

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AGENDA NO.

22.1

(MT 30580)

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 (GPA240040) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres – APN(s): 657-300-004 and -005. District 4.

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, August 25, 2026, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

Nays: None

Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 23, 2026 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: June 23, 2026

Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: _____ Deputy

AGENDA NO.

22.1

xc: Planning, COB

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



ITEM: 22.1
(ID # 30580)

MEETING DATE:
Tuesday, June 23, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 (GPA240040) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres – APN(s): 657-300-004 and -005. District 4. [100% Applicant Fees]. CONTINUE TO AUGUST 25, 2026.

RECOMMENDATION MOTION: That the Board of Supervisors:

1. CONTINUE TO AUGUST 25, 2026

ACTION:Policy


John Hildebrand, Planning Director 6/3/2026


Rania Odenbaugh, TLMA Director 6/17/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The Foundation Component General Plan Amendment No. 240040 (GPA240040) is a proposal to amend the project site's Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (CD: RR) to Medium Density Residential (CD: MDR), on two (2) parcels, totaling 40.0 gross acres, in order to allow for the submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet.

The two (2) parcels are located south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View 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 (GPA240040) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240040 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR). The two (2) parcels are not located in a policy area.

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

If the initiation for GPA240040 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet.

Proposed Future Land Use

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

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH:

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the project site for this public hearing.

One (1) comment letter was received and one (1) petition with a combine total of fifty-seven (57) signatures were received against the initiation as of the drafting of this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240040 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 three (3) members of the public provided public testimony.

Of the public comments received, four (4) of the comments were in opposition citing Poor roads, no housing is needed in this area, premature for the site, dangerous access road, species are at risk, small lots do not make sense, poor traffic, historical area needs to be preserved, flood zone, no to high density zoning. No comments were in favor or neutral about the initiation of General Plan Amendment.

The Committee discussed the project. The issues that were discussed were poor traffic and the impact on the area with additional housing. The final result of the Committee's discussion of the initiation is provided below.

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

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

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 230040 was held before the Planning Commission on July 16, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Five (5) members of the public provided public testimony, and two (2) comment letters were received.

Of the public comments received, five (5) were against initiation of a General Plan Amendment, and two (2) comments were Neutral. Comments against the initiation of the GPA cited Land Use compatibility, infrastructure and traffic impacts, and property values and short-term rentals.

The Committee discussed the project. Issues that were discussed included the opportunity to add housing but emphasized the need to balance density and neighborhood compatibility with below-market-rate commitments, open space, and the preservation of local character. The final result of the Planning Commission's discussion of the initiation is provided below.

