Land-Use Plan

The existing land use plan features higher densities near the center of the community and lower densities in the peripheral areas.

Attachment 1

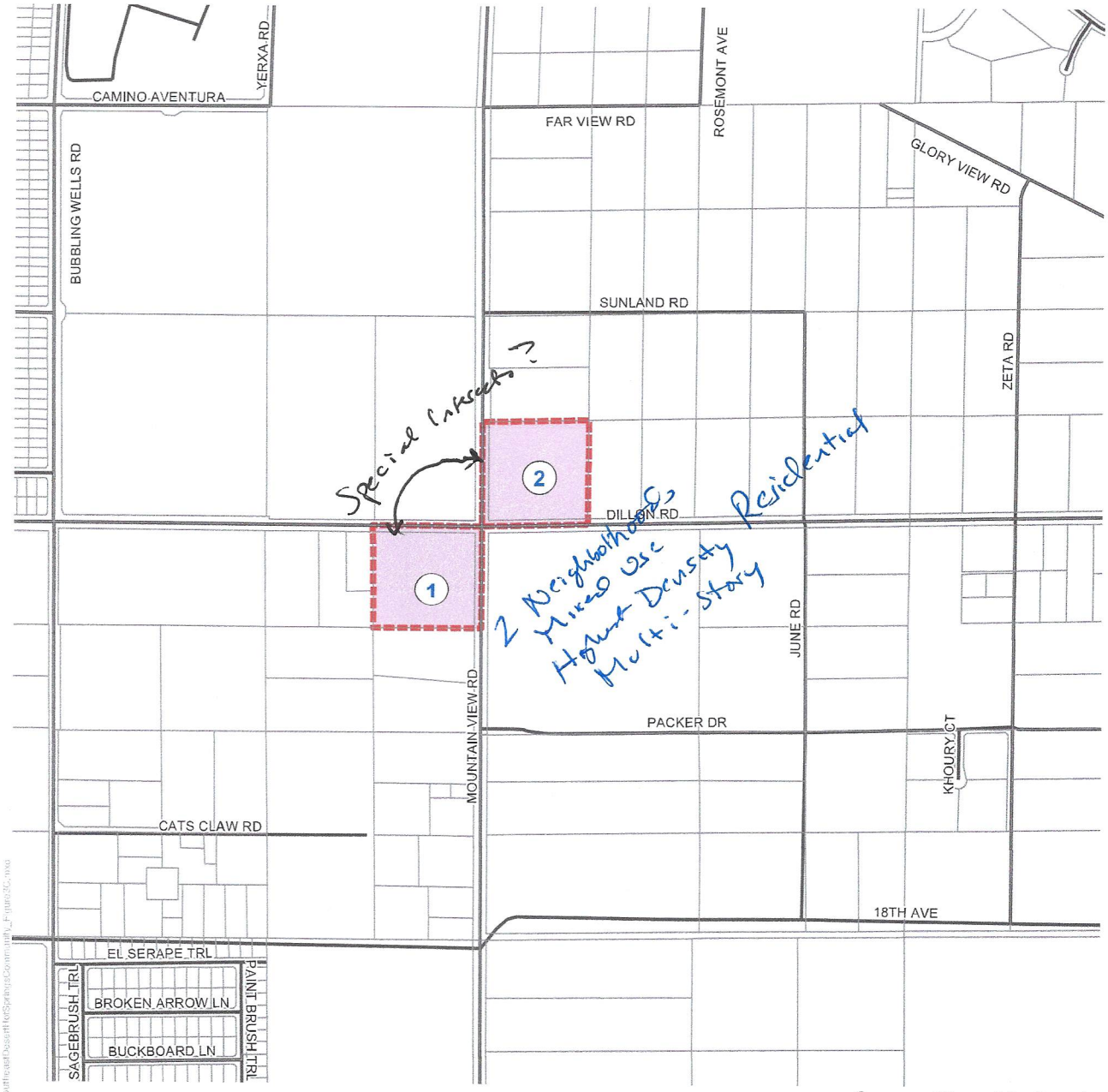


of the community. Rural Desert, Rural Residential and Open Space/Recreation designations are mostly found at the peripheries. One Commercial Retail designation is situated in the very center of Desert Edge at the junction of Dillon and Corkill Roads. In addition, a Light Industrial zone is located near the western boundary of the community.

The higher densities near the geographic center and lower densities in outlying areas could lend support to the development of a Community Center with shopping, a public plaza, and public facilities. Peripheral areas, with their lower development densities, are consistent with County Area Plan policies which call for development of destination resorts, fitness and health facilities, outdoor recreation and special needs housing.

It is important to note that as these guidelines are written, the County's General Plan Update is in progress, with anticipated adoption prior to 2010. While details may change, it is logical to assume that the existing Area Plan policies will be maintained, but with greater emphasis on clustered development, preservation of desert views, an integrated trail network, high quality development standards and environmental sustainability.

Attachment 2



Source: Riverside County

Desert Edge not shown 2021 WCVAP nor in 2016 Environmental Impact Report.

COMMUNITY DEVELOPMENT LAND USE DESIGNATIONS:

Mixed-Use Area

MUA NEIGHBORHOODS:

1- Mountain View / Dillon Roads Southwest
2- Mountain View / Dillon Roads Northeast

Figure 3C

WESTERN COACHELLA VALLEY AREA PLAN

DESERT EDGE / SOUTHEAST DESERT HOT SPRINGS COMMUNITY NEIGHBORHOODS

Disclaimer: 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.

12/06/16

0 0.075 0.15 0.3 Miles

Attachment 3a

WCVAP 2021 Desert Edge Dropped - SE DHS - 2 parcels Mtn View - Dillon

WCVAP 8.24 Development should accommodate a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

WCVAP 8.25 The remaining portion of the neighborhood that is not developed for HHDR may provide a mixture of uses including additional residential at varying densities, commercial, public facility, and recreational uses.

WCVAP 8.26 Development should be processed through a Specific Plan application or implementation of the Mixed Use Zone Classification.

WCVAP 8.27 Commercial uses should be concentrated along Varner Road; however, residential may be incorporated along Varner Road if vertical mixed use is a part of the project design.

WCVAP 8.28 Provide a trail/bikeway connection to the California State University, San Bernardino and University of California, Riverside campuses.

WCVAP 8.29 Collaborate with local transit agencies to coordinate the location of bus stops conveniently close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities.

WCVAP 8.30 Ensure pedestrian safety by adhering to the non-motorized transportation policies of the Circulation and Healthy Communities Elements of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility.

WCVAP 8.31 Minimize visual impacts to single family residential units that are immediately adjacent by decreasing building height

WCVAP 8.32 Adhere to the Scenic Highway Signage provision of this area plan along Interstate 10.

WCVAP 8.33 Encourage vertical mixed uses to incorporate commercial, business and public facilities with residential uses through multi-storied construction.

WCVAP 8.34 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.

Desert Edge/Southeast Desert Hot Springs Community (Mixed-Use Areas)

The Desert Edge/Southeast Desert Hot Springs Community (see Figure 3C) consists of two Mixed-Use Areas (MUAs) located at the intersection of Dillon Road and Mountain View Road, easterly of the City of Desert Hot Springs. The community covers about 20 gross acres, and consists of two neighborhoods, Mountain View/Dillon Roads SW Neighborhood and Mountain View/Dillon Roads NE Neighborhood. There are existing commercial and industrial uses, as well as, single family dwelling units and mobile home parks located west of this community. This community is ideally situated near the Hot Springs Policy Area that encourages the destination resorts and commercial tourist uses that focus on the natural hot mineral water thermal resources. The community will provide the potential for varied housing forms for seniors and the desert area workforce.

Attachment 3b

Following are the neighborhood descriptions and policies applying to each of the Desert Edge/Southeast Desert Hot Springs Mixed-Use Area neighborhoods:

Focus = 2 10 acre parcels

The **Mountain View/Dillon Roads SW Neighborhood** [Neighborhood 1] is located southwest of, and adjoins, the intersection of Mountain View and Dillon Roads, and is designated as a Mixed-Use Area, with a requirement for 50% HHDR development. The neighborhood covers about 10 gross acres (about nine net acres).

Policy:

WCVAP 8.35 Fifty percent of the Mountain View/Dillon Roads SW Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Mountain View/Dillon Roads NE Neighborhood** [Neighborhood 2] is located northeast of, and adjoins, the intersection of Mountain View and Dillon Roads, and is designated as a Mixed-Use Area, with a requirement for 50% HHDR development. The neighborhood covers about 10 gross acres (about nine net acres).

Policy:

WCVAP 8.36 Fifty percent of the Mountain View/Dillon Roads NE Neighborhood shall be developed in accordance with the HHDR land use designation.

2 parcels 20 acres total, not in Desert Edge

The following policies apply to both Mixed-Use Area neighborhoods of the Desert Edge/Southeast Desert Hot Springs Community:

= highest density residential

WCVAP 8.37 HHDR developments should accommodate a variety of housing types, styles, and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

WCVAP 8.38 The remainder of each the MUA that is not developed for HHDR may be developed as a mix of neighborhood supporting retail commercial, office, community facilities, and other uses.

WCVAP 8.39 The neighborhoods should be developed through implementation of the Mixed-Use Zone classification.

WCVAP 8.40 Collaborate with local transit agencies to coordinate the location of bus stops conveniently close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities.

WCVAP 8.41 Explore providing connections to the future extension of the Coachella Valley Association of Government CV Link Trails system and the County trails system as shown on the Western Coachella Valley Area Plan's Figure 8 - Trails and Bikeways System. ?

WCVAP 8.42 Encourage vertical mixed uses to incorporate commercial, businesses, and public facilities with residential uses through multi-storied construction. No.

WCVAP 8.43 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.

Attachment 3c

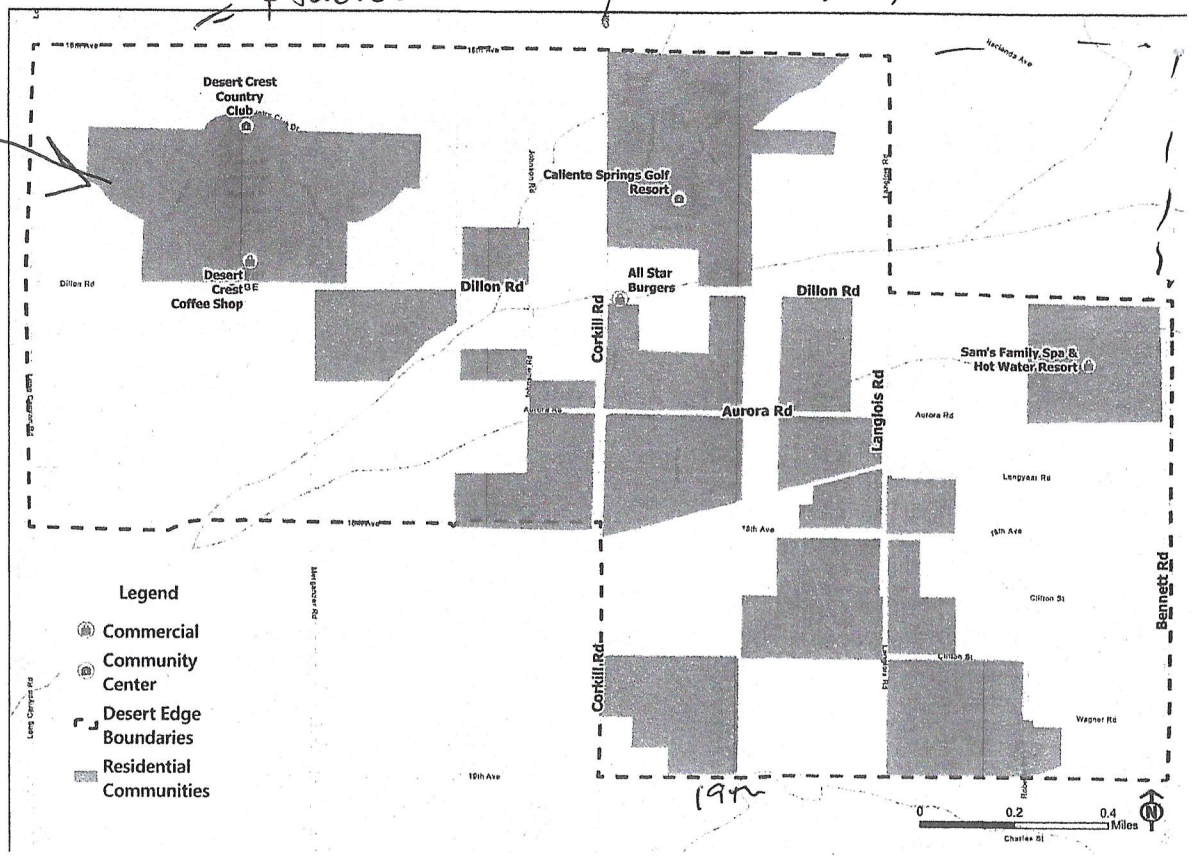
Omits Hacienda 3/11/25 DECC MH

Project Map

not The Seam

The Desert Edge community is located northeast of the City of Palm Springs, between Interstate 10 and the western South foothills of Joshua Tree National Park. The community's boundaries consist of:

- North: 16th Avenue between Long Canyon Road and Langlois Road
- South: 19th Avenue between Corkill Road and Bennett Road
- East: Bennett Road between Dillon Road and 19th Avenue
- West: Long Canyon Road between 16th Avenue and 18th Avenue



Source: 2023 Tigerlines Census-Designated Boundaries

Mobility Plan (ATP)

Project Timeline

Not our boundaries = Census bdries

11 = Spr 2024

Community Engagement

began 2023

- Spring 2024: Existing Conditions
- Summer/Fall 2024: Design and Development
- Winter 2024: Draft Mobility Plan
- Spring 2025: Final Mobility Plan

Attachment #4

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.3
(ID # 27777)
MEETING DATE:
Wednesday, May 21, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240057 (GPA240057) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240057 to change the General Plan Foundation Component of one (1) parcel Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental. 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 GPA240057 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Applicant: Pandora Development c/o Peter Zhang – Representative: Heptagon Seven Consulting c/o Brad Donais – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Community Development: High Density Residential (CD: HDR) – Location: north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road – APN(s): 659-020-028 – 18.65 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

PROPOSED PROJECT	
Case Number(s):	GPA240057 (Initiation Proceeding)
Environmental Type:	Exemption
Area Plan No.	Western Coachela Valley
Zoning Area/District:	Pass and Desert District
Supervisorial District:	Fourth District
Project Planner:	Elizabeth Mora-Rodriguez
Project APN(s):	659-020-028
Continued From:	

John Hildebrand, Planning Director 5/7/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Community Development (CD) to Open Space (OS) and amend its Land Use

Designation from High Density Residential (CD:HDR) to Recreational (OS:R), on one (1) parcel, totaling 18.65 gross acres.

The one (1) parcel are located north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240057 (GPA240057).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	Open Space (OS)
Existing General Plan Land Use Designation:	High Density Residential (CD:HDR)
Proposed General Plan Land Use Designation:	Recreational (OS:R)
Policy / Overlay Area:	Hot Springs Policy Area
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR)
East:	Rural Residential (R:RR) Recreation (OS:R)
South:	Rural Desert (R:RD)
West:	Rural Residential (R:RR)
Existing Zoning Classification:	W-2 (Controlled Development Areas)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	W-2 (Controlled Development Areas)
East:	W-2 (Controlled Development Areas)
South:	W-2 (Controlled Development Areas)
West:	W-2 (Controlled Development Areas)

Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	RV Parking Resort and Vacant Land
South:	Vacant Land
West:	Vacant Land

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	Yes – FEMA Zone A
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Coachella Valley
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice Community	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project 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.

Applicant Proposal

FC-GPA240057 ("Project") is a proposal to change the Foundation Component Land Use Designation from Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R). The one (1) parcel is located within the Hot Springs Policy Area.

If the initiation for FC-GPA240057 is approved, the applicant intends to apply for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental, and include a swimming pool, spa, public restrooms, multifunction space, reception area and staff living quarters.

Proposed Future Land Use

The proposed Open Space (OS) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the OS Foundation is the Rural (OS:RUR) land use designation, which is applied to remote, privately owned open space areas with limited access and a lack of public services. Single-family residential uses are permitted at a density of one dwelling unit per 20 acres. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that is consistent with maintenance of scenic resources and views from residential neighborhoods and major roadways and that the project does not detract from efforts to protect endangered species.

The proposed Recreation (OS:R) Land Use Designation allows for the allows for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined on a case-by-case basis.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

No comments were received after the close of the GPAC public hearing and as of the writing of this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240057 was held before the General Plan Advisory Committee on March 31, 2025. One (1) comment was submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and seven (7) members of the public provided public testimony.

Of the public comments received, eight (8) were against initiation of a General Plan Amendment. Comments against the initiation of the GPA cited concerns associated with traffic, additional vacationers in the area, child safety at existing school bus stops, and administrative approval of septic systems only due to the groundwater. Other concerns by the public focused on maintaining the Desert Edge rural area, the environment, quality of life, and character of the area.

The Committee discussed the project. Issues that were discussed included the existing land use, associated density and the proposed land use, and support of the proposed land use as it is a better option for the area.

After discussion, the Committee closed the public hearing.