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

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

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


Crystal Carrillo, Senior Management Analyst 6/18/2026


Aaron Gettis, Chief Deputy County Counsel 6/3/2026

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240040

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

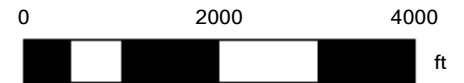
Date: 5-18-2026

District: 4

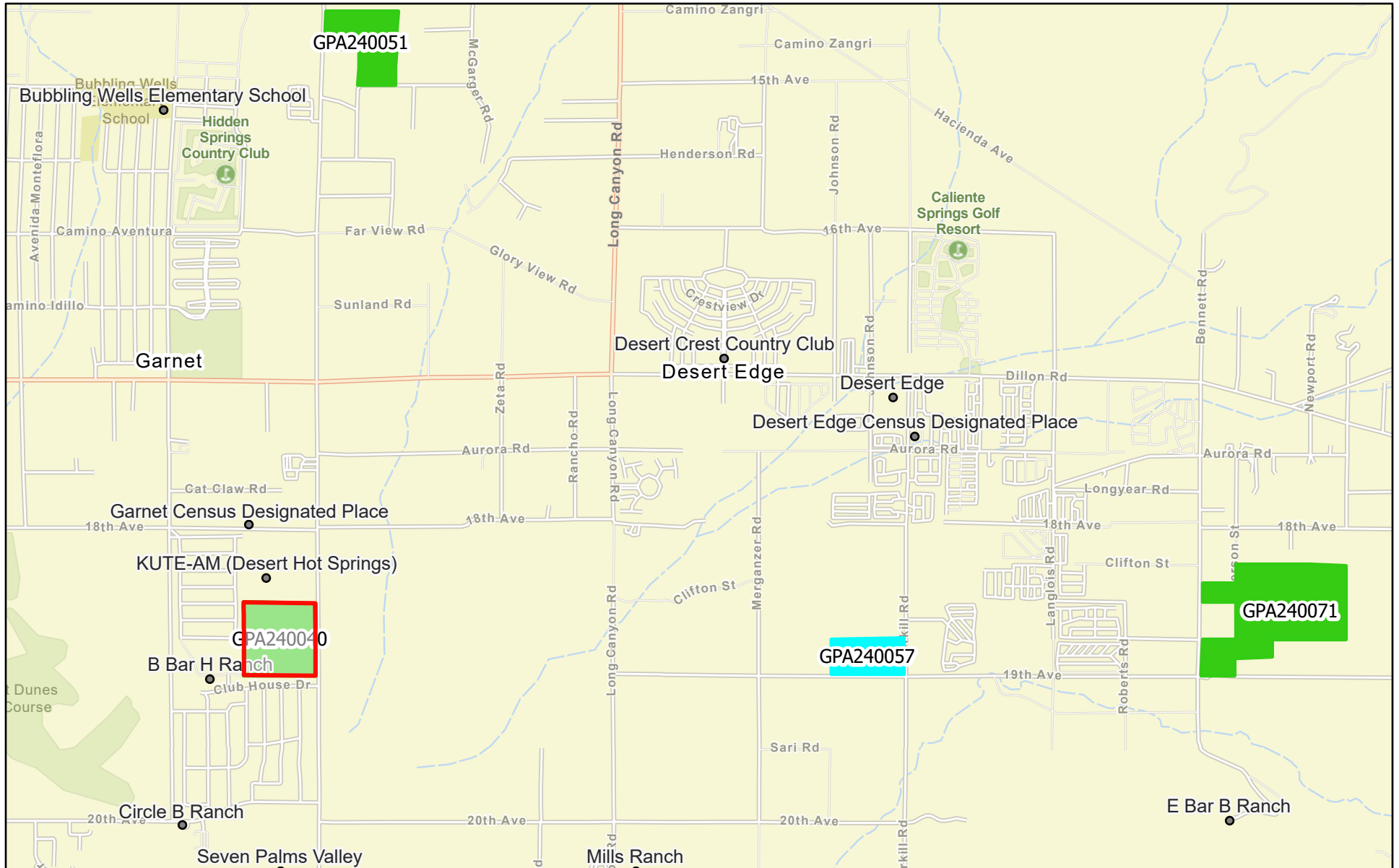


Zoning Area/District: PASS & DESERT


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>



Foundation Component GPA Cycle Map




5/18/2026, 5:02:52 PM

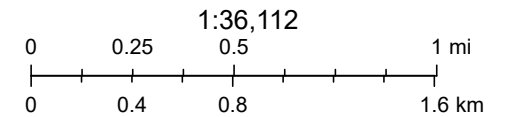
 FGPA Web Map Query result

 California Geographic Names Information System

FGPA Web Map

 Active

 Complete - Initiation Approved



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

TLMA - Planning

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240040

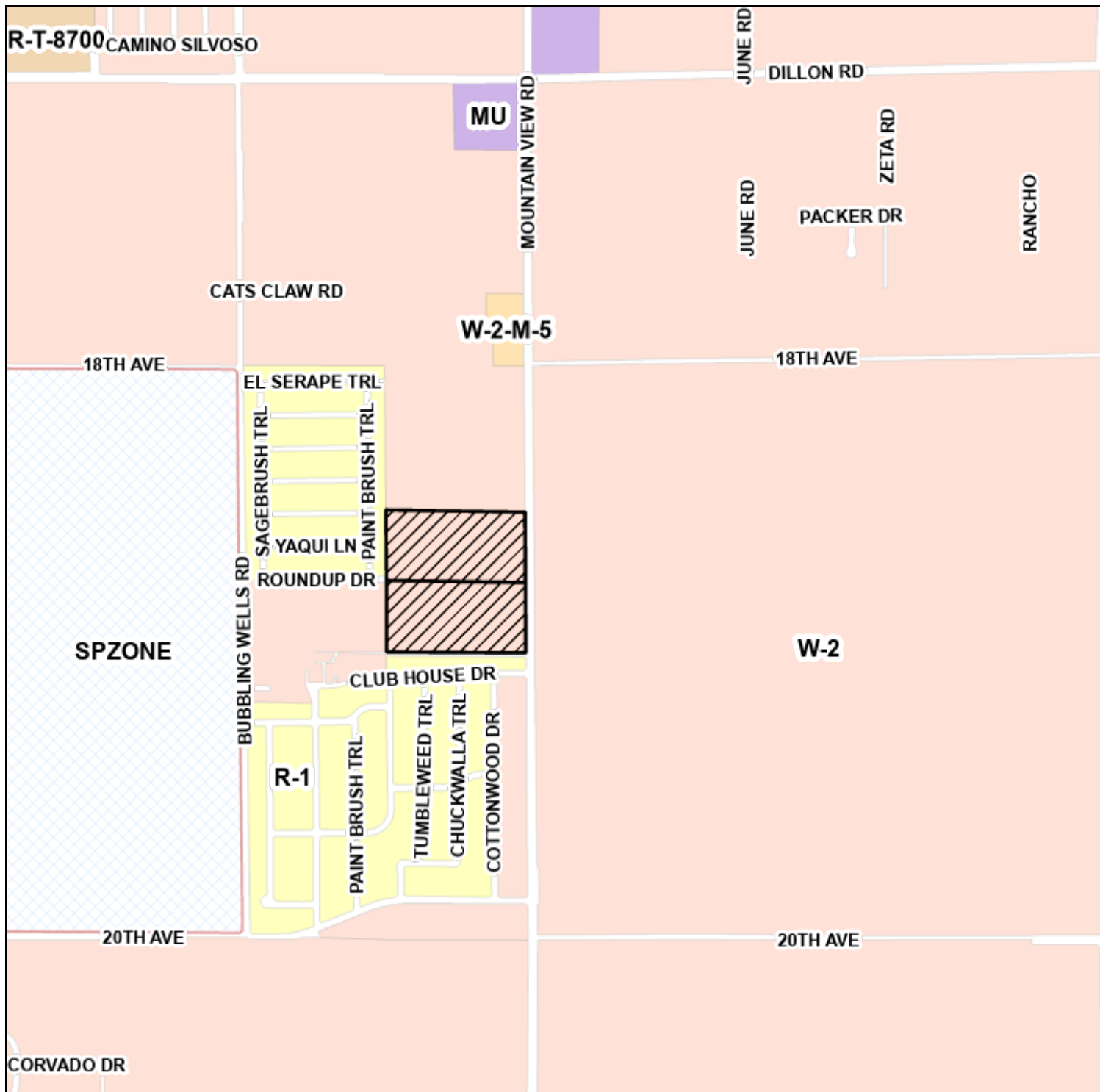
EXISTING ZONING

Supervisor: V MANUEL PEREZ

Date: 5-18-2026

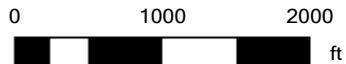
District: 4

Exhibit: 2



Zoning Area/District: PASS & DESERT

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>



rcit22geot0_casemaps_ezPrint_v02_test c515c9b3a98044039d42a54d1363ee3e

657300003
MOUNTAIN VIEW RANCH
18255 MOUNTAIN VIEW DR
DSRT HOT SPG CA 92241

657300004
BONAVENTURE FUND I
606 N 1ST ST
SAN JOSE CA 95112

657300009
WASHINIA
3051 E WASHINGTON BLV
LOS ANGELES CA 90023

657322010
ROSE LOGAN A TRUST DTD 12/19/25
13693 OVERLOOK DRIVE
DESERT HOT SPRINGS CA 92240

657322011
WONDERFUL FOUNDATION
65072 MESA AVE
DESERT HOT SPRINGS CA 92240

657322012
ANDRES ORELLANA
PO BOX 12644
PALM DESERT CA 92255

657322013
CYNTHIA E. GUTIERREZ
43791 SMURR ST
INDIO CA 92201

657322014
TIMOTHY LEWIS SIMPSON
1914 6TH AVE
LOS ANGELES CA 90018

657322015
SHERYL LYNNE JONES
67690 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92241

657322016
SPAULDING CUMMINGS
13217 JAMBOREE RD # 180
TUSTIN CA 92782

657322017
GARY NICHOLAS ELTAGONDE
67646 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92240

657323007
MICHAEL WILLIAM BECK
67609 EL SOMBRERO LN
DSRT HOT SPG CA 92241

657323008
STANLEY DORLAINE & LAURA JACKSON
REVOCABLE LIVING TRUST 10/30/25
67613 EL SOMBRERO LN
DSRT HOT SPG CA 92241

657323009
JAVIER SOTELO
45607 INDIAN RIVER RD
INDIO CA 92201

657323010
KIMBERLY K. REA
67681 EL SOMBRERO LN
DSRT HOT SPG CA 92241

657323011
GABRIEL DURAN
67719 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92241

657323012
MOISES ANGUIANO GARCIA
18075 LANGLOIS RD # 74
DESERT HOT SPRINGS CA 92241

657323013
67730 LONG CANYON TRUST DATED
3/26/2018
PO BOX 401
DESERT HOT SPRINGS CA 92240

657323014
LABONGE TIMOTHY & MEGHAN REVOCABLE
TRUST DTD 09/05/24
67708 LONG CANYON LN
DSRT HOT SPG CA 92241

657323015
HAYLEY BROWN
14639 VANOWEN ST
VAN NUYS CA 91405

657323016
FRANCISCO AVILA HERNANDEZ
15496 AVENIDA MONTEFLORA
DESERT HOT SPRINGS CA 92240

657323017
JINJAE CHOI
3718 TOLAND WAY
LOS ANGELES CA 90065

657323018
LUCAS MARK A LIVING TRUST DTD 8/25/22
1600B SW DASH PT RD STE 305
FEDERAL WAY WA 98023

657324001
GOLDMAN RONALD REVOCABLE TRUST
10/19/2023
18440 PAINTBRUSH TR
DESERT HOT SPRINGS CA 92240

657324002
LESLIE O. BELSMA
1786 WASHINGTON WY
VENICE CA 90291

657324003
COLLEEN EDWARDS
18520 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657324004
COLLEEN M. EDWARDS TRUST DATED
6/18/2016
18550 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657324005
MILLER ANNA MARIE LIVING TRUST DATED
04/09/2019
18570 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657324006
LUIS ALFONSO BARBA HURTADO
2105 E FRANCIS DR
PALM SPRINGS CA 92262

657324007
JUAN CASTILLO
18620 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657324008
WALTER D. GAINES
18650 PAINTBRUSH TRAIL
DESERT HOT SPRINGS CA 92241

657332007
RACHEL WATERS
9830 RESEDA BLVD APT 106
NORTHRIDGE CA 91324

657332008
JENICA MAGDAS
8841 RENDON DR
ANCHORAGE AK 99507

657332009
MISAEEL RAMIREZ GARCIA
2675 OHARA CANYON RD
SANTA PAULA CA 93060

657332010
M ARCH
3983 ALDER AVE
CARLSBAD CA 92008

657332011
OMAR DURON ESPARZA
67709 LONG CANYON LN
DESERT HOT SPRINGS CA 92240

657332012
ARAKSYA TAMAZYAN
67725 LONG CANYON LN
DSRT HOT SPG CA 92241

657332013
ANGEL ANTONIO TORRES
18735 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657332014
GEORGIA ANN WELPMAN
67720 YAQUI LN
DESERT HOT SPRINGS CA 92241

657332015
PEMBROKE MAMIE ESTATE OF
11400 PALM DRIVE
DESERT HOT SPRINGS CA 92240

657332016
JULIA ASHLEY KREGER
67680 YAQUI LN
DESERT HOT SPRINGS CA 92241

657332018
NOVAKOVIC FAMILY TRUST DATED
02/19/2021
73808 DINAH SHORE DR
PALM DESERT CA 92211

657333007
JEREMY SIMMONS
67659 YAQUI LN
DESERT HOT SPRINGS CA 92241

657333008
GILBERTO CORTES MARTINEZ
67687 YAQUI LN
DESERT HOT SPRINGS CA 92241

657333009
GREGORY MENDEZ
520 E MURRAY CANYON DR APT 417
PALM SPRINGS CA 92264

657333010
CHARLES R. BURNHAM
2701 AIRLINE DR STE K 310
METAIRIE LA 70001

657333011
TURCHAN RONALD LIVING TRUST UTD
11/30/21
68885 TORTUGA RD
CATHEDRAL CITY CA 92234

657333012
BOBBI COLVIN DUFFLE
67735 YAQUI LN
DESERT HOT SPRINGS CA 92241

657333013
JOY LORSUNG BROWN
67730 ROUNDUP DR
DESERT HOT SPRINGS CA 92241

657333014
VERLYN P. AERNI
P O BOX 34
MILL CITY OR 97360

657333015
JOSE G. ALFARO
67710 ROUNDUP DR
DESERT HOT SPRINGS CA 92241

657333016
LLOYD DEAN MIKE
67696 ROUNDUP DR
DESERT HOT SPRINGS CA 92241

657333017
ADRIAN HABANA
67682 ROUNDUP DR
DSRT HOT SPGS CA 92241

657333018
GLORIA J. DIAZ
161 WORKING RANCH
IRVINE CA 92602

657334001
KLAVDIA MARDER LIVING TRUST
12306 N POINTSETTIA PL
WEST HOLLYWOOD CA 90046

657334002
DREAM CHASERS REAL ESTATE LLC
1742 BURBURY WAY
SAN MARCOS CA 92078

657334003
RICHARD WALKER
13708 RUETTE DE PARC # E
DEL MAR CA 92014

657334004
GAINES WALTER SEPARATE PROP TRUST
DTD 2/15/18
18650 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657334005
KEITH M. FENTON
23 RIVERVIEW RD
KILLINGWORTH CT 06419

657334006
ANTHONY GORDON
18800 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657334007
CLARA N. MARTINEZ
18820 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657351042
RICARDO ALVAREZ
67650 CLUB HOUSE DR
DSRT HOT SPG CA 92340

657351044
MICHAEL EDGAR
P O BOX 23
DSRT HOT SPGS CA 92240

657351048
WESLEY SUGG
3352 E PASEO BARBARA
PALM SPRINGS CA 92262

657351064
REGINA DANIELLE BASILE
5528 EMILE ST
OMAHA NE 68106

657351066
ROBERT L. ERWIN
6 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657351071
TOWER JULIE
67638 CLUB HOUSE RD
DESERT HOT SPRINGS CA 92241

657351073
TOWER JULIE LIVING TRUST DTD 5/9/01
67638 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657351085
KENYO AMERICA INC
606 N FIRST ST
SAN JOSE CA 95112

657351086
MICHAEL EDGAR
67690 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657351088
SHUPE NORRIS JOHN LIVING TRUST DTD
06/11/24
67642 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657352002
ANITA TRUJILLO
67657 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657352003
LORENA ORELLANA OJEDA
66450 6TH ST
DESERT HOT SPRINGS CA 92240

657352004
R RESENDIZ HERNANDEZ MARCOS
67641 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657352005
MORGAN ALEXANDRA CLAIRE ELDER
630 N CRESCENT DR
BEVERLY HILLS CA 90210

657352006
TOYOOKI SONODA
395 CHESTNUT DR
EAST HILLS NY 11576

657352007
COLLEEN M. EDWARDS
18550 PAINTBRUSH TR
DSRT HOT SPG CA 92241

657352009
SCHAFER FAMILY REVOCABLE LIVING
TRUST DTD 06/12/2020
67710 HATCHET CACTUS DR
DSRT HOT SPG CA 92241

657352010
RAYMUNDO A. ZARAGOZA
PO BOX 10580
INDIO CA 92202

657352011
LORENA ORELLANA OJEDA
67639 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657364007
CRAIG R. BOHART
15402 MOTTLEY DR
LA MIRADA CA 90638

657364008
OSCAR BALDERRAMA
15990 AVENIDA MIROLA
DSRT HOT SPG CA 92240

657371001
PAMELA BROSKA
15 SCARBOROUGH WAY
RANCHO MIRAGE CA 92270

657371002
JOSE RAMON PEREZ SOTO
86404 WALLACE RD
THERMAL CA 92274

657371003
TERRAZA CONST INC
19499 WHITE SAGE TR
DESERT HOT SPRINGS CA 92241

657371004
FRANCISCA S. SERRANO
2710 CYPRESS RD
PALM SPRINGS CA 92262

657371005
VAN DE VELDE FAMILY TRUST DTD
04/26/2007
9620 GALLATIN RD
DOWNEY CA 90240

657371007
KARINA I. VILLASENOR
67854 CLUBHOUSE RD
DESERT HOT SPRINGS CA 92241

657371008
GOVANNI ARREGUIN BENITES
557 S EL CIELO RD APT 37
PALM SPRINGS CA 92264

657371009
CARLITO DIAZ
24421 ST JAMES DR
MORENO VALLEY CA 92553

657371010
TT GROUP INC
606 N 1ST ST
SAN JOSE CA 95112

657371011
ALFREDO ISAAC MARTINEZ
31015 AVENIDA DEL YERMO
CATHEDRAL CITY CA 92234

657371012
PANFILO GAMBINO
67944 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657371013
EITHEL CHAVARRIA
67964 CLUBHOUSE RD
DESERT HOT SPRINGS CA 92241

657371014
NAUL RIVERA HERRERA
67984 CLUB HOUSE
DSRT HOT SPG CA 92241

657371015
BETTY DRUMMOND
72685 BEL AIR RD
PALM DESERT CA 92260

657371017
CVCWD
P O BOX 1058
COACHELLA CA 92236

657372001
DAWN CECILIA JONES
122 RIGEL ST
PALM SPRINGS CA 92264

657372003
AMANDA NAVILLE WOO
576 N CALLE MARCUS
PALM SPRINGS CA 92262

657372004
JAY A. MAROUN
15543 SADDLEBACK RD
RIVERSIDE CA 92506

657372005
VERONICA VAZQUEZ
19125 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92241

657372007
ADRIAN RENDON
19199 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92240

657372008
FRANCISCO SANTILLANES
19231 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92241

657373001
CAROL DRIVE TRUST DATED 07/17/2019
P.O. BOX 580331
NORTH PALM SPRINGS CA 92258

657373003
MARIO E. FUENTES
19220 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92240

657373004
CASIANO CORONA PEREZ
19200 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92241

657373005
ELEAZAR MARTINEZ DURAN JOSE
30900 AVENIDA DEL PADRE
CATHEDRAL CITY CA 92234

657373006
ALMA Y. BARRIOS
19125 CHUCKWALLA TR
DSRT HOT SPG CA 92241

657373007
ROSARIO R. SAENZ
19153 CHUCKWALLA TR
DESERT HOT SPRINGS CA 92241

657373008
HENRY B. ZIMMER
19185 CHUCKWALLA TR
DESERT HOT SPRINGS CA 92241

657373009
ERIK PEREZ
19213 CHUCKWALLA TR
DSRT HOT SPG CA 92241

657373010
ADAM CARRERA
19277 CHUCKAWALLA TR
DSRT HOT SPG CA 92241

657374001
DANIEL VALDIVIA
19246 CHUCKAWALLA TR
DESERT HOT SPRINGS CA 92241

657374002
JESSICA SIFUENTES
P O BOX 1327
CATHEDRAL CY CA 92235

657374003
GLORIA D. RUIZ-JUAREZ
19184 CHUCKAWALLA TR
DSRT HOT SPG CA 92241

657374004
MARGARITO AISPURO
19152 CHUCKAWALLA TR
DESERT HOT SPRINGS CA 92241

657374005
JORGE D. MORENO ROGEL
19123 COTTONWOOD RD
DESERT HOT SPRINGS CA 92241

657374006
SILVIA Y. ROCHA
19123 COTTONWOOD DR
DESERT HOT SPRINGS CA 92240

657374007
C IVAN SANCHEZ
16110 AVENIDA MANZANA DR
DSRT HOT SPG CA 92241

657374008
MG OPERATIONS & DEV
22038 SKY MEADOW WAY
WILDOMAR CA 92595

657374009
LUIS ALEJANDRO GONZALEZ
32190 PUBELO TR UNIT B
CATHEDRAL CITY CA 92234

657374010
MARVIN RODRIGUEZ MOLINA
67680 BROKEN ARROW
DSRT HOT SPG CA 92240

657375001
SUMMER JOSEPHSON
19248 COTTONWOOD DR
DESERT HOT SPRINGS CA 92241

657375002
SANDRA CAMPA
19216 COTTONWOOD RD
DESERT HOT SPRINGS CA 92241

657375003
JUAN BENJUME
19186 COTTONWOOD DR
DESERT HOT SPRINGS CA 92240

657375004
LAURA SIBLEY
19154 COTTONWOOD RD
DSRT HOT SPG CA 92241

657375005
ALFONSO TERRAZA
19499 WHITESAGE TR
DESERT HOT SPRINGS CA 92241

657375006
MICHELE M. GARDNER
67976 20TH AVE
DSRT HOT SPG CA 92240

657430003
MARIA E. SAMANIEGO
5818 JUNIPER CREEK OR
EL PASO TX 79932

657430004
ADRIAN GUTIERREZ
19402 COTTONWOOD DR
DSRT HOT SPG CA 92241

657430005
UNIVERSITY OF JUDAISM
5000 VAN NUYS BLVD #400
SHERMAN OAKS CA 91403

657430006
JAIME CASTANEDA
2342 STACY LN
SANTA ANA CA 92706

657430007
JORGE ANTONIO R ROJAS
12853 MIRACLE HILLS
DSRT HOT SPG CA 92240

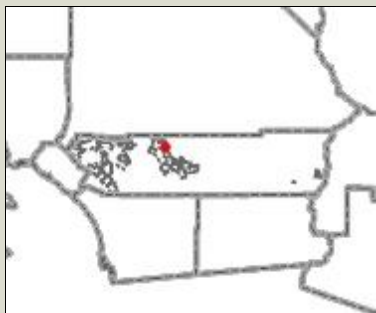
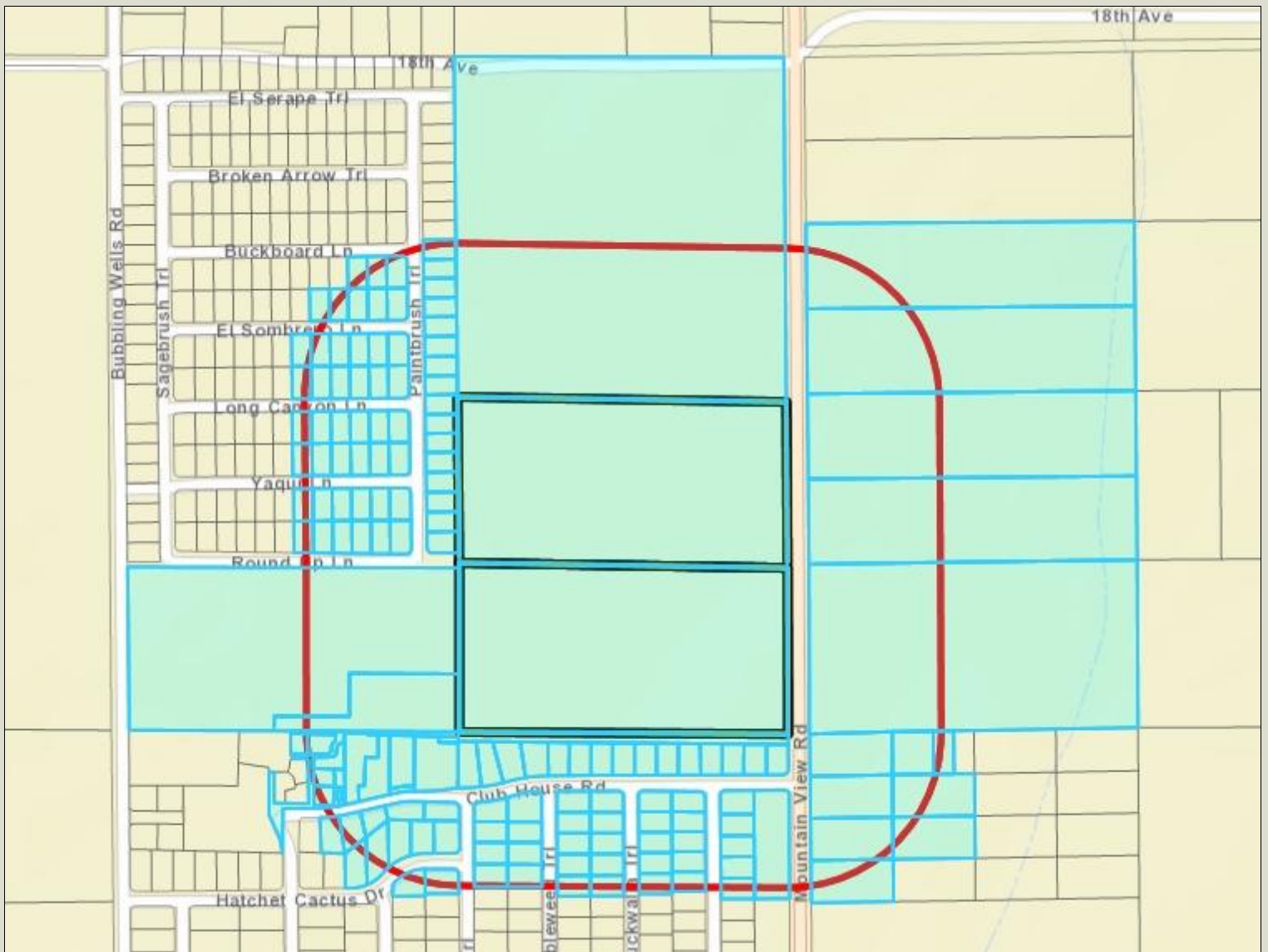
657440001
ANTONIO ROJAS
19010 MOUNTAIN VIEW RD
DESERT HOT SPRINGS CA 92241