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

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

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

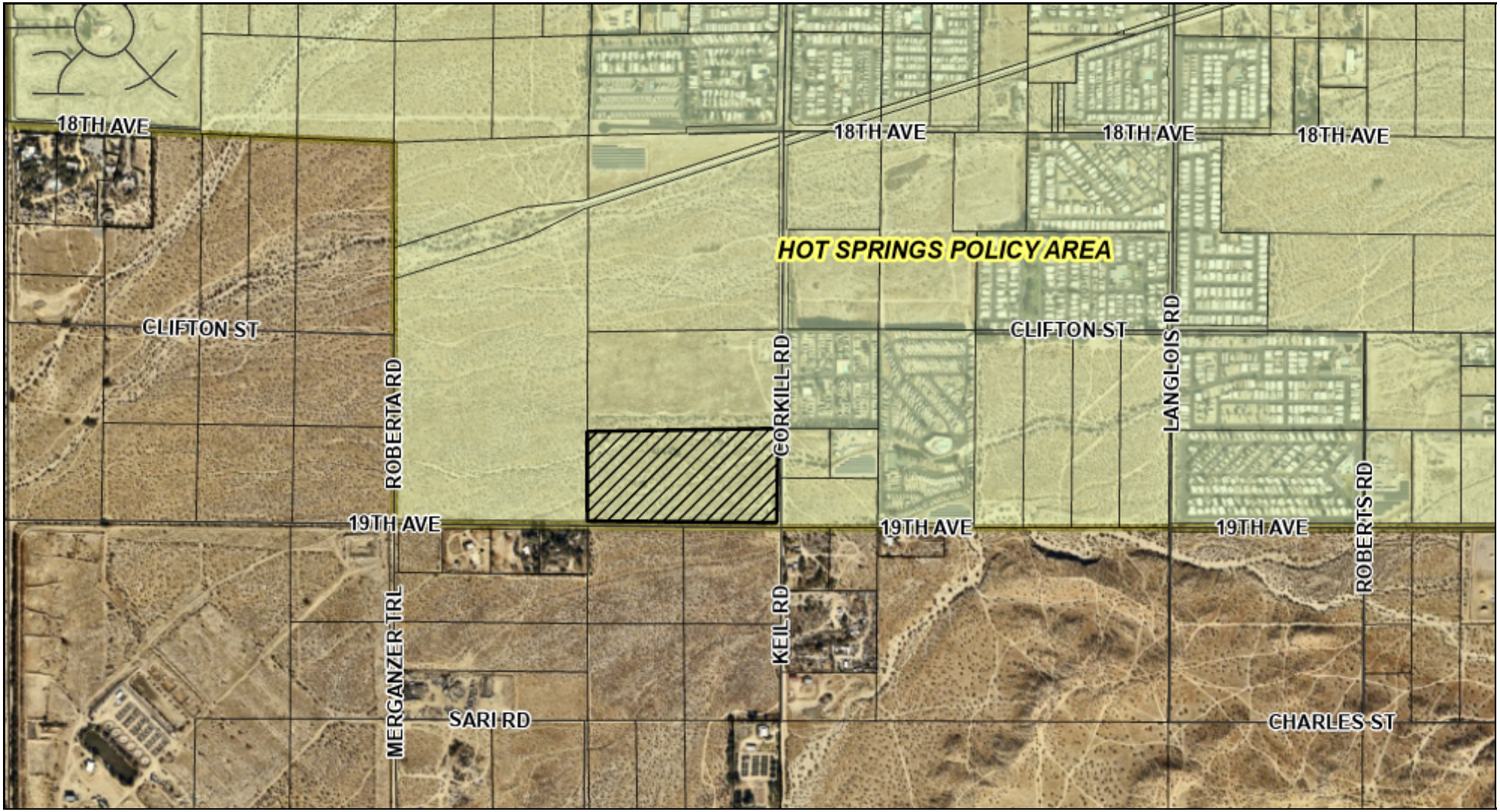
GPA240057

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 2-11-2025

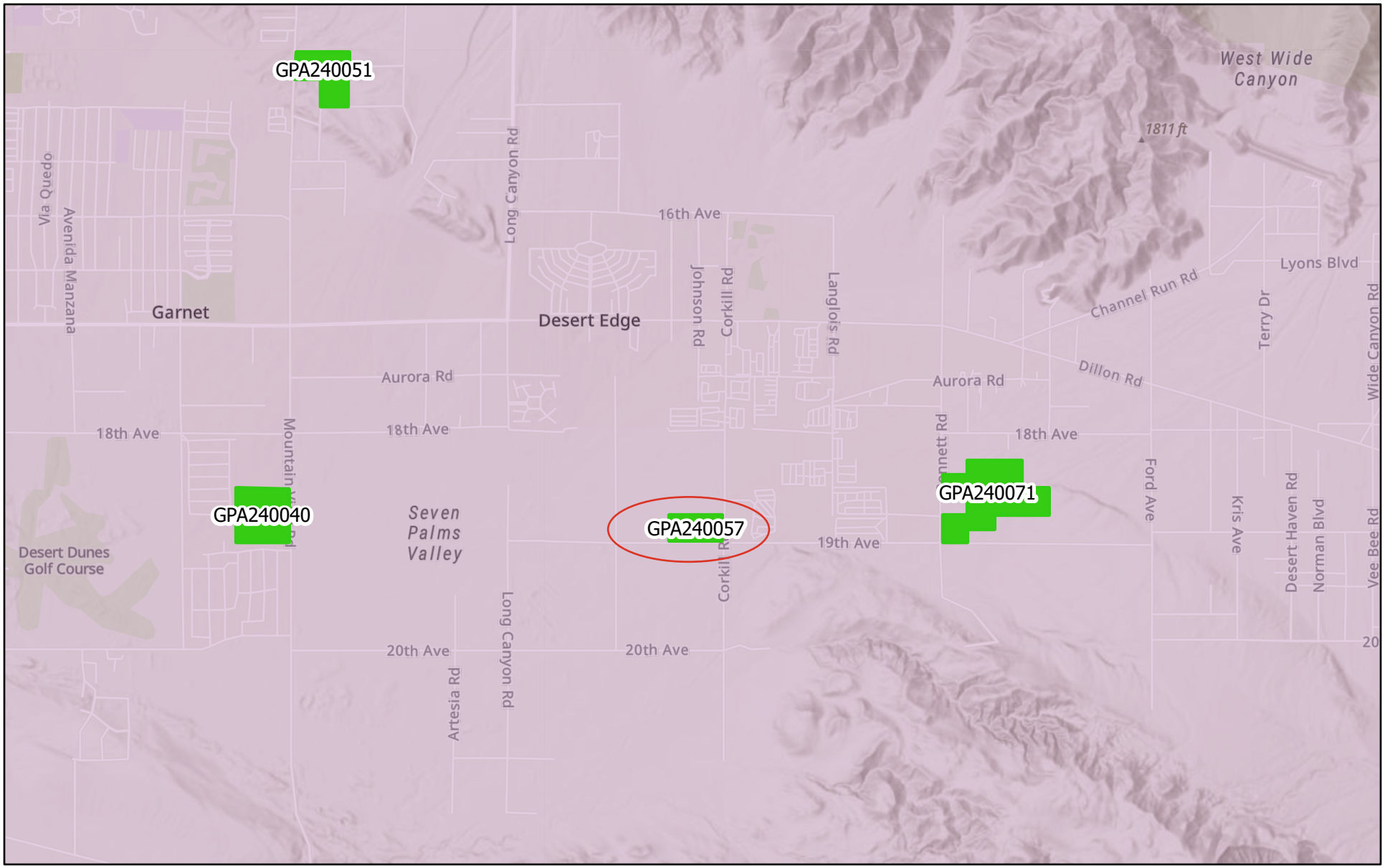


Zoning Area/District: PASS & DESERT

0 1000 2000 ft

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

FGPA Status Map



2/11/2025

FGPA Web Map

Active

Supervisor Districts - SUPERVISORIAL DISTRICTS

4

World Hillshade

1:48,589

0 0.35 0.7 1.4 mi

0 0.5 1 2 km

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

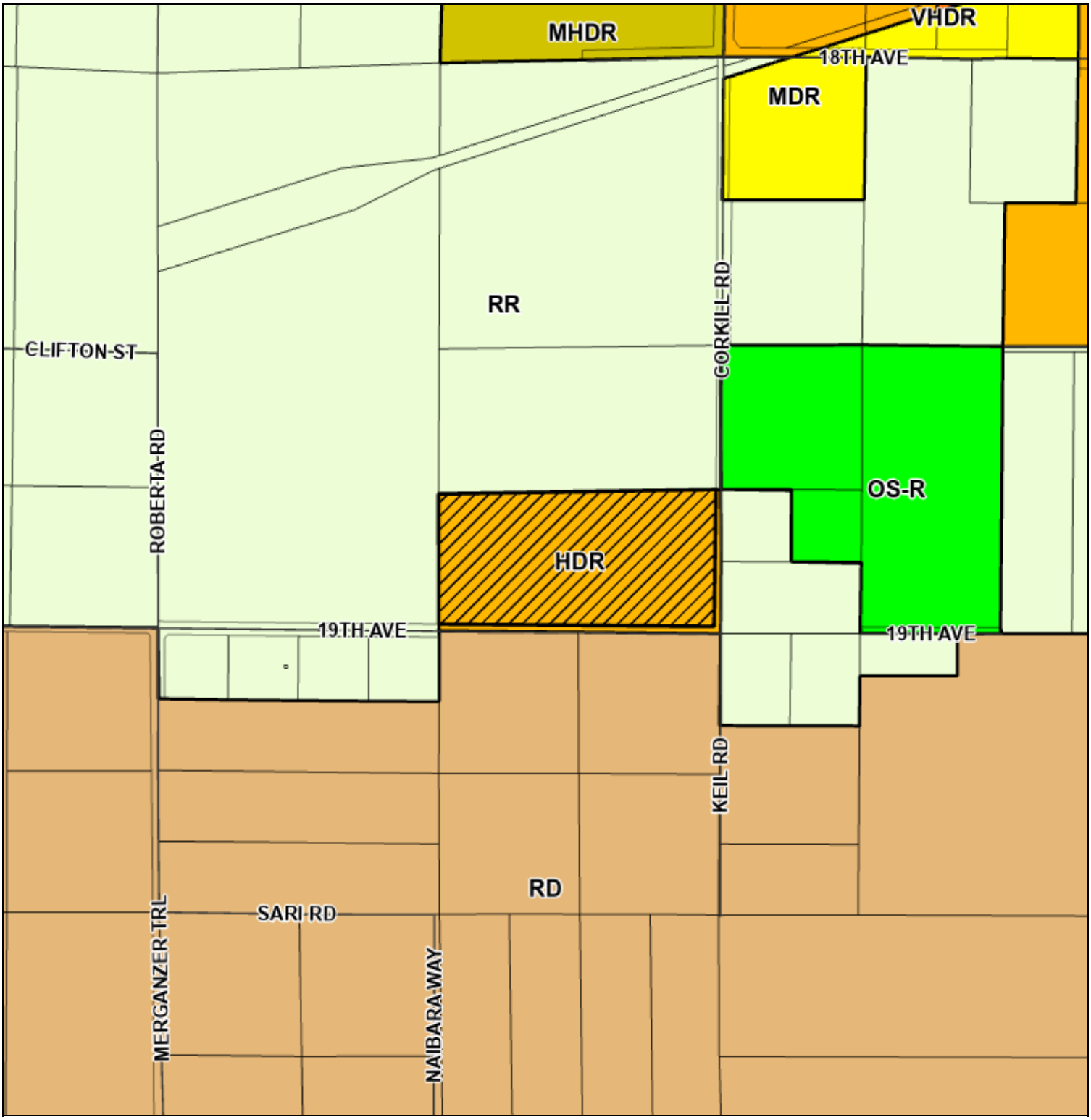
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240057

EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ
District: 4

Date: 2-11-2025
Exhibit: 5



Zoning Area/District: PASS & DESERT

Author:

0 500 1000 ft

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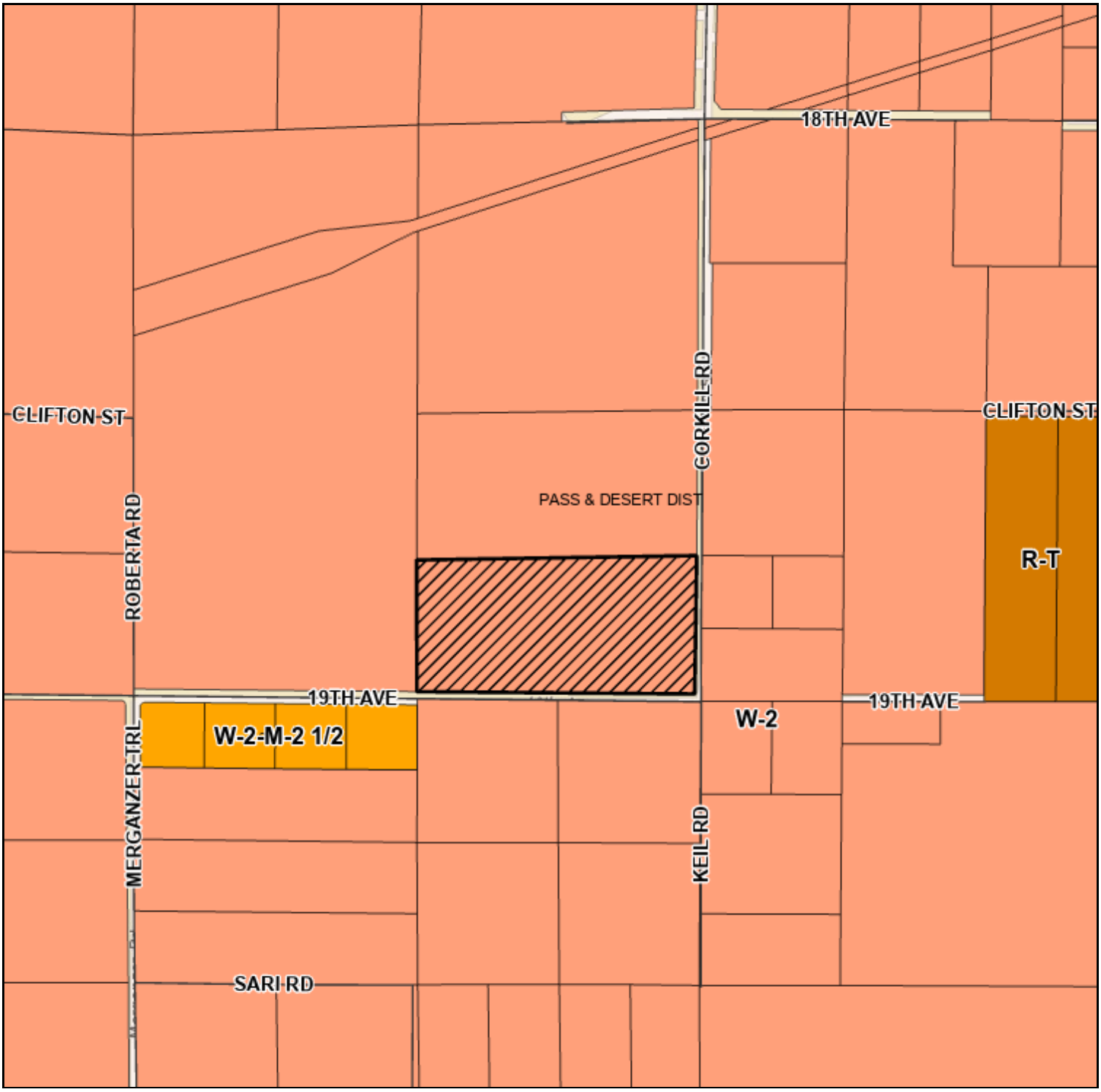
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240057

EXISTING ZONING

Supervisor: V MANUEL PEREZ
District: 4

Date: 2-11-2025
Exhibit: 2

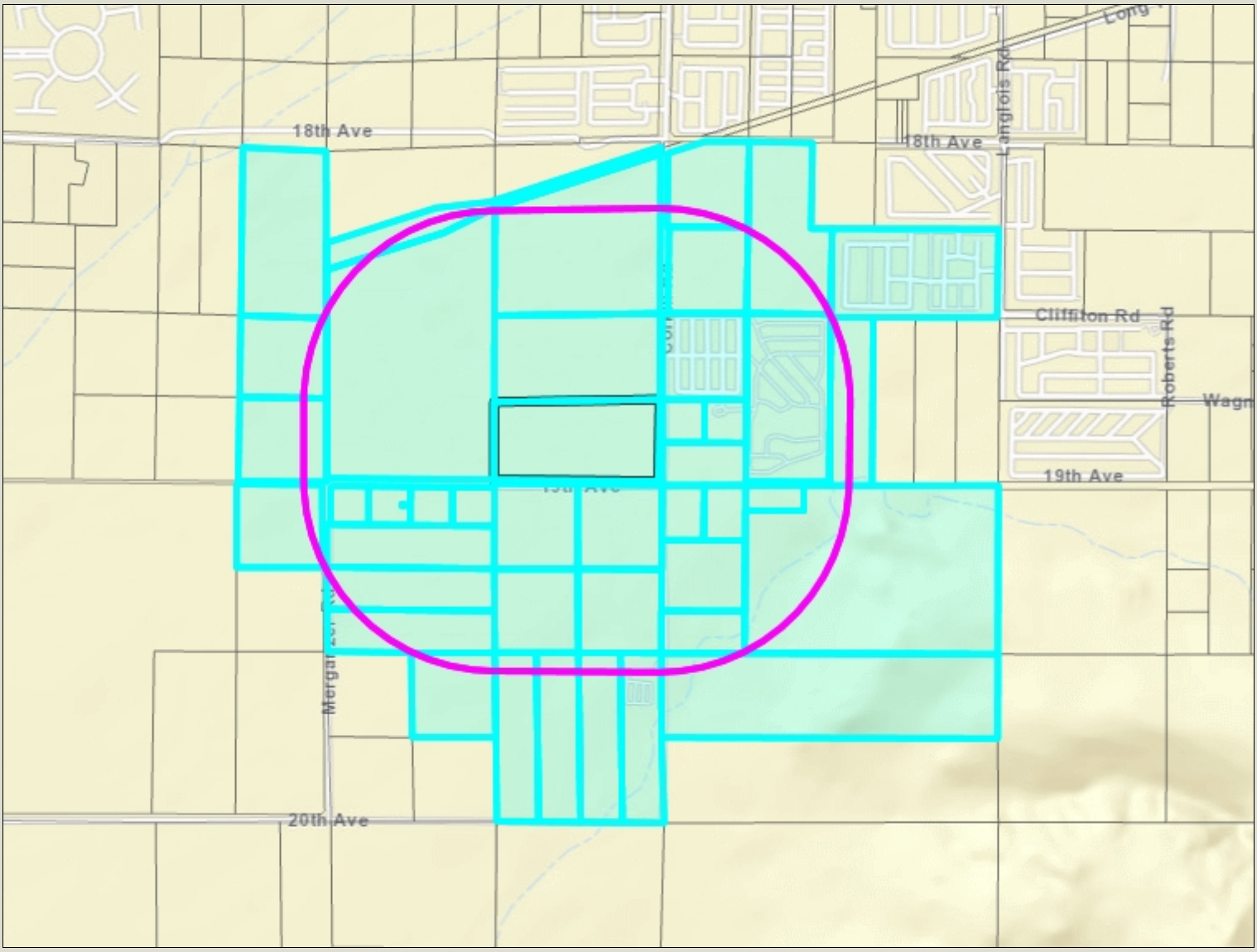


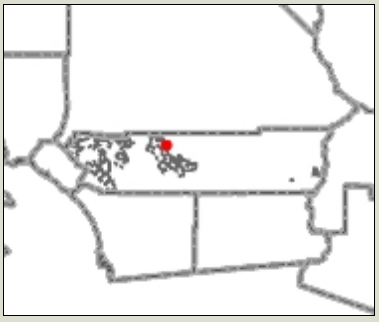
Zoning Area/District: PASS & DESERT

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0 500 1000 ft

Riverside County GIS Mailing Labels





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 1,505 3,009 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.