657440003
WM WALSH ENTERPRISES
1650 NW SUNDIAL RD
TROUTDALE OR 97060

657440006
RAMON PIMENTEL
39266 CALLE POPOCA
INDIO CA 92203

657440008
JUAN FERNANDO VELASCO
30400 SAN DIEGO DR
CATHEDRAL CITY CA 92234

Riverside County GIS Mailing Labels



Legend

-  County Boundary
-  Cities
-  Parcels
-  World_Street_Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 5/18/2026 5:14:58 PM

© Riverside County RCIT



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
DIRECTOR'S HEARING REPORT**

**Agenda Item No.
4.3
(ID # 27251)
MEETING DATE:
Monday, March 31, 2025**

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 (GPA240040) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Area Plan – Applicant: Scott Taschner – Representative: Buena Vista Development c/o Jason Chen – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – APN(s): 657-300-004 and -005 – 40.0 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

PROPOSED PROJECT

Case Number(s):	FC-GPA240040 (Initiation Proceeding)
Environmental Type:	Exemption
Area Plan No.	Western Coachella Valley
Zoning Area/District:	Pass and Desert District
Supervisorial District:	Fourth District
Project Planner:	Elizabeth Mora-Rodriguez
Project APN(s):	657-300-004 and -005
Continued From:	

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (R:RR) to Medium Density Residential (CD:MDR), on two (2) parcels, totaling 40.0 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**

The two (2) parcels are located south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240040 (GPA240040).

PROJECT DATA

Land Use and Zoning:

	Specific Plan: N/A
	Specific Plan Land Use: N/A
Existing General Plan Foundation Component:	Rural (R)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (R:RR)
Proposed General Plan Land Use Designation:	Medium Density Residential (CD:MDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR)
East:	Medium Density Residential (CD:MDR) Rural Residential (R:RR)
South:	Medium Density Residential (CD:MDR)
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:	One-Family Dwellings (R-1) Controlled Development Areas (W-2)
South:	One-Family Dwellings (R-1) Controlled Development Areas (W-2)
West:	Controlled Development Areas (W-2)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**

Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Single-Family Dwellings Vacant Land
South:	Single-Family Dwellings
West:	Vacant Land

Located Within:

City's Sphere of Influence:	Yes – Desert Hot Springs
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	Yes – FEMA Zone AO
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B (15 – 45 Miles)
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Coachella
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240040) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

GPA240040 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR). The two (2) parcels are not located in a policy area.

If the initiation for GPA240040 is approved, the applicant intends to apply for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet.

Proposed Future Land Use

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**

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

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the project site for this public hearing.

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

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

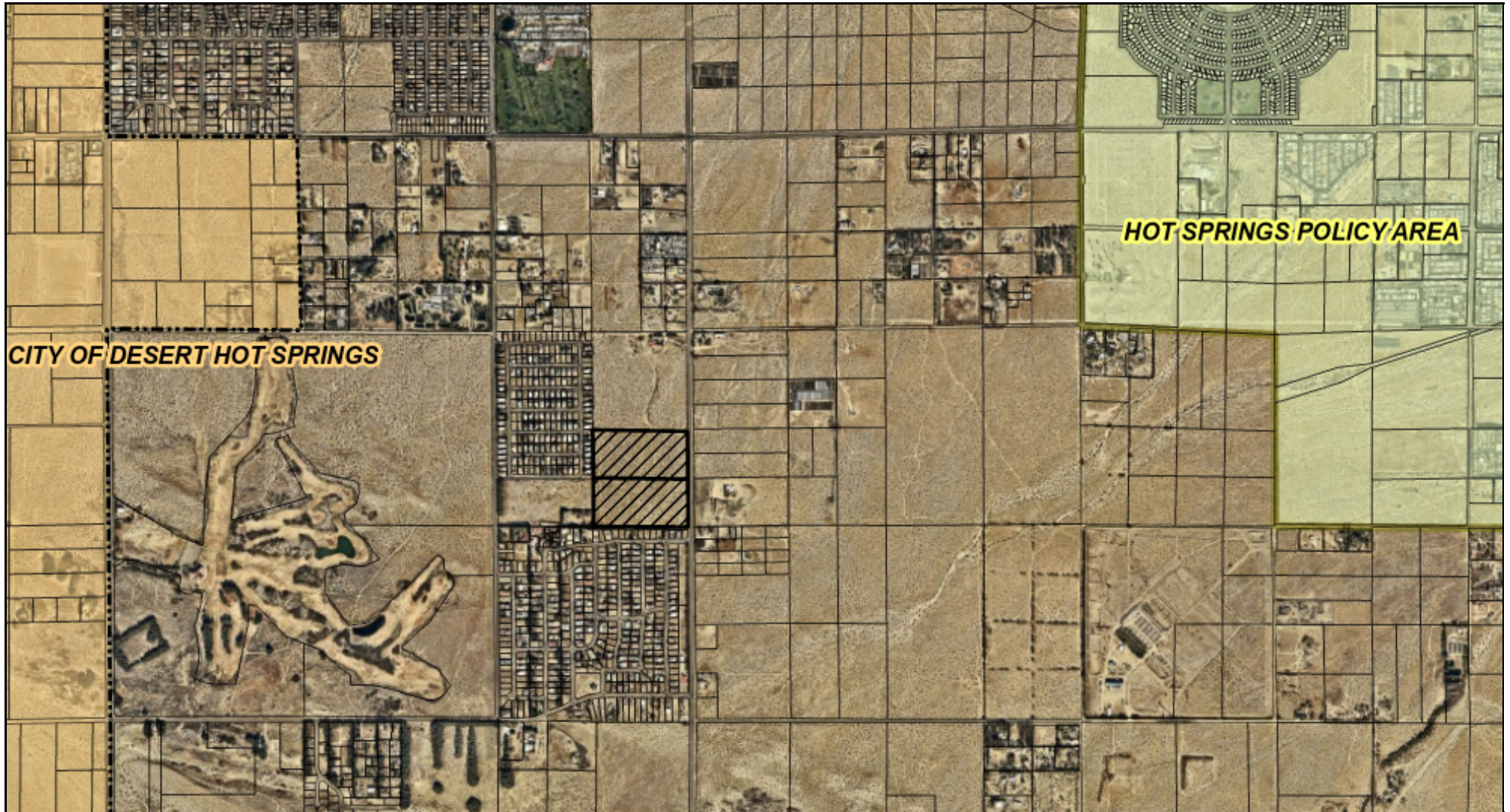
GPA240040

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

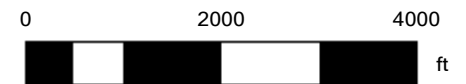
Date: 2-11-2025

District: 4

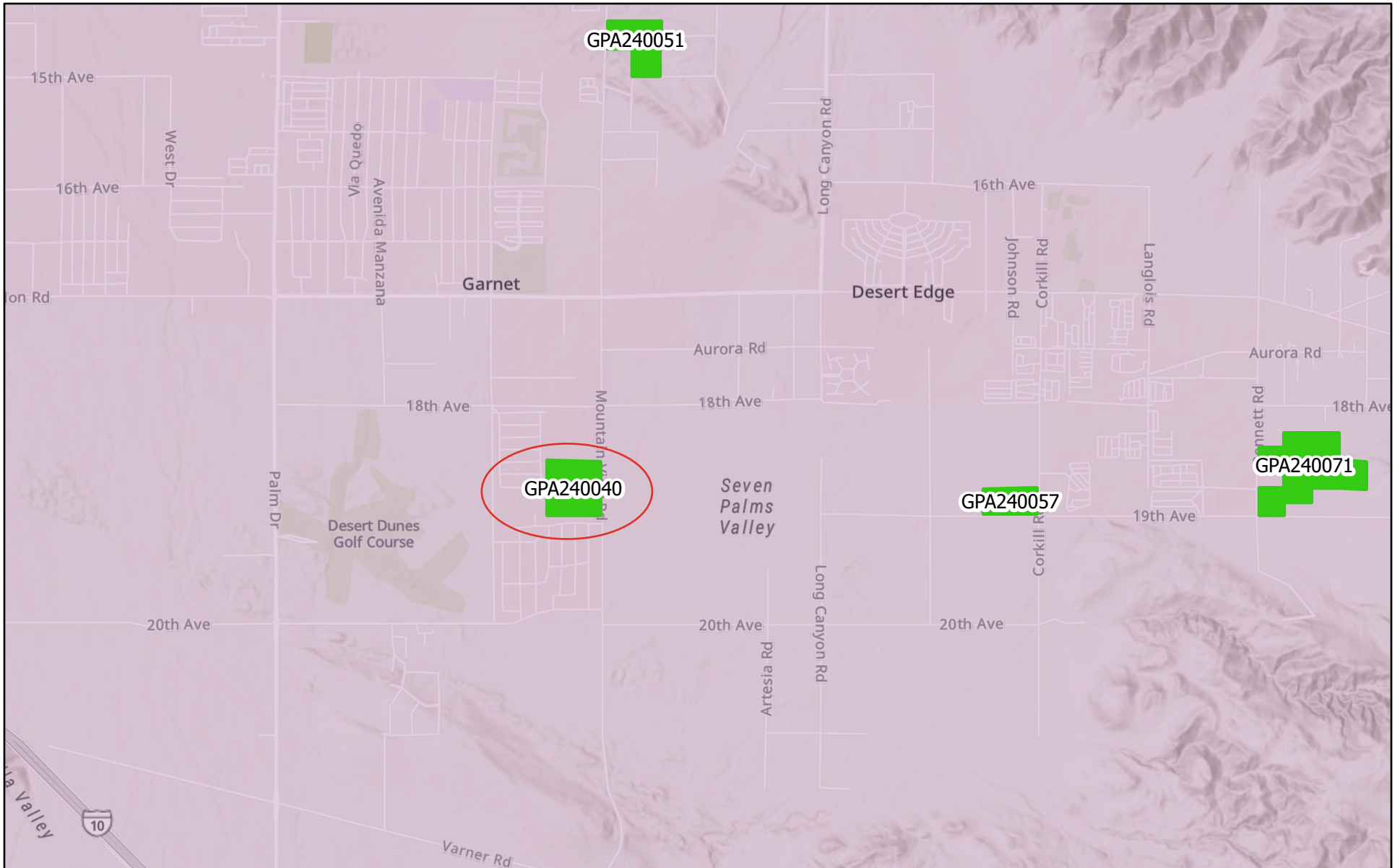


Zoning Area/District: PASS & DESERT

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

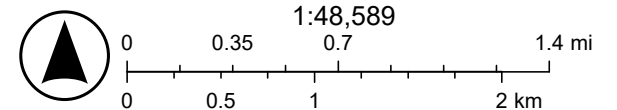


2/11/2025

FGPA Web Map Supervisor Districts - SUPERVISORIAL DISTRICTS

 Active  4

World Hillshade



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240040

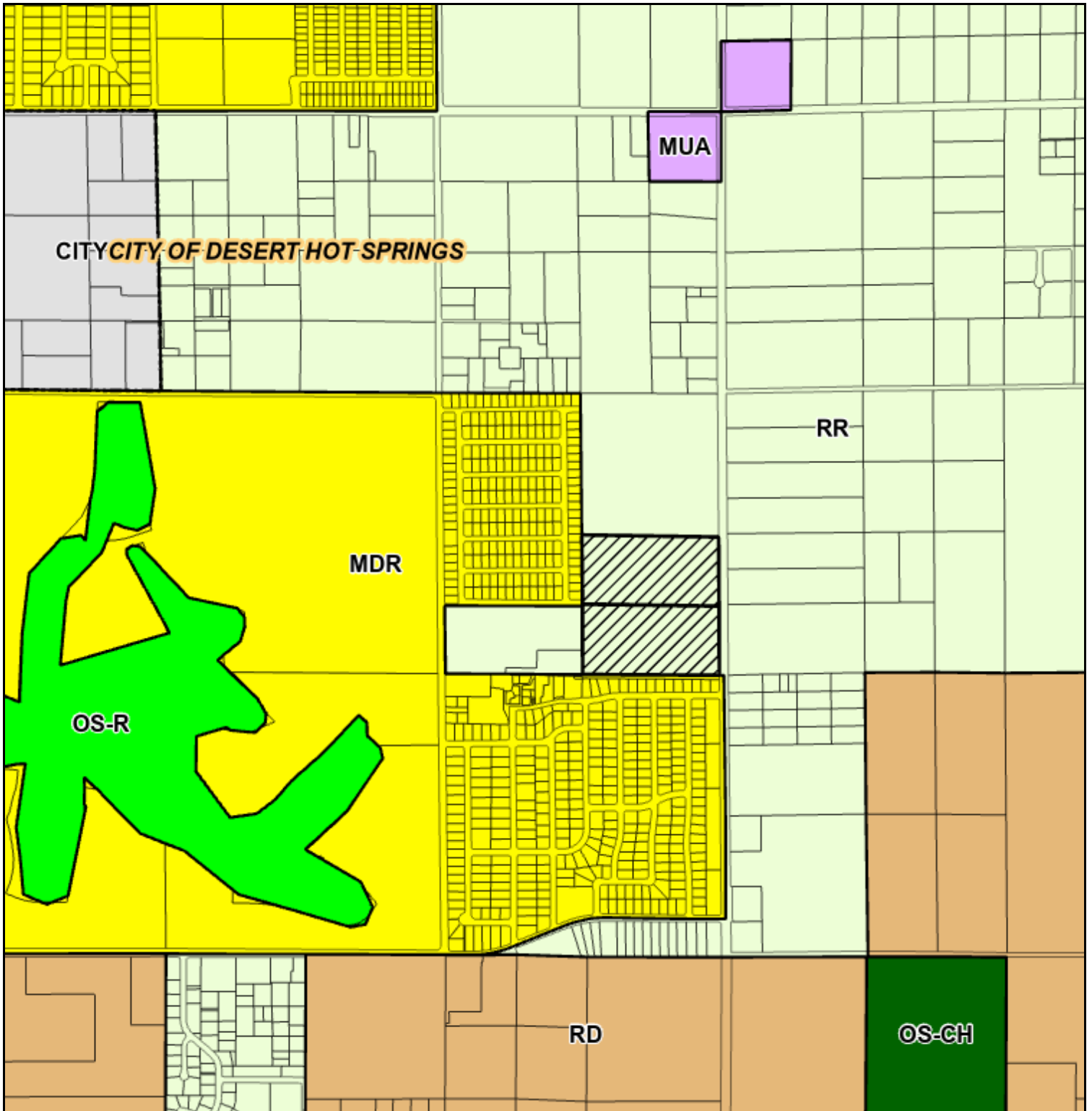
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

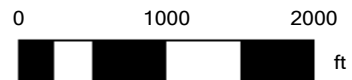
Date: 2-11-2025

Exhibit: 5



Zoning Area/District: PASS & DESERT

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240040

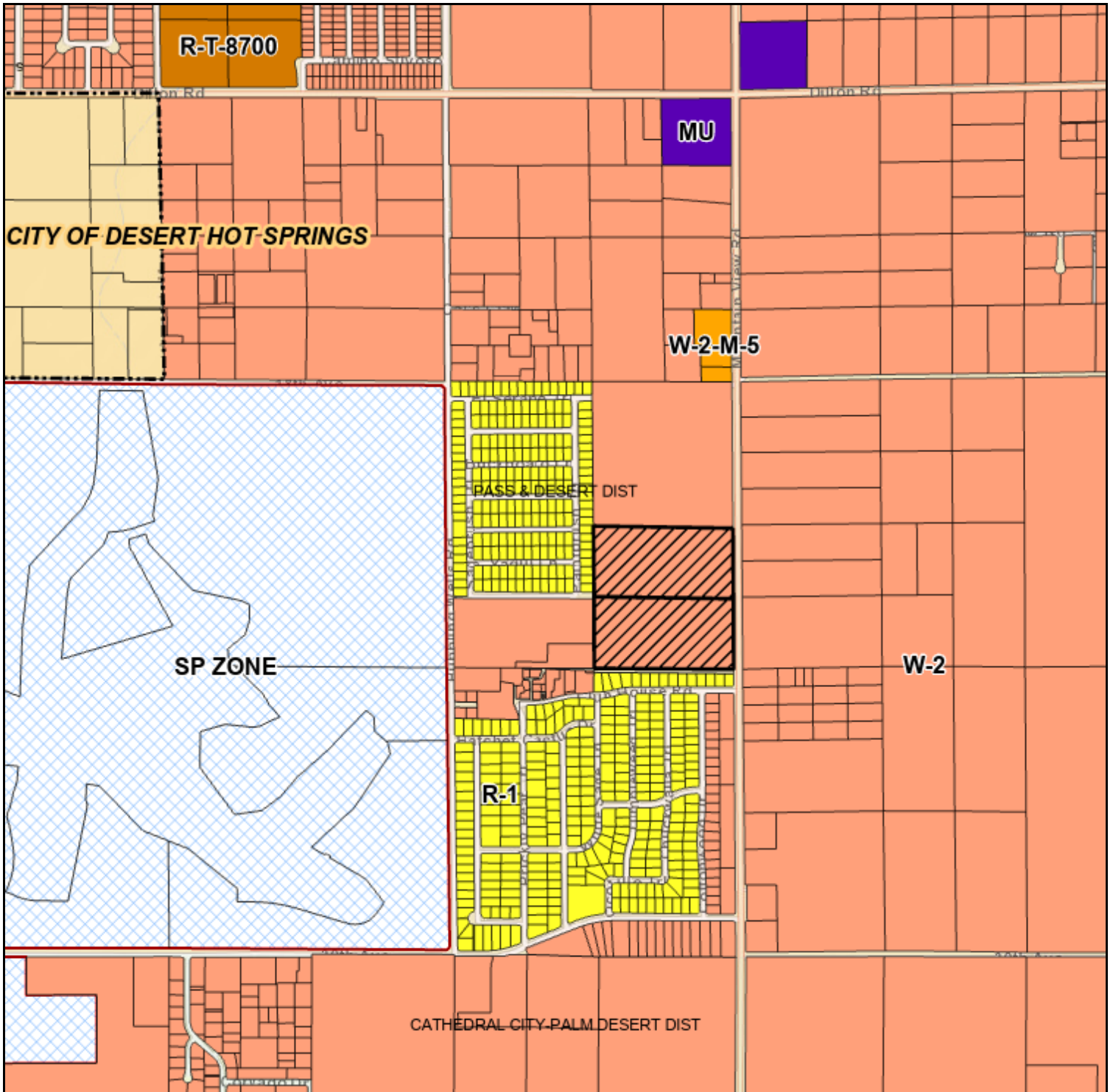
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