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659020010
A & S INV PROP
587 5TH AVENUE 8TH FL
NEW YORK NY 10017

659020027
MATTHEW GRAHAM MIGHELL
65860 12TH ST
DESERT HOT SPRINGS CA 92240

659020028
PANDORA MANAGEMENT
4284 SPRING MOUNTAIN AVE STE 201
LAS VEGAS NV 89102

659020029
POOTIE PIE PROP
200 E CARRILLO ST STE 201
SANTA BARBARA CA 93101

659020035
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

659020037
T T GROUP INC
606 N 1ST ST
SAN JOSE CA 95112

659020039
FLOWING INC
606 N FIRST ST
SAN JOSE CA 95112

659030004
LYNN A. FEKA
2349 EL DORADO ST
LOS OSOS CA 93402

659030006
INVERSIONES JD
210 S ROBERTO DR
PALM SPRINGS CA 92262

659030008
LESMANA LINDA TRUST DTD 09/21/19
556 HARRISON RD
MONTEREY PARK CA 91755

659030009
JAMBUR E. CHANDRASHEKAR
75277 SKYLARK TR
INDIAN WELLS CA 92210

659030010
ROLAND REESE
2444 4TH ST NO 8
SANTA MONICA CA 90405

659030012
DANIEL MUNOZ GUTIERREZ
69730 20TH AVE
DESERT HOT SPRINGS CA 92241

659030013
COACHELLA VALLEY CONSERVATION COMMISSION
74-199 EL PASEO STE 100
PALM DESERT CA 92260

659030014
LEILA M. TAYLOR
74984 CHATEAU CIR
INDIAN WELLS CA 92210

659030015
ROMEO D. DIZON
7519 W 90TH ST
LOS ANGELES CA 90045

659030022
ALEXANDER F. HUNSICKER
42335 WASHINTON ST F377
PALM DESERT CA 92211

659030025
WOO-SKR
27 NUTT RD
PHOENIXVILLE PA 19460

659030027
BORIS DORFMAN
4605 LANKERSHIM BLVD # 419
NORTH HOLLYWOOD CA 91602

659030029
TOOMANY PALMS
4643 S ULSTER ST STE 1400
DENVER CO 80237

659030034
COMMON AREA

659040013
JPMCPROPERTY
1070 NEPTUNE AVE
ENCINITAS CA 92024

659040015
REEDER SAMMY JO TRUST DATED 12/30/1992
7515 GIBRALTAR ST
CARLSBAD CA 92009

659040016
DAIRIN LEMUS CARIAS
68665 CEDAR RD
CATHEDRAL CITY CA 92234

659040018
AGAPE SPRINGS MHC
3511 DEL PASO RDSTE 160
SACRAMENTO CA 95835

659050002
JORGE CEJA VARGAS
52535 VINO
LA QUINTA CA 92253

659050012
HYO CHUL CHONG
2400 CALLIE STILL RD
LAWRENCEVILLE GA 30045

659050020
SAMUEL M. ACOSTA
66215 HIGHWAY 86
THERMAL CA 92274

659080001
ROLAND LAMONT REESE
2444 4TH ST # 8
SANTA MONICA CA 90405

659080003
JAVIER GRANILLO
68649 CALLE PRADO
CATHEDRAL CITY CA 92234

659080004
WILLIAM H. DE LA CAMPA
PO BOX 4129
PALM SPRINGS CA 92263

659080005
RALPH M. LOPEZ
P O BOX 155
DSRT HOT SPGS CA 92240

659080007
DAYCO FUNDING CORP
4751 WILSHIRE BL STE 203
LOS ANGELES CA 90010

PROJECT DESCRIPTION:

A PROPOSED LUXURY RESORT WITH UP TO 65 GUEST HOUSE/COTTAGE SITES FOR SHORT TERM RENTAL OF THREE SIZES, WITH SITE AMENITIES INCLUDING SWIMMING POOL, SPA, PUBLIC RESTROOMS, MULTIFUNCTION SPACE, RECEPTION AND STAFF LIVING QUARTERS. EACH UNIT WILL HAVE INDIVIDUAL RESTROOM FACILITIES WITH SLEEPING AND LIVING AREAS. PARKING STALLS LOCATED ON THE EASTERN PORTION OF THE SITE WILL CONSIST OF COVERED PARKING HOUSING SOLAR PANELS. THE SITE WILL BE SERVICED BY EDISON FOR ELECTRICAL SERVICE AND CVWD FOR DOMESTIC WATER. THE PROJECT WILL REQUIRE A SEPTIC SYSTEM WITH ENHANCED TREATMENT FOR SANITARY SEWER.

LEGAL DESCRIPTION:

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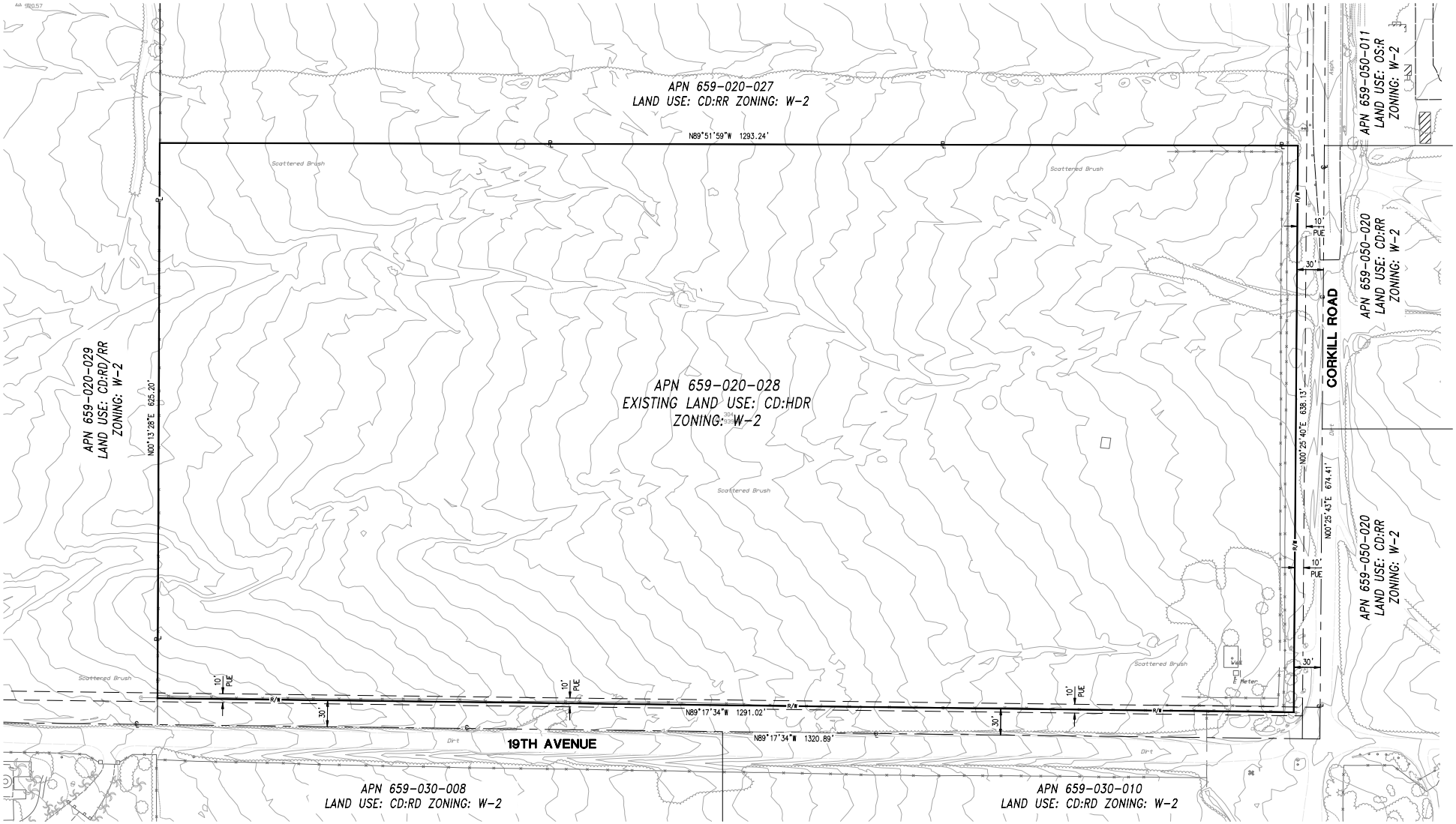
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, AND STATE OF CALIFORNIA.

APN 659-020-028

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PANDORA LUXURY RESORT

S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, S.B.B.M.
18735 CORKILL ROAD, DESERT HOT SPRINGS, CA 92240
MARCH 31, 2025



QUALITY, DEDICATION & EXPERIENCE
HEPTAGON SEVEN
8413 E BASELINE RD
SUITE 106
MESA, AZ 85209
480.757.0997

FOUNDATION GPA MEETING EXHIBIT
EXISTING FOUNDATION COMPONENT INFO

50 25 0 50 100 150
SCALE: 1"=50'

PREPARED FOR:

COUNTY OF RIVERSIDE
FGPA HEARING, 05/07/2025

PROJECT DESCRIPTION:

A PROPOSED LUXURY RESORT WITH UP TO 65 GUEST HOUSE/COTTAGE SITES FOR SHORT TERM RENTAL OF THREE SIZES, WITH SITE AMENITIES INCLUDING SWIMMING POOL, SPA, PUBLIC RESTROOMS, MULTIFUNCTION SPACE, RECEPTION AND STAFF LIVING QUARTERS. EACH UNIT WILL HAVE INDIVIDUAL RESTROOM FACILITIES WITH SLEEPING AND LIVING AREAS. PARKING STALLS LOCATED ON THE EASTERN PORTION OF THE SITE WILL CONSIST OF COVERED PARKING HOUSING SOLAR PANELS. THE SITE WILL BE SERVICED BY EDISON FOR ELECTRICAL SERVICE AND CVWD FOR DOMESTIC WATER. THE PROJECT WILL REQUIRE A SEPTIC SYSTEM WITH ENHANCED TREATMENT FOR SANITARY SEWER.

LEGAL DESCRIPTION:

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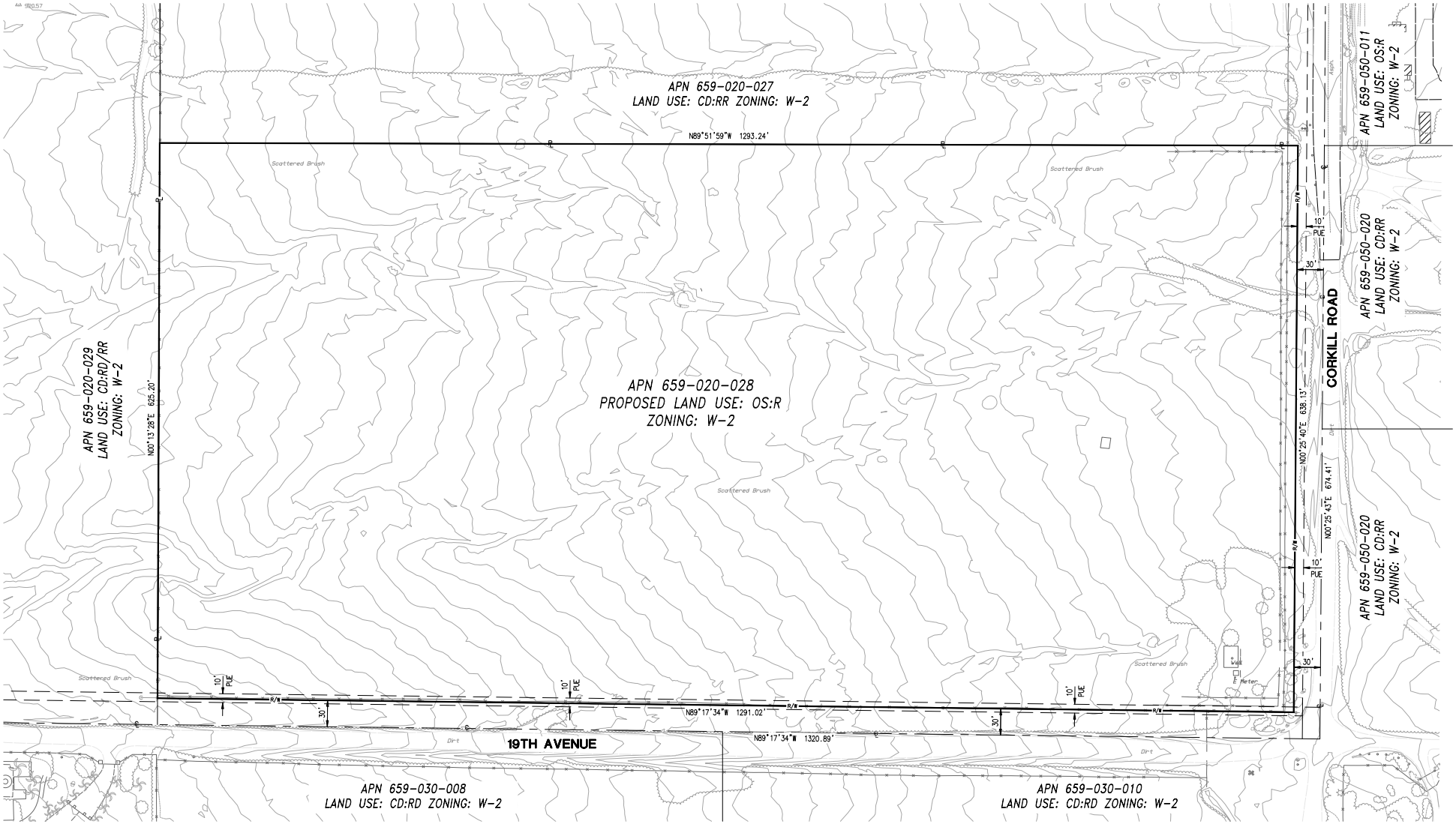
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, AND STATE OF CALIFORNIA.

APN 659-020-028

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PANDORA LUXURY RESORT

S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, S.B.B.M.
18735 CORKILL ROAD, DESERT HOT SPRINGS, CA 92240
MARCH 31, 2025



QUALITY, DEDICATION & EXPERIENCE
HEPTAGON SEVEN
8413 E BASELINE RD
SUITE 106
MESA, AZ 85209
480.757.0997

FOUNDATION GPA MEETING EXHIBIT
PROPOSED FOUNDATION COMPONENT INFO

50 25 0 50 100 150
SCALE: 1"=50'

PREPARED FOR:
COUNTY OF RIVERSIDE
FGPA HEARING, 05/07/2025

PROJECT DESCRIPTION:
A PROPOSED LUXURY RESORT WITH UP TO 65 GUEST HOUSE/COTTAGE SITES FOR SHORT TERM RENTAL OF THREE SIZES, WITH SITE AMENITIES INCLUDING SWIMMING POOL, SPA, PUBLIC RESTROOMS, MULTIFUNCTION SPACE, RECEPTION AND STAFF LIVING QUARTERS. EACH UNIT WILL HAVE INDIVIDUAL RESTROOM FACILITIES WITH SLEEPING AND LIVING AREAS. PARKING STALLS LOCATED ON THE EASTERN PORTION OF THE SITE WILL CONSIST OF COVERED PARKING HOUSING SOLAR PANELS. THE SITE WILL BE SERVICED BY EDISON FOR ELECTRICAL SERVICE AND CVWD FOR DOMESTIC WATER. THE PROJECT WILL REQUIRE A SEPTIC SYSTEM WITH ENHANCED TREATMENT FOR SANITARY SEWER.

LEGAL DESCRIPTION:
THE PARCEL REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, AND STATE OF CALIFORNIA.