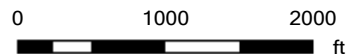
Date: 2-11-2025

Exhibit: 2

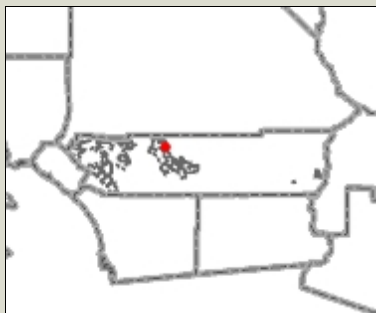
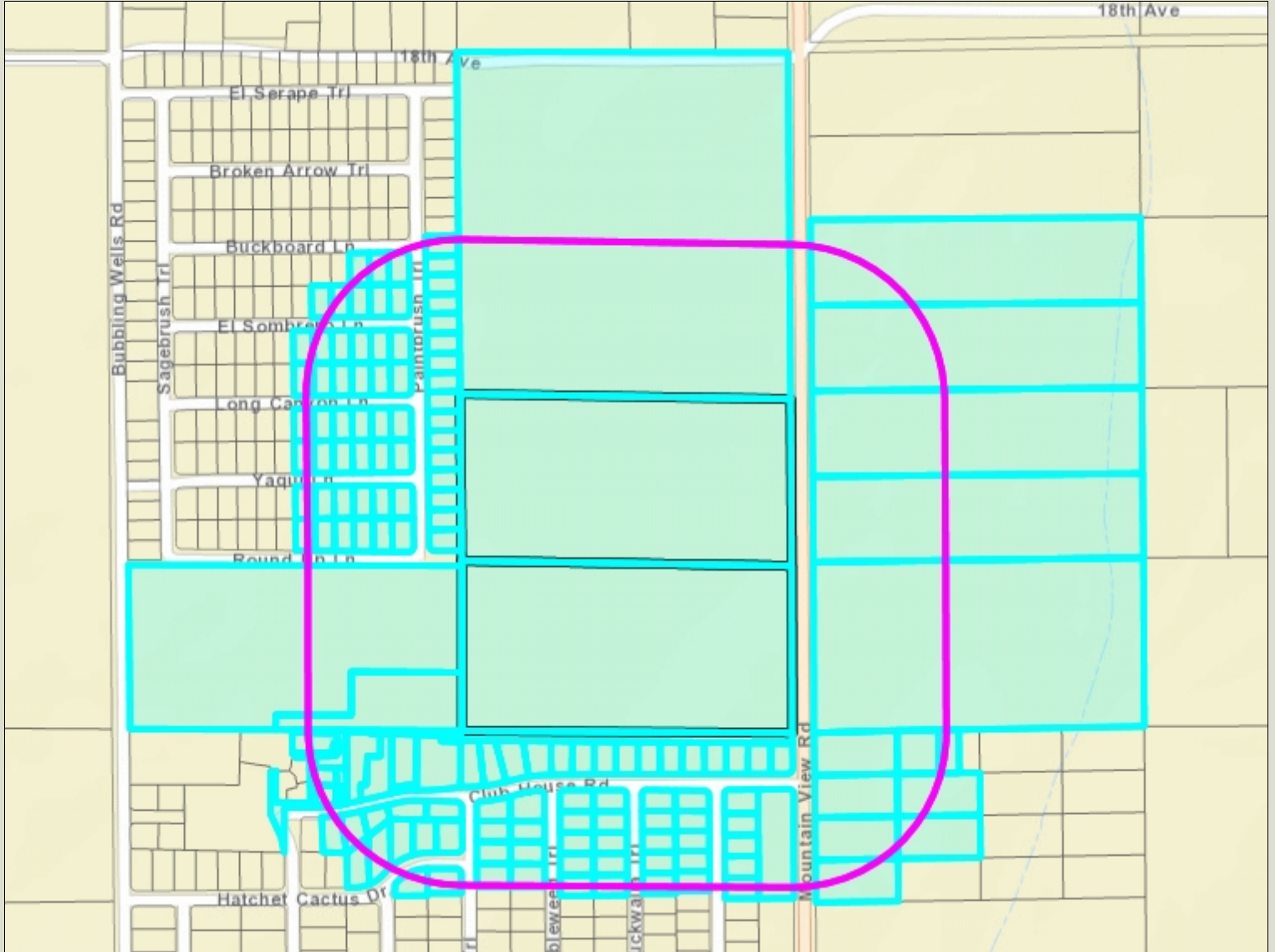


Zoning Area/District: PASS & DESERT

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



Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 2/11/2025 12:03:08 PM

© Riverside County RCIT

657300003
MOUNTAIN VIEW RANCH
18255 MOUNTAIN VIEW DR
DSRT HOT SPG CA 92241

657300004
BONAVENTURE FUND I
606 N 1ST ST
SAN JOSE CA 95112

657300009
WASHINIA
3051 E WASHINGTON BLV
LOS ANGELES CA 90023

657322010
LOGAN A. ROSE
3686 CANON BLV
ALTADENA CA 91001

657322011
WONDERFUL FOUNDATION
65072 MESA AVE
DESERT HOT SPRINGS CA 92240

657322012
ANDRES ORELLANA
PO BOX 12644
PALM DESERT CA 92255

657322013
CYNTHIA E. GUTIERREZ
43791 SMURR ST
INDIO CA 92201

657322014
TIMOTHY LEWIS SIMPSON
1914 6TH AVE
LOS ANGELES CA 90018

657322015
SHERYL LYNNE JONES
67690 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92241

657322016
SPAULDING CUMMINGS
13217 JAMBOREE RD # 180
TUSTIN CA 92782

657322017
GARY NICHOLAS ELTAGONDE
67646 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92240

657323007
MICHAEL WILLIAM BECK
67609 EL SOMBRERO LN
DSRT HOT SPG CA 92241

657323008
LAURA A. JACKSON
67613 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92241

657323009
JAVIER SOTELO
45607 INDIAN RIVER RD
INDIO CA 92201

657323010
KIMBERLY K. REA
67681 EL SOMBRERO LN
DSRT HOT SPG CA 92241

657323011
GABRIEL DURAN
67719 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92241

657323012
MOISES ANGUIANO GARCIA
18075 LANGLOIS RD # 74
DESERT HOT SPRINGS CA 92241

657323013
67730 LONG CANYON TRUST DATED
3/26/2018
PO BOX 401
DESERT HOT SPRINGS CA 92240

657323014
LABONGE TIMOTHY & MEGHAN
REVOCABLE TRUST DTD 09/05/24
67708 LONG CANYON LN
DSRT HOT SPG CA 92241

657323015
CACTUS CANYON RANCH
67686 LONG CANYON LN
DSRT HOT SPG CA 92241

657323016
FAITH REVOCABLE LIVING TRUST DTD
02/17/00
10906 W WILLOWBROOK DR
SUN CITY AZ 85373

657323017
JINJAE CHOI
3718 TOLAND WAY
LOS ANGELES CA 90065

657323018
LUCAS MARK A LIVING TRUST DTD
8/25/22
1600B SW DASH PT RD STE 305
FEDERAL WAY WA 98023

657324001
GOLDMAN RONALD REVOCABLE TRUST
10/19/2023
18440 PAINTBRUSH TR
DESERT HOT SPRINGS CA 92240

657324002
LESLIE O. BELSMA
1786 WASHINGTON WY
VENICE CA 90291

657324003
COLLEEN EDWARDS
18520 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657324004
COLLEEN M. EDWARDS TRUST DATED
6/18/2016
18550 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657324005
MILLER ANNA MARIE LIVING TRUST
DATED 04/09/2019
18570 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657324006
LUIS ALFONSO BARBA HURTADO
2700 E MESQUITE AVE # A4
PALM SPRINGS CA 92264

657324007
JUAN CASTILLO
18620 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657324008
WALTER D. GAINES
18650 PAINTBRUSH TRAIL
DESERT HOT SPRINGS CA 92241

657332007
RACHEL WATERS
9830 RESEDA BLVD APT 106
NORTHRIDGE CA 91324

657332008
JENICA MAGDAS
8841 RENDON DR
ANCHORAGE AK 99507

657332009
MISAEEL RAMIREZ GARCIA
2765 OHARA CYN RD
SANTA PAULA CA 93060

657332010
M ARCH
3983 ALDER AVE
CARLSBAD CA 92008

657332011
JOSEPH JAMES ADAIR
67709 LONG CANYON LN
DESERT HOT SPRINGS CA 92240

657332012
ARAKSYA TAMAZYAN
67725 LONG CANYON LN
DSRT HOT SPG CA 92241

657332013
ANGEL ANTONIO TORRES
18735 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657332014
GEORGIA ANN WELPMAN
67720 YAQUI LN
DESERT HOT SPRINGS CA 92241

657332015
PEMBROKE MAMIE ESTATE OF
68885 TORTUGA RD
CATHEDRAL CITY CA 92234

657332016
JULIA ASHLEY KREGER
67680 YAQUI LN
DESERT HOT SPRINGS CA 92241

657332018
NOVAKOVIC FAMILY TRUST DATED
02/19/2021
73808 DINAH SHORE DR
PALM DESERT CA 92211

657333007
JEREMY SIMMONS
67659 YAQUI LN
DESERT HOT SPRINGS CA 92241

657333008
GILBERTO CORTES MARTINEZ
67687 YAQUI LN
DESERT HOT SPRINGS CA 92241

657333009
GREGORY MENDEZ
520 E MURRAY CANYON DR APT 417
PALM SPRINGS CA 92264

657333010
CHARLES R. BURNHAM
2701 AIRLINE DR STE K 310
METAIRIE LA 70001

657333012
BOBBI COLVIN DUFFLE
67735 YAQUI LN
DESERT HOT SPRINGS CA 92241

657333013
JOY LORSUNG BROWN
67730 ROUNDUP DR
DESERT HOT SPRINGS CA 92241

657333014
VERLYN P. AERNI
P O BOX 34
MILL CITY OR 97360

657333015
JOSE G. ALFARO
67710 ROUNDUP DR
DESERT HOT SPRINGS CA 92241

657333016
LLOYD DEAN MIKE
67696 ROUNDUP DR
DESERT HOT SPRINGS CA 92241

657333017
ADRIAN HABANA
67682 ROUNDUP DR
DSRT HOT SPGS CA 92241

657333018
GLORIA J. DIAZ
161 WORKING RANCH
IRVINE CA 92602

657334001
KLAVDIA MARDER LIVING TRUST
12306 N POINTSETTIA PL
WEST HOLLYWOOD CA 90046

657334002
DREAM CHASERS REAL ESTATE LLC
1742 BURBURY WAY
SAN MARCOS CA 92078

657334003
RICHARD WALKER
13708 RUETTE DE PARC # E
DEL MAR CA 92014

657334004
GAINES WALTER SEPARATE PROP
TRUST DTD 2/15/18
18650 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657334005
KEITH M. FENTON
23 RIVERVIEW RD
KILLINGWORTH CT 06419

657334006
ANTHONY GORDON
18800 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657334007
CLARA N. MARTINEZ
18820 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657351042
RICARDO ALVAREZ
67650 CLUB HOUSE DR
DSRT HOT SPG CA 92340

657351044
MICHAEL EDGAR
P O BOX 23
DSRT HOT SPGS CA 92240

657351048
WESLEY SUGG
3352 E PASEO BARBARA
PALM SPRINGS CA 92262

657351064
REGINA DANIELLE BASILE
5528 EMILE ST
OMAHA NE 68106

657351066
ROBERT L. ERWIN
6 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657351071
TOWER JULIE
67638 CLUB HOUSE RD
DESERT HOT SPRINGS CA 92241

657351073
TOWER JULIE LIVING TRUST DTD 5/9/01
67638 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657351085
KENYO AMERICA INC
606 N FIRST ST
SAN JOSE CA 95112

657351086
MICHAEL EDGAR
67690 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657351088
SHUPE NORRIS JOHN LIVING TRUST
DTD 06/11/24
67642 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657352002
ANITA TRUJILLO
67657 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657352003
LORENA ORELLANA OJEDA
66450 6TH ST
DESERT HOT SPRINGS CA 92240

657352004
R RESENDIZ HERNANDEZ MARCOS
67641 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657352005
MORGAN ALEXANDRA CLAIRE ELDER
630 N CRESCENT DR
BEVERLY HILLS CA 90210

657352006
TOYOOKI SONODA
395 CHESTNUT DR
EAST HILLS NY 11576

657352007
COLLEEN M. EDWARDS
18550 PAINTBRUSH TR
DSRT HOT SPG CA 92241

657352009
SCHAFER FAMILY REVOCABLE LIVING
TRUST DTD 06/12/2020
67710 HATCHET CACTUS DR
DSRT HOT SPG CA 92241

657352010
PEDRO AVALOS GUZMAN
31855 DATE PALM DR # 3-156
CATHEDRAL CITY CA 92234

657352011
LORENA ORELLANA OJEDA
67639 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657364007
CRAIG R. BOHART
15402 MOTTLEY DR
LA MIRADA CA 90638

657364008
OSCAR BALDERRAMA
15990 AVENIDA MIROLA
DSRT HOT SPG CA 92240

657371001
PAMELA BROSKA
15 SCARBOROUGH WAY
RANCHO MIRAGE CA 92270

657371002
JOSE RAMON PEREZ SOTO
86404 WALLACE RD
THERMAL CA 92274

657371003
HANNELORE BARRETT
67780 CLUBHOUSE RD
DESERT HOT SPRINGS CA 92241

657371004
FRANCISCA S. SERRANO
2710 CYPRESS RD
PALM SPRINGS CA 92262

657371005
VAN DE VELDE FAMILY TRUST DTD
04/26/2007
9620 GALLATIN RD
DOWNEY CA 90240

657371007
KARINA I. VILLASENOR
67854 CLUBHOUSE RD
DESERT HOT SPRINGS CA 92241

657371008
GOVANNI ARREGUIN BENITES
557 S EL CIELO RD APT 37
PALM SPRINGS CA 92264

657371009
CARLITO DIAZ
24421 ST JAMES DR
MORENO VALLEY CA 92553

657371010
TT GROUP INC
606 N 1ST ST
SAN JOSE CA 95112

657371011
ALFREDO ISAAC MARTINEZ
31015 AVENIDA DEL YERMO
CATHEDRAL CITY CA 92234

657371012
PANFILO GAMBINO
67944 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657371013
EITHEL CHAVARRIA
67964 CLUBHOUSE RD
DESERT HOT SPRINGS CA 92241

657371014
NAUL RIVERA HERRERA
67984 CLUB HOUSE
DSRT HOT SPG CA 92241

657371015
BETTY DRUMMOND
72685 BEL AIR RD
PALM DESERT CA 92260

657371017
CVCWD
P O BOX 1058
COACHELLA CA 92236

657372001
DAWN CECILIA JONES
122 RIGEL ST
PALM SPRINGS CA 92264

657372002
ALFONSO TERRAZA
19499 WHITE SAGE TR
DESERT HOT SPRINGS CA 92240

657372003
AMANDA NAVILLE WOO
576 N CALLE MARCUS
PALM SPRINGS CA 92262

657372004
JAY A. MAROUN
15543 SADDLEBACK RD
RIVERSIDE CA 92506

657372005
VERONICA VAZQUEZ
19125 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92241

657372007
ADRIAN RENDON
19199 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92240

657372008
FRANCISCO SANTILLANES
19231 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92241

657373001
CAROL DRIVE TRUST DATED 07/17/2019
P.O. BOX 580331
NORTH PALM SPRINGS CA 92258

657373003
MARIO E. FUENTES
19220 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92240

657373004
CASIANO CORONA PEREZ
19200 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92241

657373005
ELEAZAR MARTINEZ DURAN JOSE
30900 AVENIDA DEL PADRE
CATHEDRAL CITY CA 92234

657373006
ALMA Y. BARRIOS
19125 CHUCKWALLA TR
DSRT HOT SPG CA 92241

657373007
ROSARIO R. SAENZ
19153 CHUCKWALLA TR
DESERT HOT SPRINGS CA 92241

657373008
HENRY B. ZIMMER
19185 CHUCKWALLA TR
DESERT HOT SPRINGS CA 92241

657373009
ERIK PEREZ
19213 CHUCKWALLA TR
DSRT HOT SPG CA 92241

657373010
ADAM CARRERA
19277 CHUCKAWALLA TR
DSRT HOT SPG CA 92241

657374001
DANIEL VALDIVIA
19246 CHUCKAWALLA TR
DESERT HOT SPRINGS CA 92241

657374002
JESSICA SIFUENTES
P O BOX 1327
CATHEDRAL CY CA 92235

657374003
GLORIA D. RUIZ-JUAREZ
19184 CHUCKAWALLA TR
DSRT HOT SPG CA 92241

657374004
MARGARITO AISPURO
19152 CHUCKAWALLA TR
DESERT HOT SPRINGS CA 92241

657374005
JORGE D. MORENO ROGEL
19123 COTTONWOOD RD
DESERT HOT SPRINGS CA 92241

657374006
SILVIA Y. ROCHA
19123 COTTONWOOD DR
DESERT HOT SPRINGS CA 92240

657374007
C IVAN SANCHEZ
16110 AVENIDA MANZANA DR
DSRT HOT SPG CA 92241

657374008
MG OPERATIONS & DEV
22038 SKY MEADOW WAY
WILDOMAR CA 92595

657374009
LUIS ALEJANDRO GONZALEZ
32190 PUBELO TR UNIT B
CATHEDRAL CITY CA 92234

657374010
MARVIN RODRIGUEZ MOLINA
67680 BROKEN ARROW
DSRT HOT SPG CA 92240

657375001
SUMMER JOSEPHSON
19248 COTTONWOOD DR
DESERT HOT SPRINGS CA 92241

657375002
SANDRA CAMPA
19216 COTTONWOOD RD
DESERT HOT SPRINGS CA 92241

657375003
JUAN BENJUME
19186 COTTONWOOD DR
DESERT HOT SPRINGS CA 92240

657375004
LAURA SIBLEY
19154 COTTONWOOD RD
DSRT HOT SPG CA 92241

657375005
ALFONSO TERRAZA
19499 WHITESAGE TR
DESERT HOT SPRINGS CA 92241

657375006
MICHELE M. GARDNER
67976 20TH AVE
DSRT HOT SPG CA 92240

657430003
MARIA E. SAMANIEGO
5818 JUNIPER CREEK OR
EL PASO TX 79932

657430004
ADRIAN GUTIERREZ
19402 COTTONWOOD DR
DSRT HOT SPG CA 92241

657430005
UNIVERSITY OF JUDAISM
15600 MULHOLLAND
LOS ANGELES CA 90077

657430006
JAIME CASTANEDA
2342 STACY LN
SANTA ANA CA 92706

657430007
JORGE ANTONIO R ROJAS
12853 MIRACLE HILLS
DSRT HOT SPG CA 92240

657440001
ANTONIO ROJAS
19010 MOUNTAIN VIEW RD
DESERT HOT SPRINGS CA 92241

657440003
WM WALSH ENTERPRISES
1650 NW SUNDIAL RD
TROUTDALE OR 97060

657440005
IGNACIO CHAVEZ
31085 SAN YSIDRO
CATHEDRAL CY CA 92234

657440006
RAMON PIMENTEL
39266 CALLE POPOCA
INDIO CA 92203

657440008
JUAN FERNANDO VELASCO
30400 SAN DIEGO DR
CATHEDRAL CITY CA 92234



*John E. Hildebrand,
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supplemental Memorandum

4.3

DATE: March 31, 2025
TO: Riverside County Planning Director
FROM: Elizabeth Mora-Rodriguez, Project Planner
RE: March 31, 2025, Director's Hearing
ITEM: 4.3 – Initiation of Foundation Component General Plan Amendment No. 240040 (GPA240040) – Letter of Opposition

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

Thank you.