APN 659-020-028

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PANDORA LUXURY RESORT

S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, S.B.B.M.
18735 CORKILL ROAD, DESERT HOT SPRINGS, CA 92240
MARCH 31, 2025

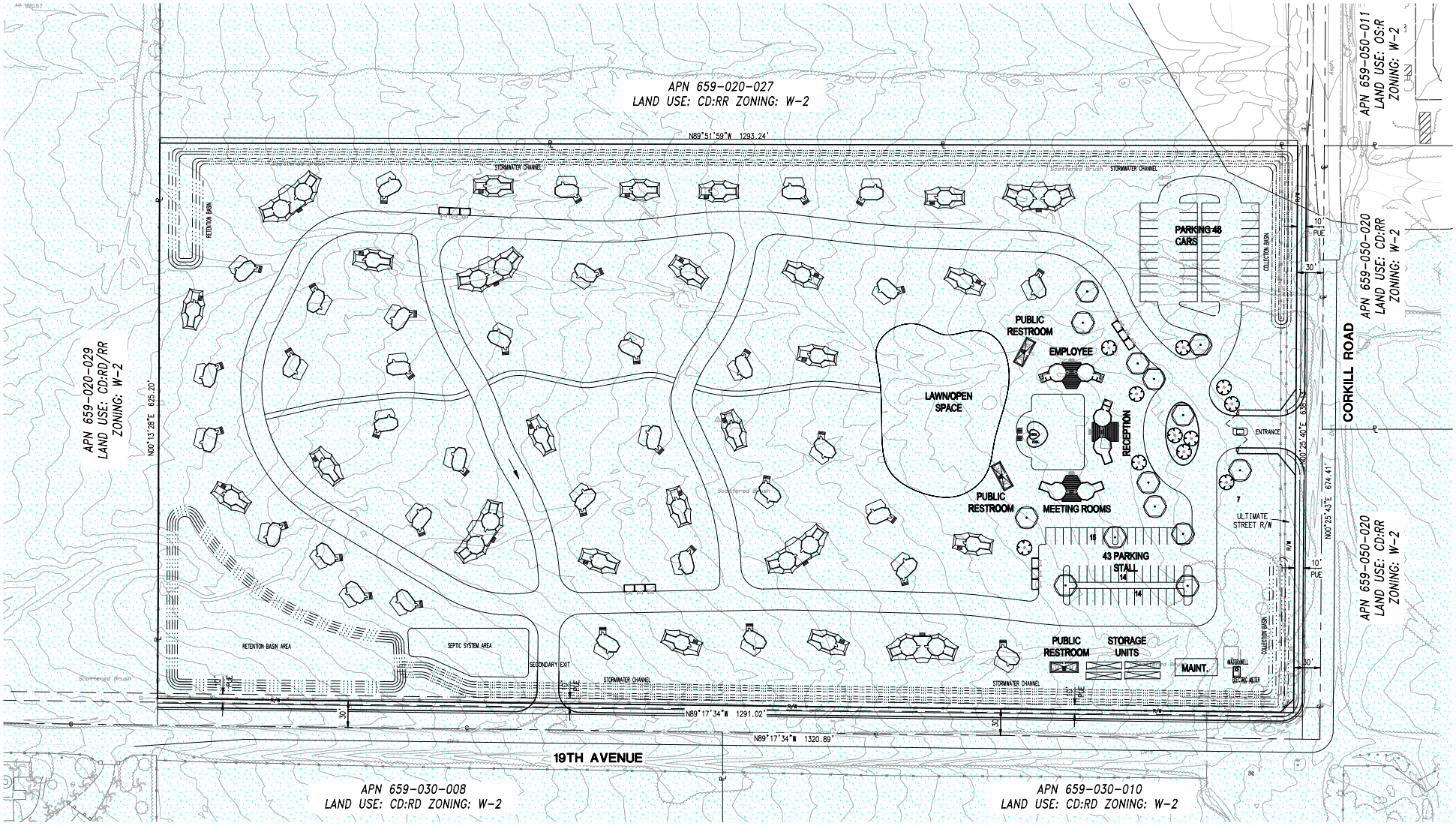
ASSESSOR'S PARCEL NO:
659-020-028

LAND USE:
EXISTING: CD:HDR
PROPOSED CHANGE: OS:R

ZONING:
EXISTING: W-2
(NO CHANGE PROPOSED)

FEMA FLOOD ZONE:
"A" SPECIAL FLOOD HAZARD AREA, WITHOUT A NOTED BASE FLOOD ELEVATION PER FEMA FIRM MAP NO. 06065C0915G, EFFECTIVE DATE: 08-28-2008

SITE PLAN NOTE:
SITE PLAN IS SUBJECT TO CHANGES AS A RESULT OF THE PROJECT DEVELOPMENT PROCESS AND COORDINATION WITH COUNTY STAFF.



QUALITY, DEDICATION & EXPERIENCE
HEPTAGON SEVEN
8413 E BASELINE RD
SUITE 106
MESA, AZ 85209
480.757.0997

FOUNDATION GPA MEETING EXHIBIT
PROPOSED SITE DEVELOPMENT PLAN

50 25 0 50 100 150
SCALE: 1"=50'

PREPARED FOR:
COUNTY OF RIVERSIDE
FGPA HEARING, 05/07/2025

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand,
Planning Director

Supplemental Memorandum

4.3

DATE: May 20, 2025

TO: Riverside County Planning Commissioners

FROM: Elizabeth Mora-Rodriguez, Project Planner

RE: May 21, 2025, Planning Commission

ITEM: 4.3 – Initiation of Foundation Component General Plan Amendment No. 240057 (GPA240057) – Letter of Opposition

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Since completion of the staff report package, the following comments have been received by staff.

Thank you.

FC-GPA240057 19th and Corkill Roads, Elizabeth Mora-Rodriguez (951) 955-3024 (May 21, 2025 Planning Commission Hearing)

Respectfully, I request the Planning Commission DENY Foundation Component GPA240057 for 70-units on APN 659-020-028, and consider the following.

1985 CUP granting increased density failed, and like many other proposed developments in Desert Edge left the area blighted, without conditional improvements and adequate infrastructure. Erratic road widths, points of entry and lack of signage present a danger to everyone passing through Desert Edge. Inadequate emergency access over unimproved roads is a potential health and safety risk. Lack of enforcement, such as sheriff and code, has residents living in a state of lawlessness, defenseless. A majority of residents are seniors, vulnerable, low income and otherwise economically disadvantaged.

TLMA's Case Status Report for this parcel, proposes conducting a traffic impact analysis and scoping on Corkill Road (TS250001). This must be completed prior to approval, during the height of seasonal visitors (February), while schools are in session. And, must consider their impact on Dillon Road and main arteries, along with volume from other short-term rentals (permitted or not). Undercounting traffic volume while proposed development assessed values increase with entitlement is unconscionable.

In Desert Edge, the assessed value of commercial businesses and 25 mobile home parks (200-500 residents each) in Desert Edge ranges from one to five million dollars. Property transfers circa 2021 average three million dollars. Without oversight, many investors are not conforming to existing use permit, and in a few instances obstructing circulation, i.e. for emergency response. There is no valid reason for Desert Edge property taxes to not be used locally for improvements.

Increasing the number of vehicles on Dillon Road without adequate traffic controls and enforcement has proven deadly with increased accidents and numerous fatalities at hot spots. Access to services south of the freeway, including hospitals, has been obstructed 500/700 days due to Gene Autry Road closures - one-seventh of the Coachella Valley's population resides north of the interstate. It is unconscionable to ignore our existence.

Contrary to TLMA's Case Status Report, the proposed development is on a fault, in the Hot Springs Policy Area, and proposes to develop a hot water well resort along earthquake fault. The Hot Springs Policy Area (WCVAP pre 2003-2015?), represented the sensitive needs of our community but is omitted from the Western Coachella Valley Area Plan (2021), for which County Planners rely for guiding proposed projects and distributing notices to councils. The WCVAP map for "Southeast Desert Hot Springs" focuses on two undeveloped commercial 10-acre properties at intersection of Mountain View and Dillon

Roads, purporting the entire area is Multiple Use – it is mostly Guest Ranch W2. However, Desert Edge has 7500 resort units, and the US Census designates it a populated place - varies from ten to twenty thousand, depending on the season. Negating our existence is not an oversight.

By 2006, Riverside County had approved 7,306 units in Desert Edge. Since then, several existing parks have violated the terms of their permit by adding short-term recreational vehicle sites and park models, on 5-10 acres – undocumented increase in units adversely impacts transportation and safety thresholds. About five mobile home and RV parks have permits for short-term recreation, with the addition of one that was recently converted to a KoA. The volume of visitors to short-term rentals in Desert Edge exceeds occupancy of five Best Western Hotels, and current transportation and infrastructure thresholds.

Without adequate transportation, circulation, traffic controls and infrastructure such as sewer and well water/pool testing, everyone residing, visiting or passing through Desert Edge is at risk. Desert Edge is in the highest risk flood area in the County, with Mission Springs fault bifurcating Dillon Road, the only route through Desert Edge – closures abort passage and alternate routes are obstructed by property owners. Along with Gene Autry Road closures, residents are cut off from services, such as hospital and sheriff - emergency response up to an hour. Underrepresenting the population density is detrimental in all circumstances.

Adding more short-term rentals to Desert Edge without county enforcement and adequate transportation is negligent. The area is blighted with developments that were approved 1985-2008, never built due to economic downturns, and conditions for approval with infrastructure improvements never realized, adversely impacting circulation.

A bond for infrastructure improvements with contracted services from neighboring cities must be required of developers. The County has the authority to prioritize funds to address the needs of the existing affordable housing community prior to approving “proposed” development. Desert Edge may not have transient occupancy tax but we have millions in assessed value that can be allocated locally.

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Public Comment/March 31, 2025 Director's Hearing

Dear Planners:

Please print and distribute this email with attachments as part of the hearing packet for the following items:

Initiation of Foundation Component General Plans, 3/31/25 Agenda Hearing items 4.1 FC 27252 GPA240051, Item 4.2 FC27255 GPA 240057, Item 4.3 FC 27251 GPA 240040, Item 4.5 FC 27257 GPA 240071, and Item 4.6 FC 27283 GPA 240085 which are connected by Dillon, Mountain View, Long Canyon, Bennett, Corkill Roads and 18th Avenue.

I am commenting on one applicant's five proposed density, zoning and land use changes, across three communities, with three proposals most likely to directly impact Desert Edge circulation and conflict with existing uses: Items 4.1 FC 27252 GPA 240051 Long Canyon and Dillon Roads (70 single family dwellings, 30 acres); 4.2 FC27255 GPA 240057 Corkill and 18th Avenue (70 high density guest cottages (small trailers) on 19 acres – in Desert Edge), 4.5 FC 27257 GPA 240071 (80 acres, 56 units, Bennett Road and 18th Avenue).

I have a doctorate in Geography, Associate Professor of Geography 25 years, certificated many GIS professionals employed in Southern California agencies, former Riverside County (County) employee GIS Analyst. In 2002, I purchased a single-family residence, W2 guest ranch. I have been a Desert Edge Community Council (DECC) member since 2005 inception.

My comments are in response to five proposals by one applicant representing several parcel owners which has occurred in the past in the area formerly known **as "Hot Springs Policy Area" (Desert Edge)** with **false commitments for infrastructure and transportation improvements** that were never realized (1980s-2006). After County approved higher density for development, **entitlements increased property values** and were transferred without infrastructure improvements or development, such as Long Canyon flood diversion and Dillon Road width (2006).

In 2006, County had approved 6,367 Mobile Home and RV park units, with 937 in development process in Desert Edge. There are now **25 Mobile Home and RV Parks**, with seasonal homeowners, monthly renters, and transient tourists, including a KoA. There are about 1,100 private property owners for which Desert Crest Country Club represents a majority, two industries and several commercial businesses. A low estimator for population density is 2.5 persons/unit multiplied by **8,404 units, Desert Edge provides affordable housing for approximately 21,000 persons.**

Desert Edge consists of seasonal residents (many own a mobile home) and transient tourists (RV, short-term rentals), and an estimated 10,000 year-round residents. The majority are 65 years and older (most mobile home parks are 55+), a majority single senior females. Most are on fixed income and invested in a safe and healthy lifestyle for their final days. There are also many working-class families, and about 600 school-age children relying on Palm Springs Unified District buses for transportation. Our community is quite different from Southeast Desert Hot Springs and Sky Valley, as are its needs. Most people living in Desert Edge are seniors, disabled and dependent on a fixed or low income, property values have dropped, they have nowhere else to go. It is a **vulnerable and disadvantaged community**.

Neither the Desert Edge Community Council or property owners received **hearing notices** for today's meeting. "Desert Edge" is not identified on the hearing notice, is not represented in the **Western Coachella Valley Area Plan (digital search yields zero results), but was on early drafts.** Sky Valley is recognized as a Policy Area, which the council requested but was denied on the basis of WCVAP "Hot Springs Policy Area" represented community characteristics, location and development interests, along with the County's Design Guidelines (2008 Attachment 1 and 2). WCVPA has lumped Desert Edge into predominantly rural Southeast Desert Hot Springs, with emphasis on two 10-acre MUA parcels (Attachment 3a-c). I've attached a map showing Desert Edge BoS approved boundaries. Desert Edge is a US Census Designated Place based on 7,500 resort units (Attachment 4). **Desert Edge is 3.75 square miles, 2400 acres more or less (not 20 at Dillon/Mountain View), of high density resorts, rural guest ranches and commercial businesses.**

Desert Edge boundaries are Long Canyon and Bennett Roads with Dillon Road as a main artery Traveling Dillon Road is extremely dangerous (unprecedented fatalities, most recent 10/2024), and along with other roads such as Corkill (fatal school bus accident 2020) would be adversely impacted by proposed high density development, as well as Mountain View, a main artery to Varner Road and the interstate. **These roads exceeded traffic and safety thresholds years ago**, lack enforcement, and have unprecedented number of fatalities, frequently at the same location. During Varner Road closure, dangerous drivers diverted from Mountain View to Palm Drive resulted in daily accidents; much needed Varner Road improvements were aborted and funding expedited to improve Palm Drive (without consideration of a north bound right turn lane onto Dillon). 18th Avenue is also shown on attached area map as an alternate route for potential improvements to divert traffic from Dillon Road. 18th Avenue is a County designated secondary highway, with easements (BoS approved 2009) and a connector for four of the proposed foundation changes. **I am requesting the County make improvements to circulation within and through our area prior to any consideration of density, zoning and land use changes (entitlements without investment).**

Residents of 2/3rds of Coachella Valley, north ot the Interstate, about 1/7th of the population lack services. I've had conversations with County and LAFCO regarding possibly creating a Csa, Cfb or a Sphere of Influence with Desert Hot Springs (Mayor Matas), currently in progress and the clock running. Along with CVAG there has been no response to my inquiry. Requests for County's OHV Task Force for Sky Valley to include Desert Edge (2 years) has not been acknowledged. In spite of its Populated Place census designation, Desert Edge lacks enforcement by County sheriff, dedicated code enforcement officer or fire. County representatives do not appear or report to our community, cityprotect.com statistics represent a higher crime rate than Desert Hot Springs. **Daily frequency of sirens has increased dramatically, arson, explosions, rounds of gun fire, and circling helicopters are becoming the norm. Emergency response times are up to an hour, they don't know where Desert Edge is.** Sheriff and Fire consider our area Southeast Desert Hot Springs. Therefore, we are unable to request incident reports specific to our area. We have literally fallen off the map!

Health and safety concerns are driving down prices, diminishing our quality of life, with potential to adversely impact residents. Desert Edge is in the highest risk flood zone in the County; 1978 Long Canyon flood radically modified the terrain and destroyed lives. The Mission Springs Fault (and scarp) of the San Andreas crosses Dillon Road. When there is an incident investigation, i.e. pedestrian run down, murder, accident or wild pursuit into the desert, Dillon Road is closed. Without an alternate route, street vehicles hit dirt roads scrambling to get to work, school, appointments, hospitals. **For public safety we need an alternate improved route from Sky Valley to Mountain View or Palm Drive before proposed development is granted density changes** subjecting more of the public to a system that is nonexistant. A natural disaster in this area could strand residents without access to services for months.

County consultant's survey of community transportation needs (Mobility Plan), did not survey property owners or parks other than Caliente Springs, and Sky Valley affiliate. Survey results represent individual park needs, side streets, not circulation through the area, and freeway access. A safety corridor has been proposed, or rumble strips, but without enforcement with fines to deter reckless driving the community is at risk every time they enter the scenic highway – inconsistent widths, lack of signage (such as Truck Crossing), excessive speed, passing into oncoming traffic, hitting unimproved shoulder to avoid impact (2 separate fatalities same tree/ditch). There are many blind spots due to erratic road widths – school bus warning signs are lacking. Between Bennet and Long Canyon roads, Dillon Road was inconsistently improved as developments were actually built. **Until the County makes necessary improvements to transportation circulation with consistent widening, center lane for passing, right turns and paved shoulders to reduce accidents, proposed projects should not be approved.**

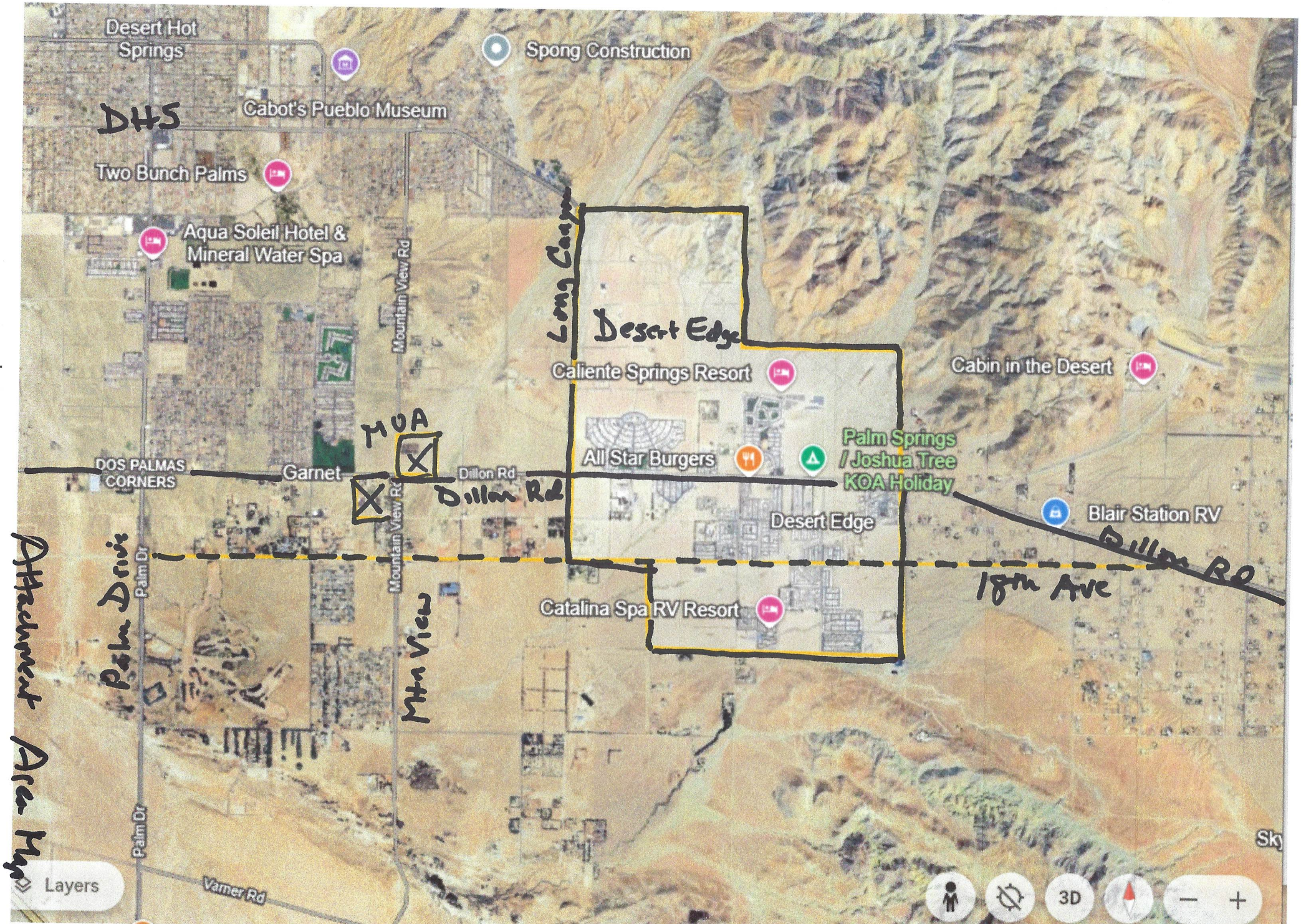
Property taxes from this area are diverted elsewhere. There are two light industrial facilities, several commercial businesses, and 25 resorts. Property values in the area have skyrocketed, improvements made without permits or environmental quality

requirements upon transfer increased tax obligation. Commercial and industrial properties are an extra burden to transportation, while putting customers at risk. Mobile Home and RV Parks property values range from one to five million dollars (Zillow sales and County auction). Please have the assessors office confirm transient occupancy tax and property tax collection for our area. **Desert Edge needs local property taxes invested locally for County transportation, safety and enforcement NOW.**

To add to the map confusion, three Water Districts converge in Desert Edge – Mission Springs, CVWD and DWA. There is one wastewater treatment facility for Dillon Estates and Desert Crest Country Club). The remaining 23 resorts rely on septic systems, as do industries and private properties. Before 2009, MSWD was actively involved at DECC meetings, with proposals for sewer pump station – that too fizzled out. The health risks of e-coliform in the water are real, with potential deadly consequences to health compromised and elderly. Resorts depend on hot mineral well water for their existence. In 2006, a hot water resolution was created to limit use of well water for centralized pool/spa facilities, and to prevent drawdown of the water table. **Prior to approving increased density, zoning or land use change, an environmental impact report must be completed, CEQA conformance, and restrictions on natural resource use and community interests addressed (see Desert Edge Design Guidelines), with dedicated funding source for infrastructure improvements.**

I am not opposed to development, if it happens and benefits rather than undermines our community. I am available to meet with County representatives to discuss further.

Cindy Nance, PhD
(760) 251-1955 (landline)


Desert Hot Springs
Spong Construction
DHS
Cabot's Pueblo Museum
Two Bunch Palms
Aqua Soleil Hotel & Mineral Water Spa
Mountain View Rd
Long Canyon
Desert Edge
Caliente Springs Resort
Cabin in the Desert
MUA
DOS PALMAS CORNERS
Garnet
Dillon Rd
Dillon Rd
All Star Burgers
Palm Springs / Joshua Tree KOA Holiday
Blair Station RV
Desert Edge
Palm Drive
Palm Dr
Mountain View Rd
Mtn View
18th Ave
Catalina Spa RV Resort
Attachment Area Map
Palm Dr
Varner Rd
Layers
3D

LEGEND

- Industrial - Light
- Public Facilities
- Commercial Retail
- Open Space - Recreation
- Rural Desert (10 Ac Min)
- Rural Residential (5 Acre Min)
- Residential - Medium Density (2-5 D.U./acre)
- Residential - Medium High Density (5-8 D.U./acre)
- Residential - High Density (8-14 D.U./acre)
- Very High Density Residential (14-20 D.U./acre)
- Watercourse
- Desert Edge Community Council Boundary

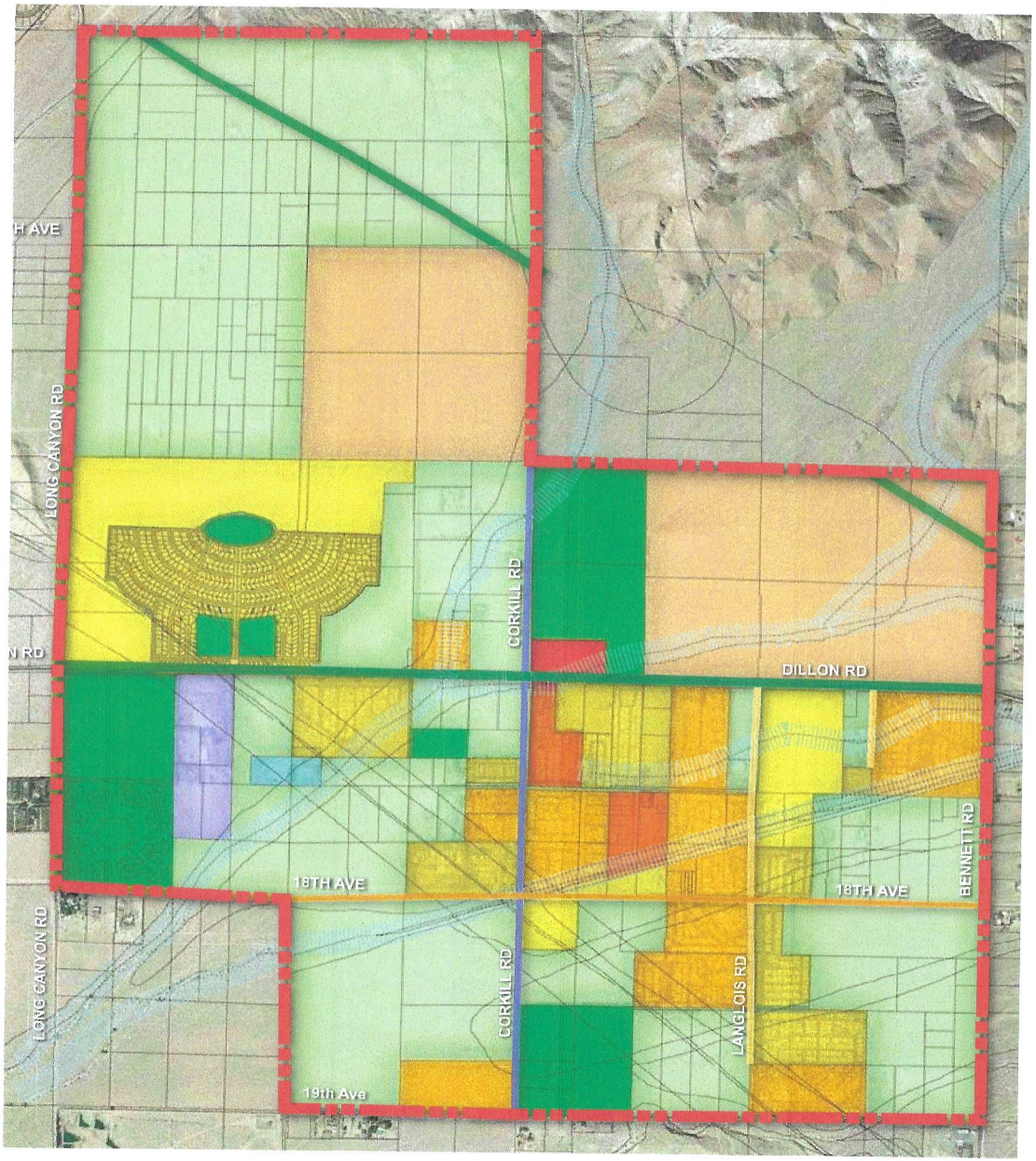


Exhibit 17 | Land-Use Plan

The existing land use plan features higher densities near the center of the community and lower densities in the peripheral areas.

Attachment 1

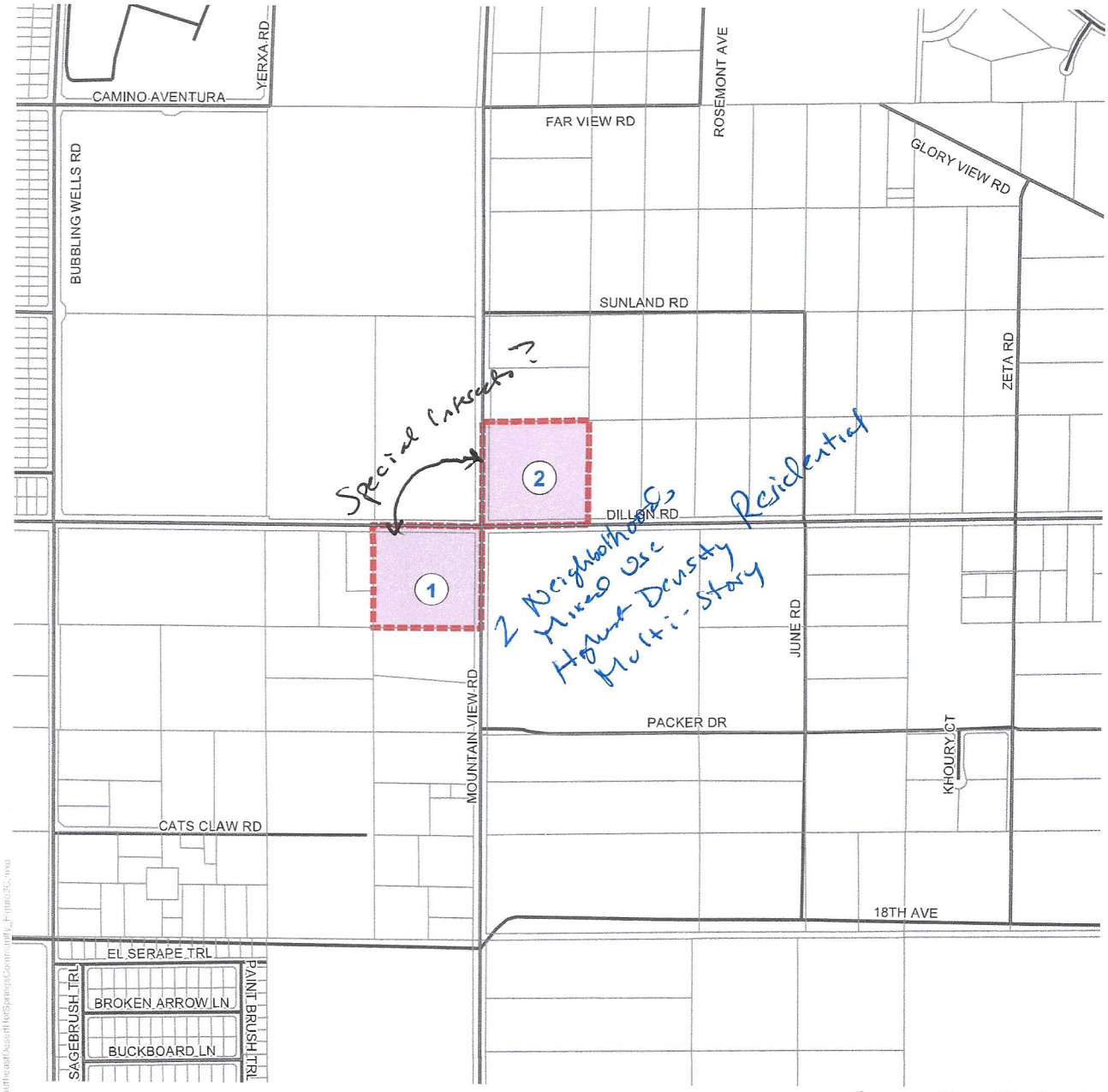


of the community. Rural Desert, Rural Residential and Open Space/Recreation designations are mostly found at the peripheries. One Commercial Retail designation is situated in the very center of Desert Edge at the junction of Dillon and Corkill Roads. In addition, a Light Industrial zone is located near the western boundary of the community.

The higher densities near the geographic center and lower densities in outlying areas could lend support to the development of a Community Center with shopping, a public plaza, and public facilities. Peripheral areas, with their lower development densities, are consistent with County Area Plan policies which call for development of destination resorts, fitness and health facilities, outdoor recreation and special needs housing.

It is important to note that as these guidelines are written, the County's General Plan Update is in progress, with anticipated adoption prior to 2010. While details may change, it is logical to assume that the existing Area Plan policies will be maintained, but with greater emphasis on clustered development, preservation of desert views, an integrated trail network, high quality development standards and environmental sustainability.

Attachment 2



Source: Riverside County

Desert Edge not shown 2021 WCVAP nor in 2016 Environmental Impact Report.

COMMUNITY DEVELOPMENT LAND USE DESIGNATIONS:

Mixed-Use Area

MUA NEIGHBORHOODS:

1- Mountain View / Dillon Roads Southwest
2- Mountain View / Dillon Roads Northeast

Figure 3C

WESTERN COACHELLA VALLEY AREA PLAN

DESERT EDGE / SOUTHEAST DESERT HOT SPRINGS COMMUNITY NEIGHBORHOODS

Disclaimer: 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.

12/06/16

0 0.075 0.15 0.3 Miles

Attachment 3a

WCVAP 2021 Desert Edge Dropped - SE DHS - 2 parcels Mtn View - Dillon

WCVAP 8.24 Development should accommodate a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

WCVAP 8.25 The remaining portion of the neighborhood that is not developed for HHDR may provide a mixture of uses including additional residential at varying densities, commercial, public facility, and recreational uses.

WCVAP 8.26 Development should be processed through a Specific Plan application or implementation of the Mixed Use Zone Classification.

WCVAP 8.27 Commercial uses should be concentrated along Varner Road; however, residential may be incorporated along Varner Road if vertical mixed use is a part of the project design.

WCVAP 8.28 Provide a trail/bikeway connection to the California State University, San Bernardino and University of California, Riverside campuses.

WCVAP 8.29 Collaborate with local transit agencies to coordinate the location of bus stops conveniently close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities.

WCVAP 8.30 Ensure pedestrian safety by adhering to the non-motorized transportation policies of the Circulation and Healthy Communities Elements of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility.

WCVAP 8.31 Minimize visual impacts to single family residential units that are immediately adjacent by decreasing building height

WCVAP 8.32 Adhere to the Scenic Highway Signage provision of this area plan along Interstate 10.

WCVAP 8.33 Encourage vertical mixed uses to incorporate commercial, business and public facilities with residential uses through multi-storied construction.

WCVAP 8.34 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.

Desert Edge/Southeast Desert Hot Springs Community (Mixed-Use Areas)

The Desert Edge/Southeast Desert Hot Springs Community (see Figure 3C) consists of two Mixed-Use Areas (MUAs) located at the intersection of Dillon Road and Mountain View Road, easterly of the City of Desert Hot Springs. The community covers about 20 gross acres, and consists of two neighborhoods, Mountain View/Dillon Roads SW Neighborhood and Mountain View/Dillon Roads NE Neighborhood. There are existing commercial and industrial uses, as well as, single family dwelling units and mobile home parks located west of this community. This community is ideally situated near the Hot Springs Policy Area that encourages the destination resorts and commercial tourist uses that focus on the natural hot mineral water thermal resources. The community will provide the potential for varied housing forms for seniors and the desert area workforce.

Attachment 3b

Following are the neighborhood descriptions and policies applying to each of the Desert Edge/Southeast Desert Hot Springs Mixed-Use Area neighborhoods:

Focus = 2 10 acre parcels

The **Mountain View/Dillon Roads SW Neighborhood** [Neighborhood 1] is located southwest of, and adjoins, the intersection of Mountain View and Dillon Roads, and is designated as a Mixed-Use Area, with a requirement for 50% HHDR development. The neighborhood covers about 10 gross acres (about nine net acres).

Policy:

WCVAP 8.35 Fifty percent of the Mountain View/Dillon Roads SW Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Mountain View/Dillon Roads NE Neighborhood** [Neighborhood 2] is located northeast of, and adjoins, the intersection of Mountain View and Dillon Roads, and is designated as a Mixed-Use Area, with a requirement for 50% HHDR development. The neighborhood covers about 10 gross acres (about nine net acres).

Policy:

WCVAP 8.36 Fifty percent of the Mountain View/Dillon Roads NE Neighborhood shall be developed in accordance with the HHDR land use designation.

2 parcels 20 acres total, not in Desert Edge

The following policies apply to both Mixed-Use Area neighborhoods of the Desert Edge/Southeast Desert Hot Springs Community:

= highest density residential

WCVAP 8.37 HHDR developments should accommodate a variety of housing types, styles, and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

WCVAP 8.38 The remainder of each the MUA that is not developed for HHDR may be developed as a mix of neighborhood supporting retail commercial, office, community facilities, and other uses.

WCVAP 8.39 The neighborhoods should be developed through implementation of the Mixed-Use Zone classification.

WCVAP 8.40 Collaborate with local transit agencies to coordinate the location of bus stops conveniently close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities.

WCVAP 8.41 Explore providing connections to the future extension of the Coachella Valley Association of Government CV Link Trails system and the County trails system as shown on the Western Coachella Valley Area Plan's Figure 8 - Trails and Bikeways System. ?

WCVAP 8.42 Encourage vertical mixed uses to incorporate commercial, businesses, and public facilities with residential uses through multi-storied construction. No.

WCVAP 8.43 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.

Attachment 3c

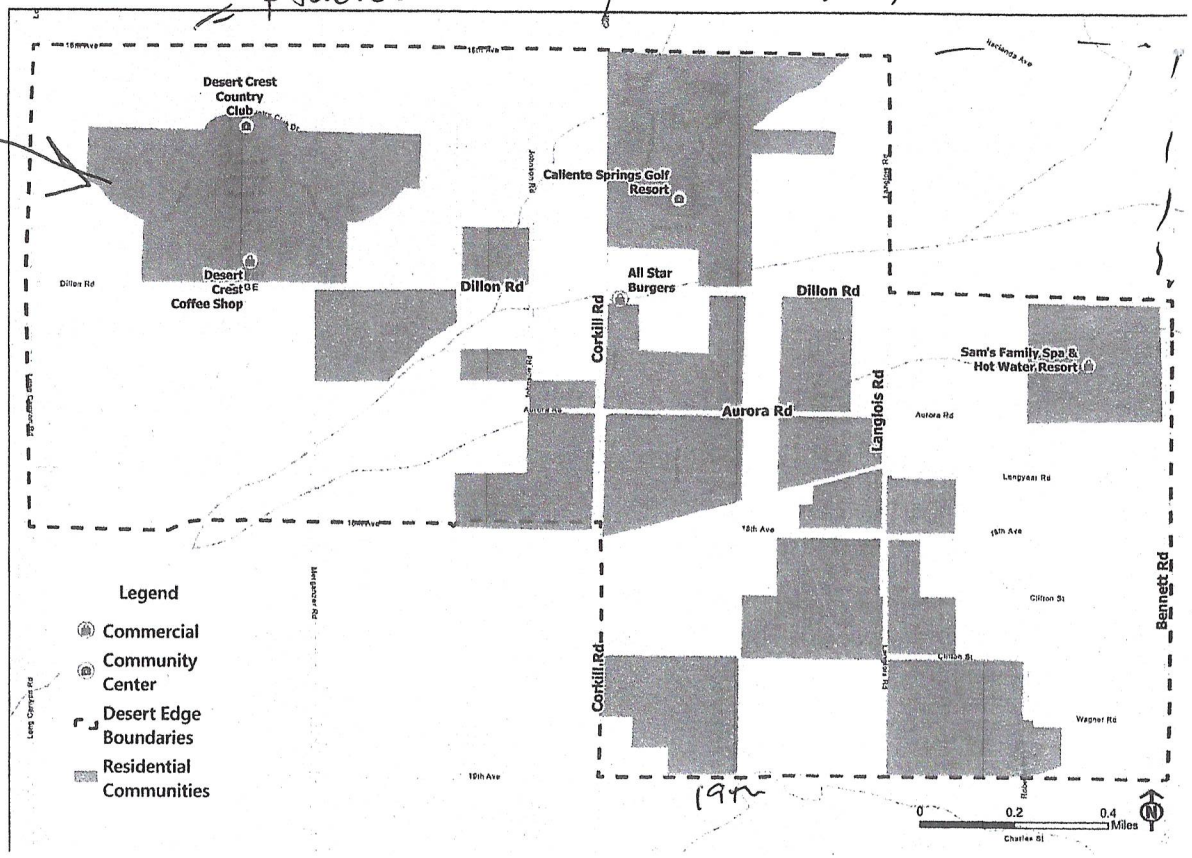
Omits Hacienda 3/11/25 DECC MH

Project Map

not The Seam

The Desert Edge community is located northeast of the City of Palm Springs, between Interstate 10 and the western South foothills of Joshua Tree National Park. The community's boundaries consist of:

- North: 16th Avenue between Long Canyon Road and Langlois Road
- South: 19th Avenue between Corkill Road and Bennett Road
- East: Bennett Road between Dillon Road and 19th Avenue
- West: Long Canyon Road between 16th Avenue and 18th Avenue



Source: 2023 Tigerlines Census-Designated Boundaries

Mobility Plan (ATP)

Project Timeline

Not our boundaries = Census bdries

11 = Spr 2024

Community Engagement

began 2023

- Spring 2024: Existing Conditions
- Summer/Fall 2024: Design and Development
- Winter 2024: Draft Mobility Plan
- Spring 2025: Final Mobility Plan

Attachment #4

PROJECT DESCRIPTION:

A PROPOSED LUXURY RESORT WITH UP TO 65 GUEST HOUSE/COTTAGE SITES FOR SHORT TERM RENTAL OF THREE SIZES, WITH SITE AMENITIES INCLUDING SWIMMING POOL, SPA, PUBLIC RESTROOMS, MULTIFUNCTION SPACE, RECEPTION AND STAFF LIVING QUARTERS. EACH UNIT WILL HAVE INDIVIDUAL RESTROOM FACILITIES WITH SLEEPING AND LIVING AREAS. PARKING STALLS LOCATED ON THE EASTERN PORTION OF THE SITE WILL CONSIST OF COVERED PARKING HOUSING SOLAR PANELS. THE SITE WILL BE SERVICED BY EDISON FOR ELECTRICAL SERVICE AND CVWD FOR DOMESTIC WATER. THE PROJECT WILL REQUIRE A SEPTIC SYSTEM WITH ENHANCED TREATMENT FOR SANITARY SEWER.

LEGAL DESCRIPTION:

THE PARCEL REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

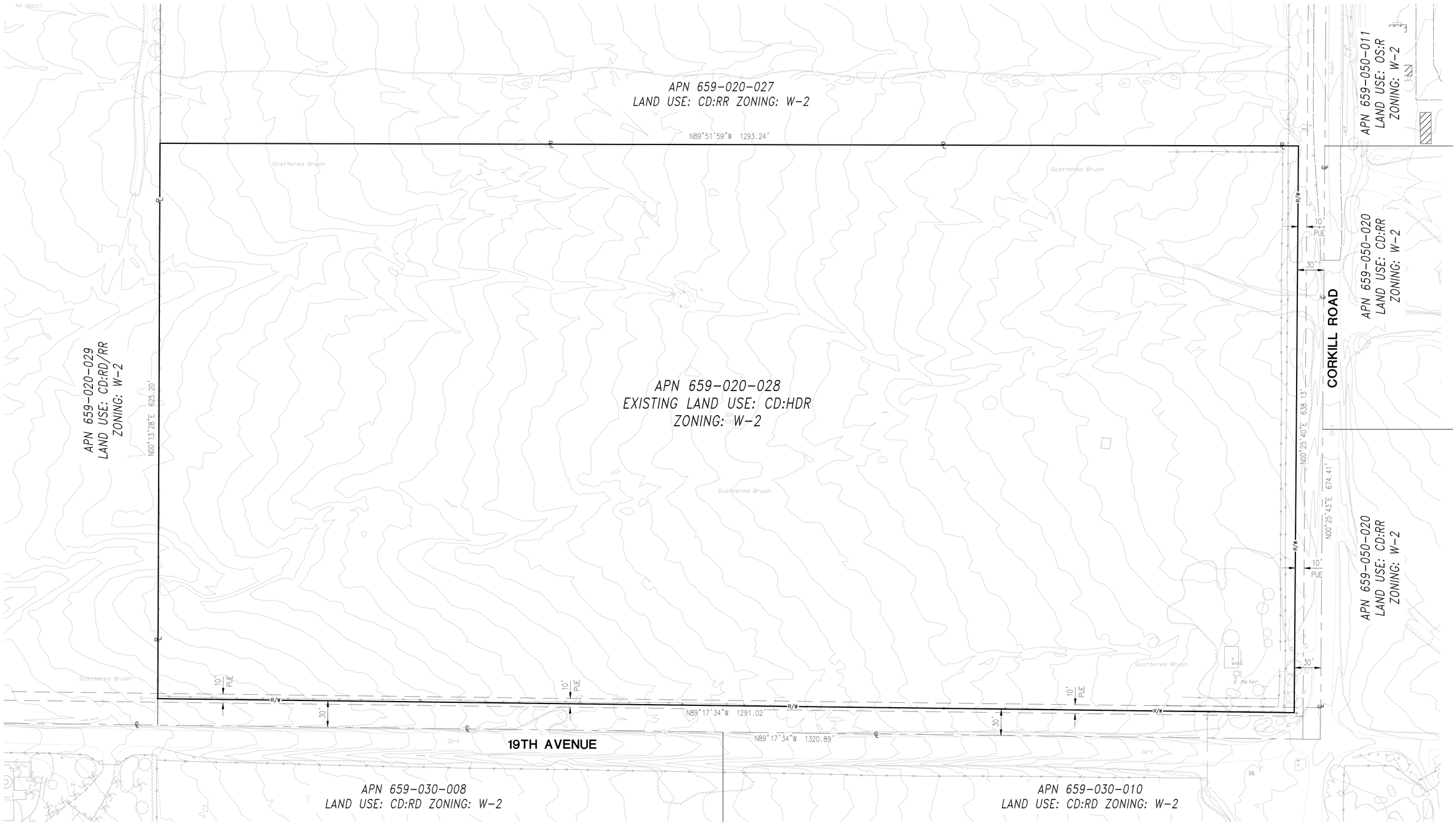
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, AND STATE OF CALIFORNIA.

APN 659-020-028

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PANDORA LUXURY RESORT

S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, S.B.B.M.
18735 CORKILL ROAD, DESERT HOT SPRINGS, CA 92240
MARCH 31, 2025



QUALITY, DEDICATION & EXPERIENCE
HEPTAGON SEVEN
8413 E BASELINE RD
SUITE 106
MESA, AZ 85209
480.757.0997

FOUNDATION GPA MEETING EXHIBIT
EXISTING FOUNDATION COMPONENT INFO

50 25 0 50 100 150
SCALE: 1"=50'

PREPARED FOR:

COUNTY OF RIVERSIDE
FGPA HEARING, 05/07/2025

PROJECT DESCRIPTION:

A PROPOSED LUXURY RESORT WITH UP TO 65 GUEST HOUSE/COTTAGE SITES FOR SHORT TERM RENTAL OF THREE SIZES, WITH SITE AMENITIES INCLUDING SWIMMING POOL, SPA, PUBLIC RESTROOMS, MULTIFUNCTION SPACE, RECEPTION AND STAFF LIVING QUARTERS. EACH UNIT WILL HAVE INDIVIDUAL RESTROOM FACILITIES WITH SLEEPING AND LIVING AREAS. PARKING STALLS LOCATED ON THE EASTERN PORTION OF THE SITE WILL CONSIST OF COVERED PARKING HOUSING SOLAR PANELS. THE SITE WILL BE SERVICED BY EDISON FOR ELECTRICAL SERVICE AND CVWD FOR DOMESTIC WATER. THE PROJECT WILL REQUIRE A SEPTIC SYSTEM WITH ENHANCED TREATMENT FOR SANITARY SEWER.

LEGAL DESCRIPTION:

THE PARCEL REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

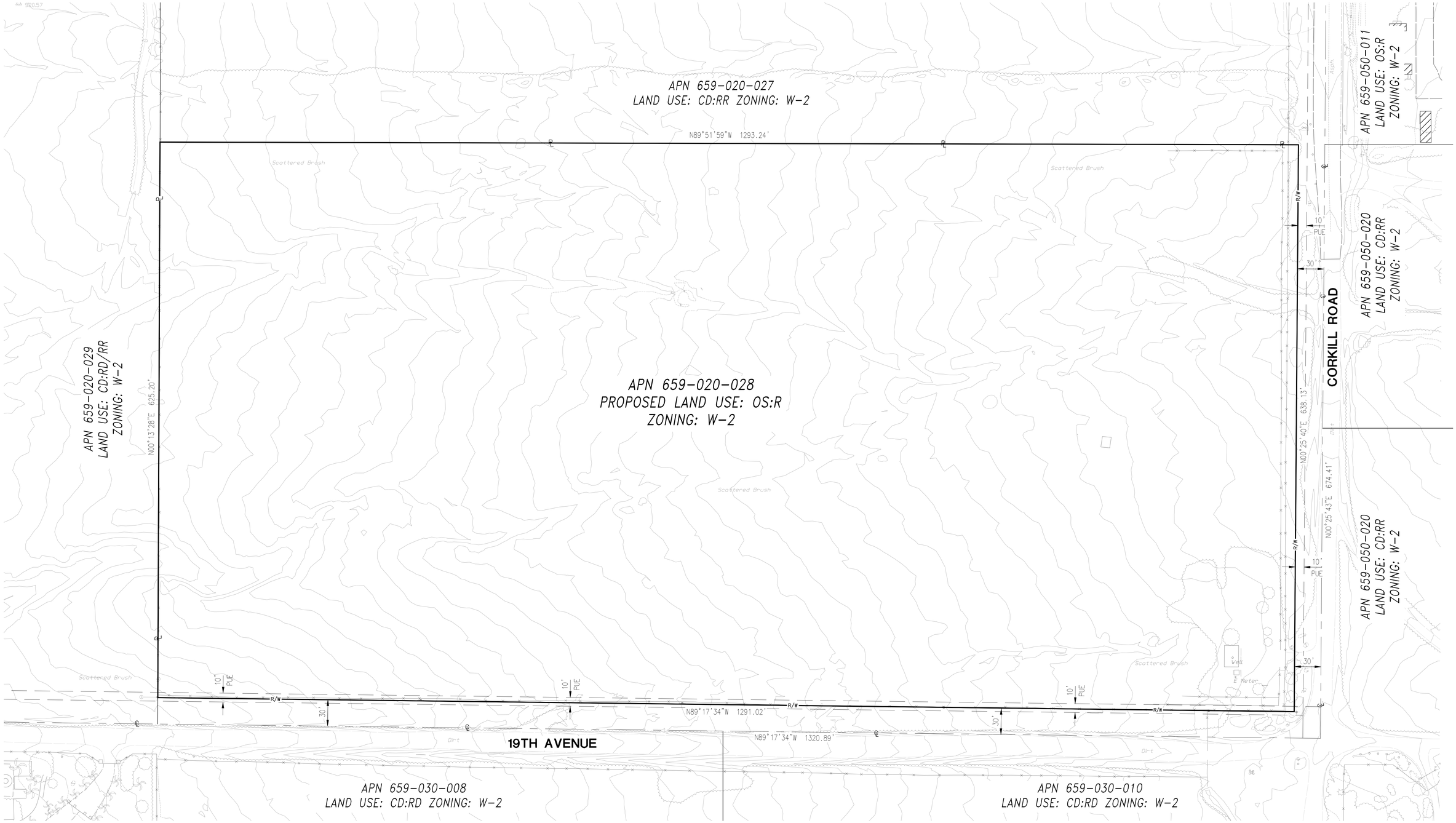
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, AND STATE OF CALIFORNIA.

APN 659-020-028

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PANDORA LUXURY RESORT

S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, S.B.B.M.
18735 CORKILL ROAD, DESERT HOT SPRINGS, CA 92240
MARCH 31, 2025



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8413 E BASELINE RD
SUITE 106
MESA, AZ 85209
480.757.0997

FOUNDATION GPA MEETING EXHIBIT
PROPOSED FOUNDATION COMPONENT INFO

PREPARED FOR:

COUNTY OF RIVERSIDE
FGPA HEARING, 05/07/2025

PROJECT DESCRIPTION:

A PROPOSED LUXURY RESORT WITH UP TO 65 GUEST HOUSE/COTTAGE SITES FOR SHORT TERM RENTAL OF THREE SIZES, WITH SITE AMENITIES INCLUDING SWIMMING POOL, SPA, PUBLIC RESTROOMS, MULTIFUNCTION SPACE, RECEPTION AND STAFF LIVING QUARTERS. EACH UNIT WILL HAVE INDIVIDUAL RESTROOM FACILITIES WITH SLEEPING AND LIVING AREAS. PARKING STALLS LOCATED ON THE EASTERN PORTION OF THE SITE WILL CONSIST OF COVERED PARKING HOUSING SOLAR PANELS. THE SITE WILL BE SERVICED BY EDISON FOR ELECTRICAL SERVICE AND CVWD FOR DOMESTIC WATER. THE PROJECT WILL REQUIRE A SEPTIC SYSTEM WITH ENHANCED TREATMENT FOR SANITARY SEWER.

LEGAL DESCRIPTION:

THE PARCEL REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, AND STATE OF CALIFORNIA.

APN 659-020-028

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PANDORA LUXURY RESORT

S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, S.B.B.M.
18735 CORKILL ROAD, DESERT HOT SPRINGS, CA 92240
MARCH 31, 2025

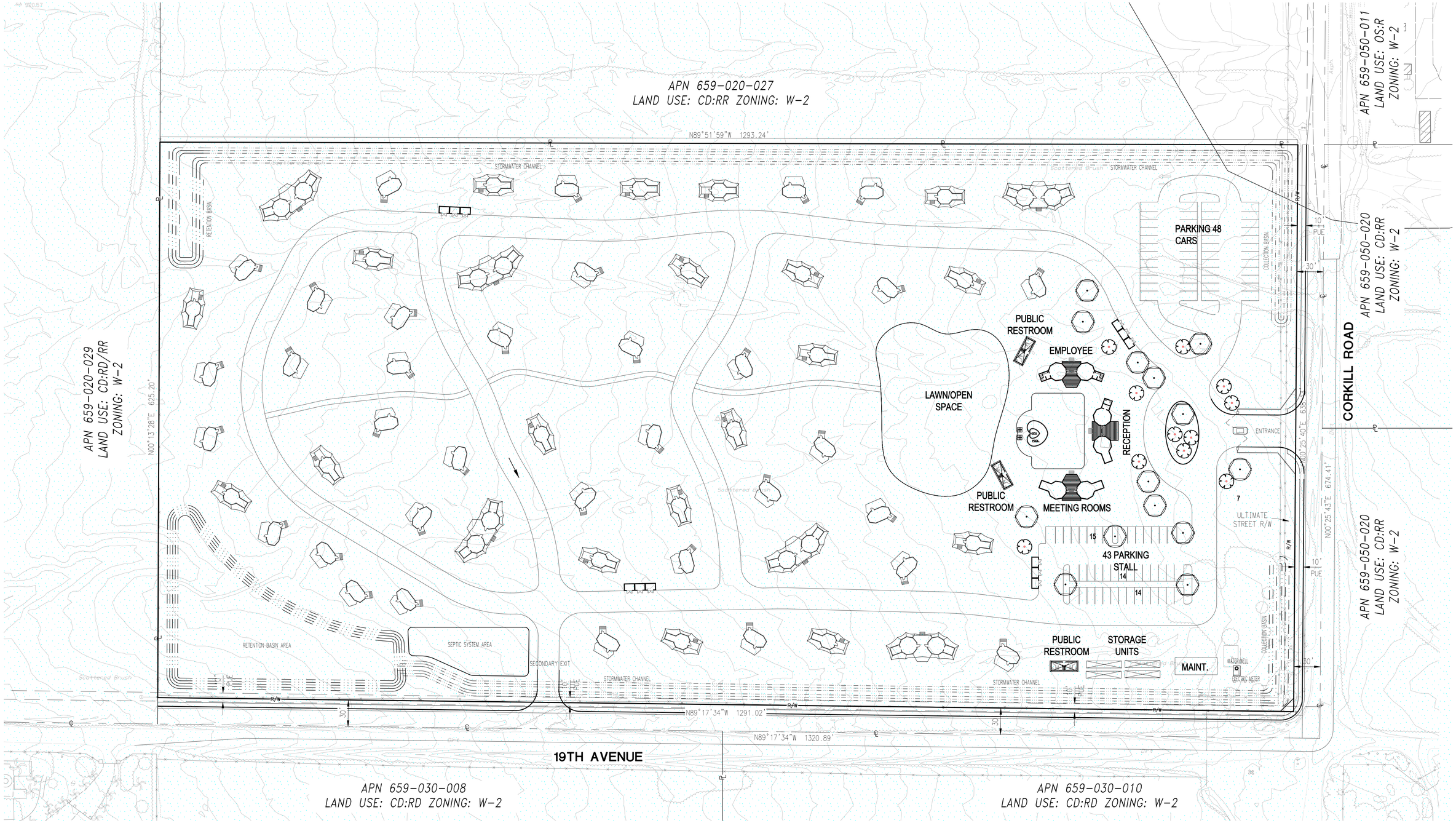
ASSESSOR'S PARCEL NO:
659-020-028

LAND USE:
EXISTING: CD:HDR
PROPOSED CHANGE: OS:R

ZONING:
EXISTING; W-2
(NO CHANGE PROPOSED)

FEMA FLOOD ZONE:
"A" SPECIAL FLOOD HAZARD AREA, WITHOUT A NOTED BASE FLOOD ELEVATION PER FEMA FIRM MAP NO. 06065C0915G, EFFECTIVE DATE: 08-28-2008

SITE PLAN NOTE:
SITE PLAN IS SUBJECT TO CHANGES AS A RESULT OF THE PROJECT DEVELOPMENT PROCESS AND COORDINATION WITH COUNTY STAFF.



QUALITY, DEDICATION & EXPERIENCE
HEPTAGON SEVEN
8413 E BASELINE RD
SUITE 106
MESA, AZ 85209
480.757.0997

FOUNDATION GPA MEETING EXHIBIT
PROPOSED SITE DEVELOPMENT PLAN

50 25 0 50 100 150
SCALE: 1"=50'

PREPARED FOR:
COUNTY OF RIVERSIDE
FGPA HEARING, 05/07/2025

33x2 766

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: October 7, 2025

To: Clerk of the Board of Supervisors

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

MinuteTraq #: 28522

Project Description:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240057 (GPA240057) – **REQUEST**: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240057 to change the General Plan Foundation Component of one (1) parcel Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental. 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 **GPA240057** is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Applicant: Pandora Development c/o Peter Zhang – Representative: Heptagon Seven Consulting c/o Brad Donais – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Community Development: High Density Residential (CD: HDR) – Location: north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road – APN(s): 659-020-028 – 18.65 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org. – District 4. [Applicant Fees 100%]

Planning Commission Date: May 21, 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

659020010
A & S INV PROP
587 5TH AVENUE 8TH FL
NEW YORK NY 10017

659020027
MATTHEW GRAHAM MIGHELL
65860 12TH ST
DESERT HOT SPRINGS CA 92240

659020028
PANDORA MANAGEMENT
4284 SPRING MOUNTAIN AVE STE 201
LAS VEGAS NV 89102

659020029
POOTIE PIE PROP
200 E CARRILLO ST STE 201
SANTA BARBARA CA 93101

659020035
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

659020037
T T GROUP INC
606 N 1ST ST
SAN JOSE CA 95112

659020039
FLOWING INC
606 N FIRST ST
SAN JOSE CA 95112

659030004
LYNN A. FEKA
1265 SUTTERMILL LN
NIPOMO CA 93444

659030005
MARSHA L. KARL
1265 SUTTER MILL LN
NIPOMO CA 93444

659030006
INVERSIONES JD
210 S ROBERTO DR
PALM SPRINGS CA 92262

659030008
LESMANA LINDA TRUST DTD 09/21/19
556 HARRISON RD
MONTEREY PARK CA 91755

659030009
JAMBUR E. CHANDRASHEKAR
75277 SKYLARK TR
INDIAN WELLS CA 92210

659030010
ROLAND REESE
2444 4TH ST NO 8
SANTA MONICA CA 90405

659030012
DANIEL MUNOZ GUTIERREZ
69730 20TH AVE
DESERT HOT SPRINGS CA 92241

659030013
COACHELLA VALLEY CONSERVATION COMMISSION
74-199 EL PASEO STE 100
PALM DESERT CA 92260

659030014
LEILA M. TAYLOR
74984 CHATEAU CIR
INDIAN WELLS CA 92210

659030015
ROMEO D. DIZON
7519 W 90TH ST
LOS ANGELES CA 90045

659030022
ALEXANDER F. HUNSICKER
42335 WASHINTON ST F377
PALM DESERT CA 92211

659030025
WOO-SKR
27 NUTT RD
PHOENIXVILLE PA 19460

659030027
BORIS DORFMAN
4605 LANKERSHIM BLVD # 419
NORTH HOLLYWOOD CA 91602

659030029
TOOMANY PALMS
4643 S ULSTER ST STE 1400
DENVER CO 80237

659040013
JPMCPROPERTY
1070 NEPTUNE AVE
ENCINITAS CA 92024

659040015
REEDER SAMMY JO TRUST DATED 12/30/1992
7515 GIBRALTAR ST
CARLSBAD CA 92009

659040016
DAIRIN LEMUS CARIAS
68665 CEDAR RD
CATHEDRAL CITY CA 92234

659040018
AGAPE SPRINGS MHC
3511 DEL PASO RDSTE 160
SACRAMENTO CA 95835

659050002
JORGE CEJA VARGAS
52535 VINO
LA QUINTA CA 92253

659050012
HYO CHUL CHONG
2400 CALLIE STILL RD
LAWRENCEVILLE GA 30045

659050020
SAMUEL M. ACOSTA
66215 HIGHWAY 86
THERMAL CA 92274

659080001
ROLAND LAMONT REESE
2444 4TH ST # 8
SANTA MONICA CA 90405

659080003
JAVIER GRANILLO
68649 CALLE PRADO
CATHEDRAL CITY CA 92234

659080004
WILLIAM H. DE LA CAMPA
PO BOX 4129
PALM SPRINGS CA 92263

659080005
RALPH M. LOPEZ
P O BOX 155
DSRT HOT SPGS CA 92240

659080007
DAYCO FUNDING CORP
4751 WILSHIRE BL STE 203
LOS ANGELES CA 90010

Flores, Kate

From: Mora-Rodriguez, Elizabeth
Sent: Monday, October 6, 2025 8:37 AM
To: Clerk of the Board
Subject: BOS 10/7/25: Agenda Item 22.7 28522 (GPA240057) - Public Comment
Attachments: Agenda Item 22.7 28522 (GPA240057) Public Comment Letter.pdf

Good morning,

Attached is a public comment letter for BOS 10/7/25: Agenda Item 22.7 28522 (GPA240057).

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

From: Cindy Nance
To: Mora-Rodriguez, Elizabeth
Cc: Perez, Alexis; Cooper, Patricia
Subject: FC-GPA240057 Deny BoS Hearing 10/7/25
Date: Sunday, October 5, 2025 7:41:14 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.

Respectfully, I request the Board of Supervisors DENY Foundation Component GPA240057 for 70 short-term residential units on APN 659-020-028, about 19 acres located at Corkill Road between 18th and 19th Avenues in Desert Edge for the following reasons.

I purchased my mid-century two-acre ranch style home in Desert Edge 2002. I was a full-time associate professor of Geography and GIS at Mt. San Jacinto College (25 years), and have served on the Desert Edge Community Council since its inception in 2005. My grandparents homesteaded a 160-acre ranch in Johnson Valley where I mostly grew up on dirt roads, no infrastructure, raising alfalfa and ponies.

The 1985 CUP granting High Density Residential land use for this parcel predated many of the 25 mobile home RV Parks in Desert Edge (3.5 square miles between Long Canyon and Bennett Road, straddling Dillon Road, west of Sky Valley). Desert Edge is NOT located at the intersection of Dillon Road and Mountain View, 2 miles west of Desert Edge, as misrepresented in General Plan 2016-2021.

Development in Desert Edge must comply with the Hot Springs Policy Area (Western Coachella Valley Area Plan), which was revised after the Community Council was formed in 2005, along with the boundaries, and represented in Desert Edge Design Guidelines. The community is in support of development consistent with resort lifestyle of hot mineral spa, for which Desert Edge contributes to Coachella Valley's economy. This GPA's proposed development has a well but no hot springs pool, spa area or club house shown on project map, and thus, is not consistent with Desert Edge.

The project map does not show hookups, sewage waste treatment plant or other infrastructure, such as road improvements, egress and ingress with emergency exit. Nor does it state the size of the proposed "cottages" which were previously single-horse stall-like trailers.

In 2020, the US Census recognized Desert Edge as a populated place, based on 7500 resort units in mobile home parks. Existing 25 existing mobile home parks, accommodate 200-700 residential units each, and there are about 1500 private property owners. About six existing mobile home parks have weekly turnover of six Best Western motels. Adding more unwary travelers to an area that is inadequately serviced by sheriff, code enforcement and relies on neighboring areas for emergency response, located in the highest risk flood area and on the San Andreas Fault, is

irresponsible.

The last Dillon Road traffic count between Mountain View and Sky Valley was 2018, with 20,000 vehicle trips over 24 hours (during a holiday week), average 33% above speed limit. The recently completed Mobility Plan, approved this Summer by the BoS, was not based on recent traffic counts. At our 9/23/25 Desert Edge Community Council special meeting, I requested an expedited traffic count between Long Canyon and Bennett Road. Dillon Road is a scenic highway notorious for horrific accidents: pedestrian, collisions (auto and buses) and fatalities (10/2024 most recent), as many as six deaths in 8 months. Adding more short-term rentals, drivers unfamiliar with road inconsistencies is deadly, i.e. two school bus accidents 2022, including 1 dead child and others injured on Corkill Road - access to this project.

A traffic count needs to be conducted prior to more residential units approved in Desert Edge and Sky Valley, for which Dillon Road is the only route. The BoS approved alternative 18th Avenue secondary highway easements 7/6/2009 (county grant funded research), which would diffuse traffic from Dillon Road between Palm Drive in Desert Hot Springs through Sky Valley, and accommodate this proposed project. (County Records Request Online)

On 12/17/2019 the BoS approved bids for Desert Edge road resurfacing up to $1.6 million ($1.3 million bid accepted). I do not believe these road improvements were made prior to the pandemic shut down.(County Records Request Online) I wonder if the designated general fund was appropriated because since then the need for transportation improvements and enforcement has escalated but been deferred, adversely impacting the viability for proposed development, including this one on Corkill Road near 18th Avenue.

Since the pandemic, the number of people living in this affordable place and commuting to and from Desert Edge increased significantly. Families have doubled up, with predominantly seniors owning homes in mobile home parks, there is a high turnover; residents and visitors are shocked by emergency response times greater than an hour.Over the past two years, there have been numerous swat team assaults, rapid gun fire and explosions, and big party's with loud music into the morning - resort guests have checked out.

At our 9/23/25 Desert Edge Community Council meeting, I requested Supervisor Perez' office provide accurate data from the Assessor's Office to verify 50% increase in parcels since 2005, with total property value and property tax collected in our 3.75 square mile area. Since the pandemic, several of the 25 Mobile Home and RV Parks transferred to new owners, including the parcel subject to this hearing, and are now assessed at $1-5 million. Property taxes collected for this area should be invested locally, especially for infrastructure to support health and safety concerns.

I am in support of development that is consistent and conforms to existing residents' investment; development that does not burden and alter the existing characteristic of our unique desert resort lifestyle.

Before the BoS considers approving General Plan Amendments and Conditional Use Permits in the Desert Edge area, infrastructure and traffic controls must be completed, including proposed Bennett Road and 18th Avenue (Sky Valley adjacent boundary). Approval of this project's short-term rentals must be considered in the current circumstances, not forty years prior when there were fewer resorts and people living in Desert Edge, and the County.

To subject year-round and seasonal visitors, property owners and renters, to what seems like a good investment in an area that has regressed since 2008 to the Wild West is a disaster waiting to happen.

Prior to approving this GPA, please consider the intent of this project, it's consistency with existing land use, Hot Springs Policy Area changes and Desert Edge Design Guidelines. Foremost, consider the needs of the existing community (majority vulnerable, elderly and fixed income) for health and safety infrastructure (roads and sewer) and immediate enforcement.

Sincerely,

Cindy Nance, Ph.D.

Profession: Geography and GIS

Desert Edge Community Council Member

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240057 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 7 de Octubre de 2025 a las 10:00 A.M.** o lo antes posible después de ese horario, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda N.º 240057 al Plan General del Componente de Fundación**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240057 para cambiar el Componente de Fundación del Plan General de una (1) parcela de Desarrollo Comunitario: Residencial de Alta Densidad (CD: HDR) a Espacio Abierto: Recreación (OS: R), para permitir la presentación de una solicitud para un proyecto de implementación para desarrollar setenta (70) casas de huéspedes/cabañas de tres (3) viviendas de diferentes tamaños con sus propios baños, dormitorios y salas de estar para alquiler a corto plazo. Se requerirán solicitudes de desarrollo adicionales y la revisión del Condado para confirmar que el proyecto en general cumple con las normas, políticas, conclusiones y otros requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240057. La Enmienda al Plan General se encuentra en el APN: 659-020-028. Este proyecto propuesto se ubica al norte de la Avenida 19, al sur de la Avenida 18, al este de Long Canyon Road y al oeste de Corkill Road en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General N.º GPA240057 y, de ser recomendada, **ADOPTE** una orden que inicie la Enmienda al Plan General N.º GPA240057 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que 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 estén disponibles.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 O ENVÍE UN CORREO ELECTRÓNICO A 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, es posible que se le limite a plantear solo los asuntos que usted u otra persona planteó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o la Junta de Supervisores en la audiencia pública o antes de esta. Se informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental relacionado. 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 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: 16 de septiembre de 2025

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240057 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, October 7, 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. 240057.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240057 to change the General Plan Foundation Component of one (1) parcel from Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental. 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 GPA240057 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 659-020-028. This proposed project is located: north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road 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. GPA240057 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240057 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: September 16, 2025

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240057 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, October 7, 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. 240057.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240057 to change the General Plan Foundation Component of one (1) parcel from Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental. 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 GPA240057 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 659-020-028. This proposed project is located: north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road 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. GPA240057 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240057 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

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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.

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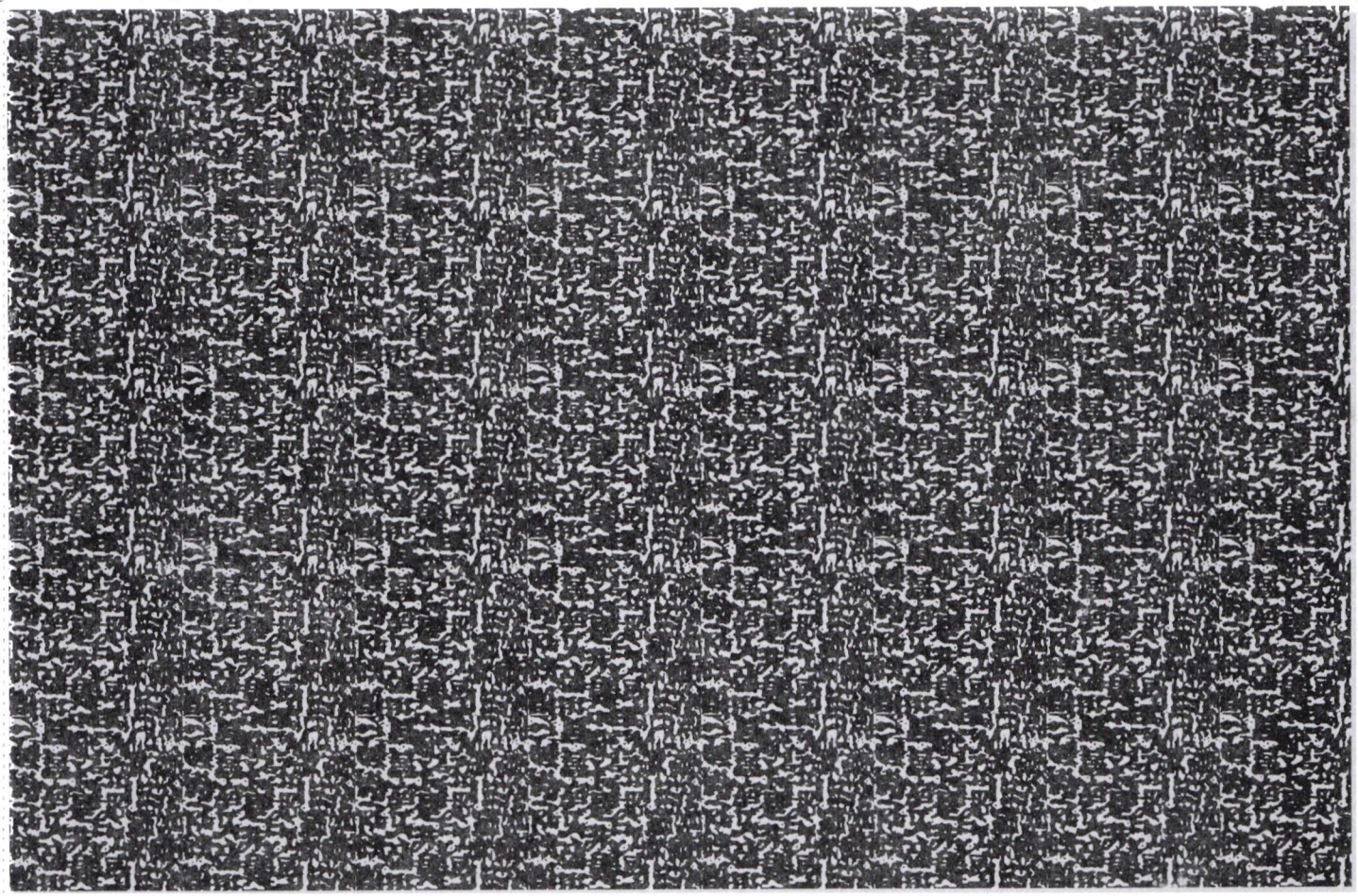
Dated: September 16, 2025

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 N.º 240057 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 7 de Octubre de 2025 a las 10:00 A.M.** o lo antes posible después de ese horario, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda N.º 240057 al Plan General del Componente de Fundación**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240057 para cambiar el Componente de Fundación del Plan General de una (1) parcela de Desarrollo Comunitario: Residencial de Alta Densidad (CD: HDR) a Espacio Abierto: Recreación (OS: R), para permitir la presentación de una solicitud para un proyecto de implementación para desarrollar setenta (70) casas de huéspedes/cabañas de tres (3) viviendas de diferentes tamaños con sus propios baños, dormitorios y salas de estar para alquiler a corto plazo. Se requerirán solicitudes de desarrollo adicionales y la revisión del Condado para confirmar que el proyecto en general cumple con las normas, políticas, conclusiones y otros requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240057. La Enmienda al Plan General se encuentra en el APN: 659-020-028. Este proyecto propuesto se ubica al norte de la Avenida 19, al sur de la Avenida 18, al este de Long Canyon Road y al oeste de Corkill Road en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General N.º GPA240057 y, de ser recomendada, **ADOPTE** una orden que inicie la Enmienda al Plan General N.º GPA240057 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que 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 estén disponibles.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 O ENVÍE UN CORREO ELECTRÓNICO A 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, es posible que se le limite a plantear solo los asuntos que usted u otra persona planteó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o la Junta de Supervisores en la audiencia pública o antes de esta. Se informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental relacionado. 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 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.

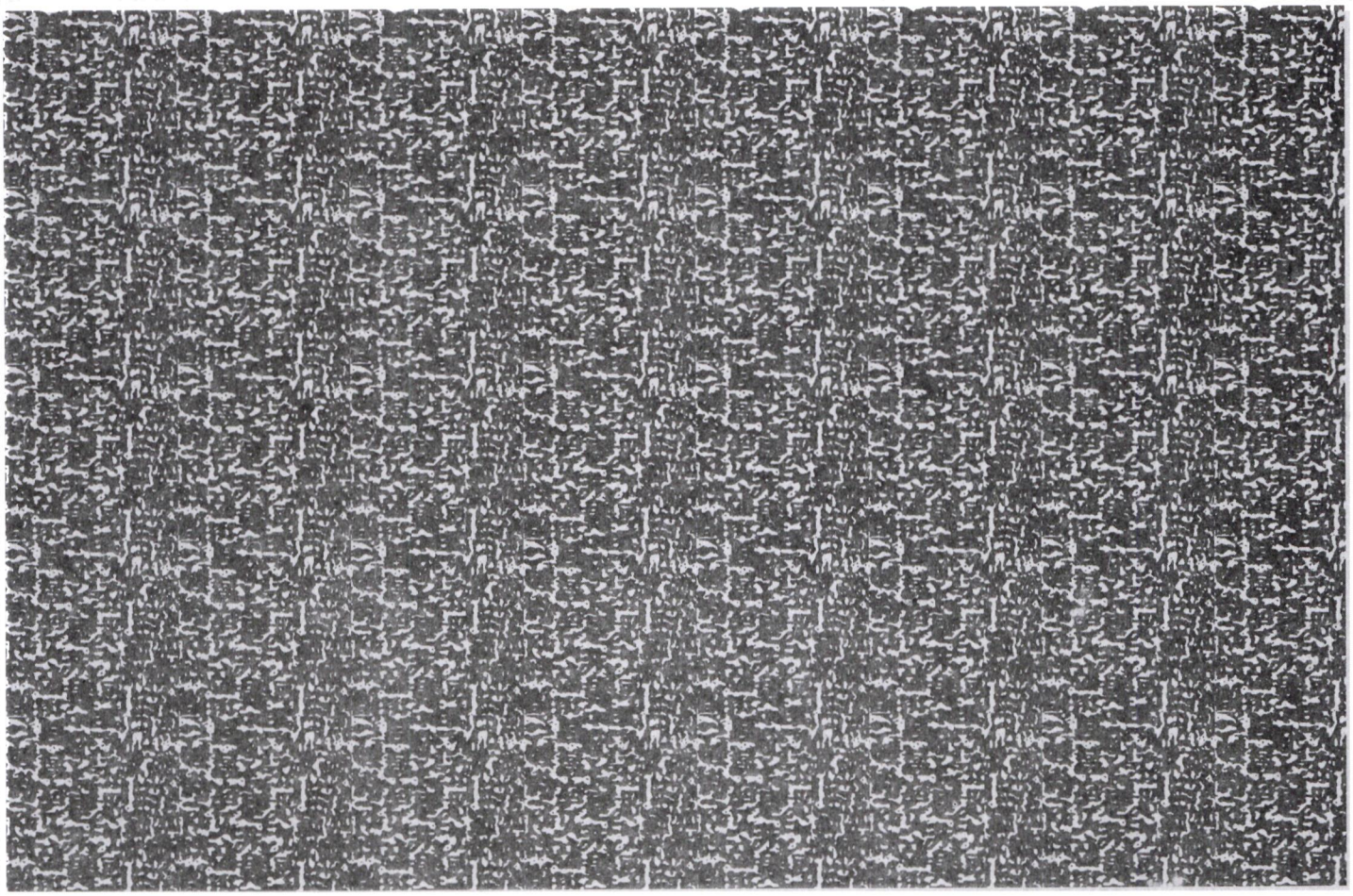
Fecha: 16 de septiembre de 2025

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

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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. 240057 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, October 7, 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. 240057.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240057 to change the General Plan Foundation Component of one (1) parcel from Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental. 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 GPA240057 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 659-020-028. This proposed project is located: north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road 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. GPA240057 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240057 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

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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: September 16, 2025

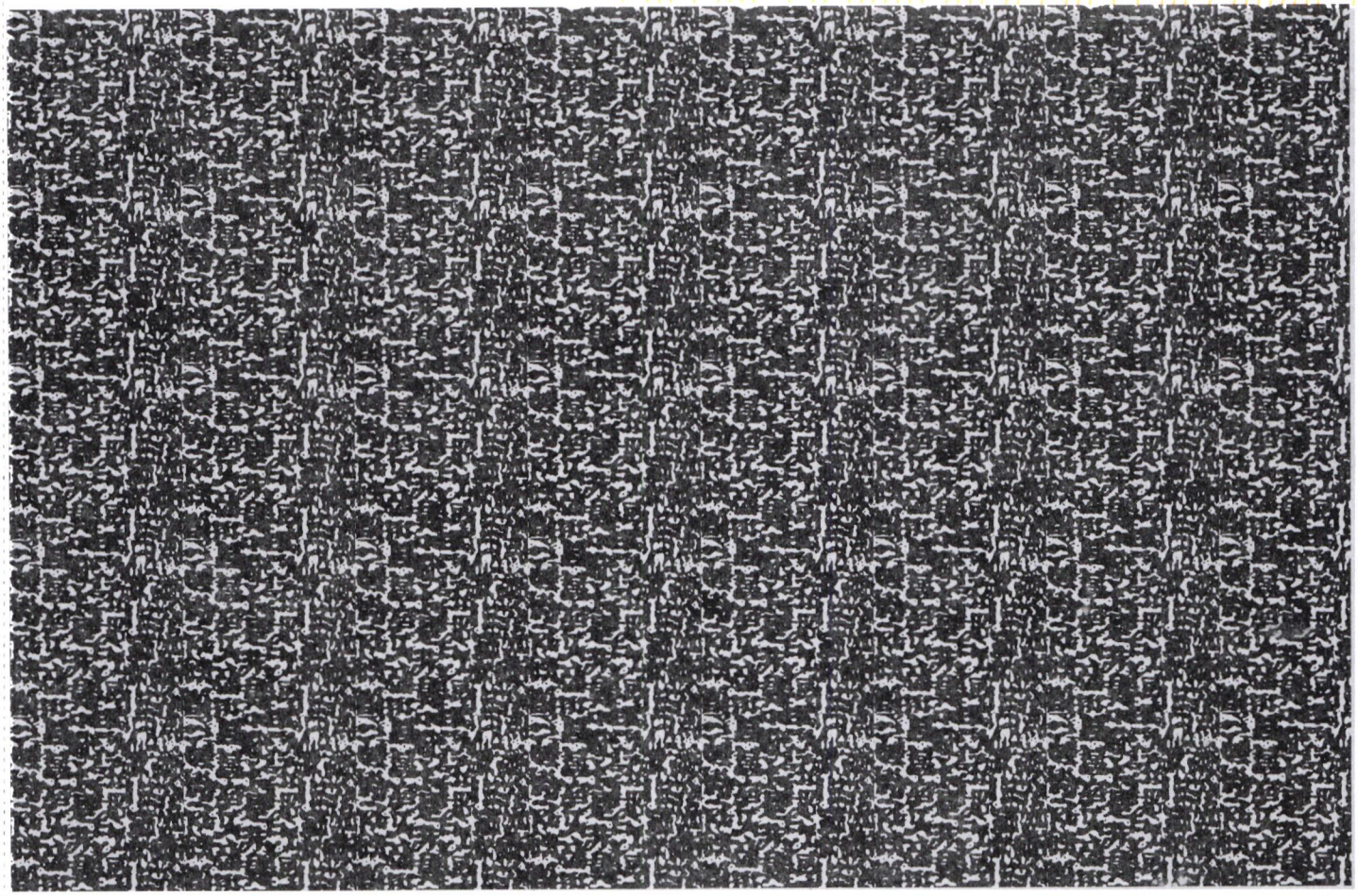
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By: Naomy Sicra, Clerk of the Board Assistant

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240057 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 7 de Octubre de 2025 a las 10:00 A.M.** o lo antes posible después de ese horario, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda N.º 240057 al Plan General del Componente de Fundación**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240057 para cambiar el Componente de Fundación del Plan General de una (1) parcela de Desarrollo Comunitario: Residencial de Alta Densidad (CD: HDR) a Espacio Abierto: Recreación (OS: R), para permitir la presentación de una solicitud para un proyecto de implementación para desarrollar setenta (70) casas de huéspedes/cabañas de tres (3) viviendas de diferentes tamaños con sus propios baños, dormitorios y salas de estar para alquiler a corto plazo. Se requerirán solicitudes de desarrollo adicionales y la revisión del Condado para confirmar que el proyecto en general cumple con las normas, políticas, conclusiones y otros requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240057. La Enmienda al Plan General se encuentra en el APN: 659-020-028. Este proyecto propuesto se ubica al norte de la Avenida 19, al sur de la Avenida 18, al este de Long Canyon Road y al oeste de Corkill Road en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General N.º GPA240057 y, de ser recomendada, **ADOPTE** una orden que inicie la Enmienda al Plan General N.º GPA240057 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que 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 estén disponibles.

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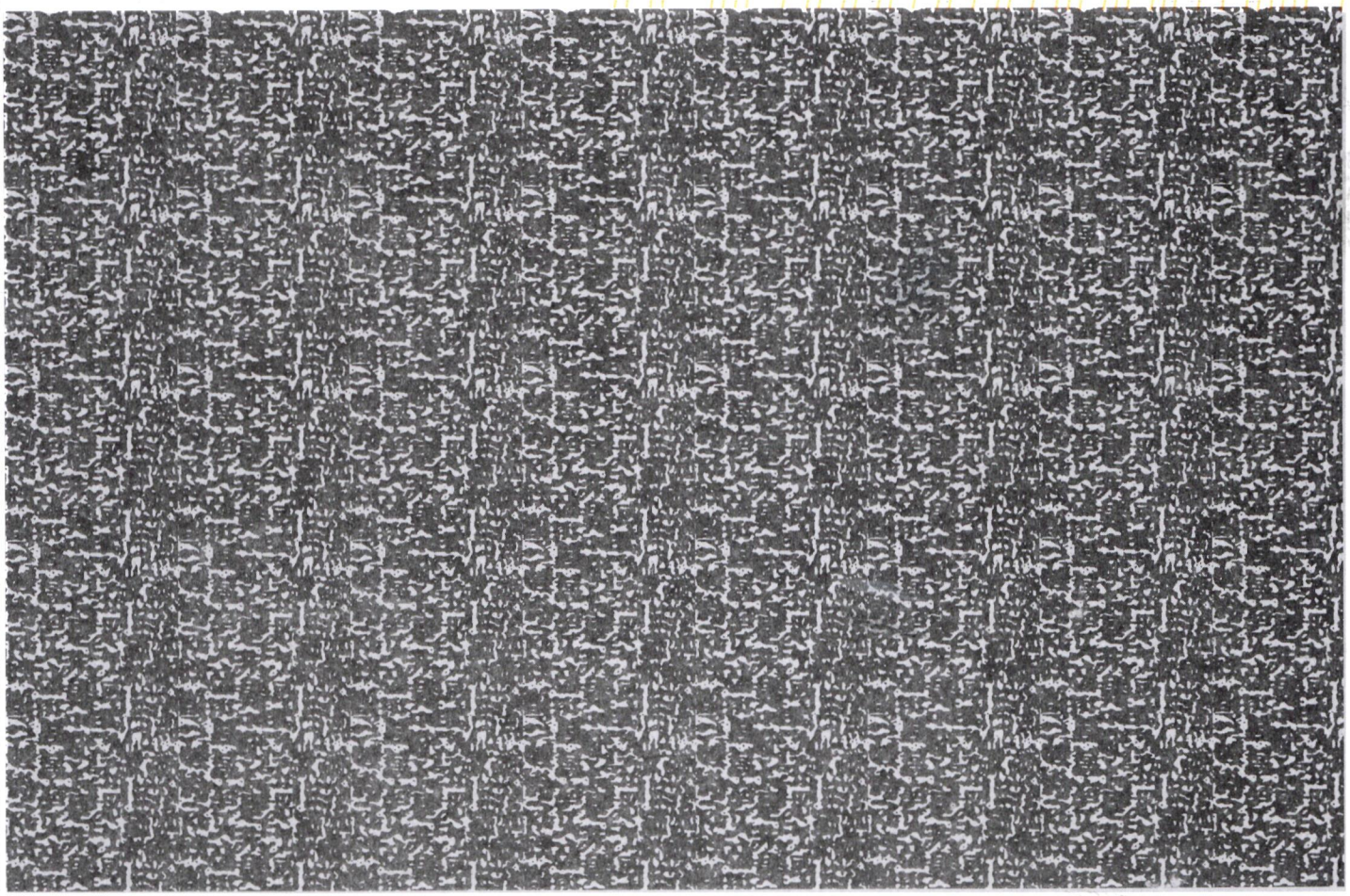
Fecha: 16 de septiembre de 2025

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

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