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 of 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 nonexistent. 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.**

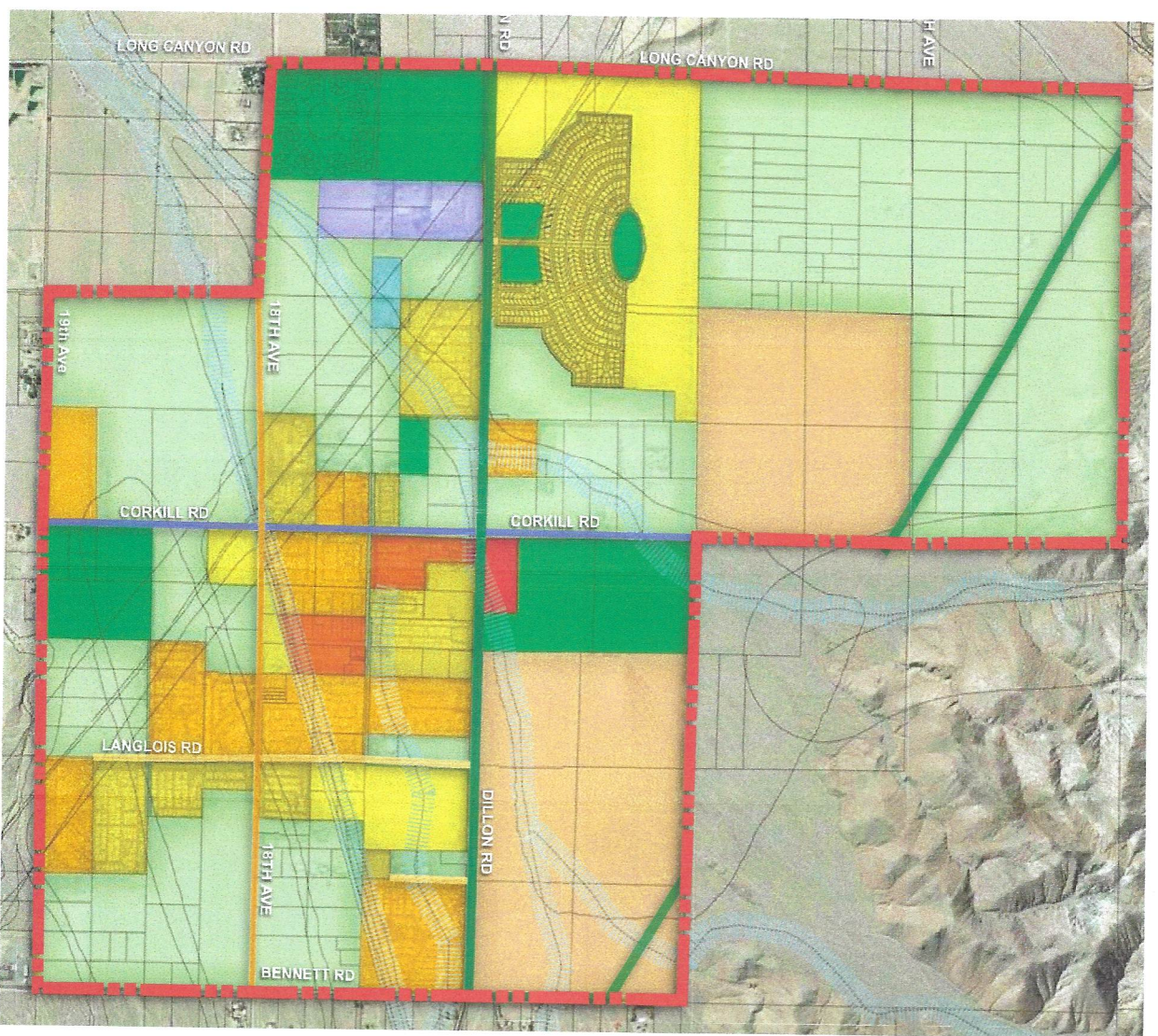
To add to the map confusion, three Water Districts converge in Desert Edge – Mission Springs, CVWD and DWA. There is one wastewater treatment facility for Dillon Estates and Desert Crest Country Club). The remaining 23 resorts rely on septic systems, as do industries and private properties. Before 2009, MSWD was actively involved at DECC meetings, with proposals for sewer pump station – that too fizzled out. The health risks of e-coli form 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)

LEGEND

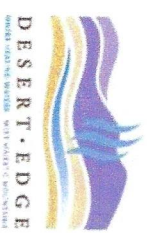
-  Industrial - Light
-  Public Facilities
-  Commercial Retail
-  Open Space - Recreation
-  Rural Desert (10 Ac Min)
-  Rural Residential (5 Acre Min)
-  Residential - Medium Density (2-5 D.U./acre)
-  Residential - Medium High Density (5-8 D.U./acre)
-  Residential - High Density (8-14 D.U./acre)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



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

Exhibit 17 | Land-Use Plan

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 Cortall 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.

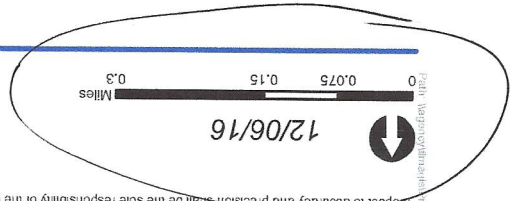
It is important to note that as these guidelines are written, the County's General Plan Update is in progress, with anticipated adoption prior to 2010. While details may change, it is logical to assume that the existing Area Plan policies will be maintained, but with greater emphasis on clustered development,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



Attachment 2

Attachment 3

DESERT EDGE / SOUTHEAST
DESERT HOT SPRINGS COMMUNITY
NEIGHBORHOODS



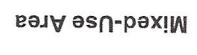
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.

WESTERN COACHELLA VALLEY
AREA PLAN

Figure 3C

has in 2016 Environmental Impact Report

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



Mixed-Use Area

COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:

MUA NEIGHBORHOODS:

Desert Edge not shown 2011 LDRAP
Source: Riverside County



Attachment 3b



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 (MUs) 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.

- 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.

East of Dillon Roads

Mountain View - Dillon

parcels

Western Coachella Valley Area Plan

Desert Edge - 5E
DHS - 2
DHS - 2

WCVAP 2021

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

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.

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

Desert Edge

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.

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

*Focus = 2 parcels
Policy:*

Highest Density Residential

2 parcels

20 acres total, not in Desert Edge

Project Map

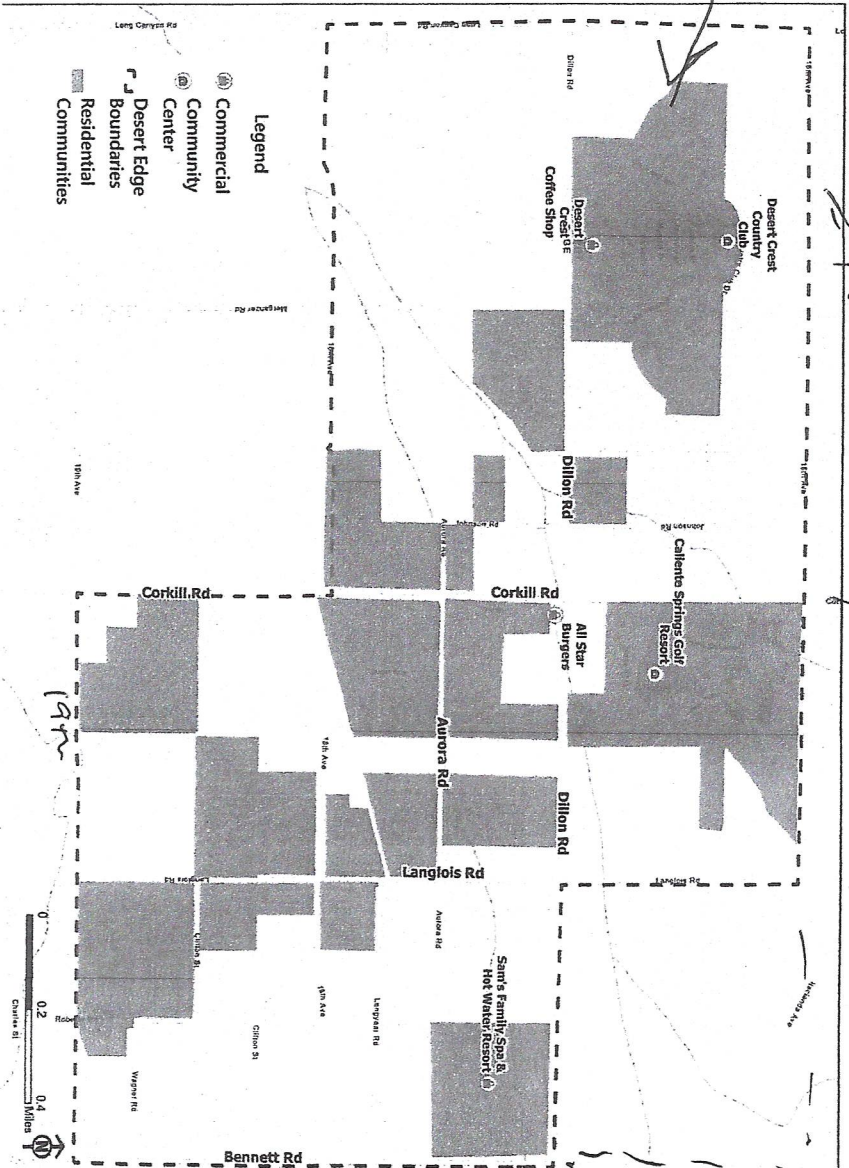
The Desert Edge community is located northeast of the City of Palm Springs, between Interstate 10 and the western foothills of Joshua Tree National Park. The community's boundaries consist of:

- 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

Not the same

Ornithologist's Hacienda

3/11/25 DEC 2024



Mobility Plan (ATP)

Project Timeline



Spring 2024

Winter 2024

Existing Conditions

Design and Development

Draft Mobility Plan

Final Mobility Plan

Summer/Fall 2024

Spring 2025

Source: 2023 Tigerlines Census-Designated Boundaries

Not our boundaries

begin 2023

Attachment #4



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

(ID # 28177)

MEETING DATE:

Wednesday, July 16, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 (GPA240040) – Applicant: Scott Taschner – Representative: Buena Vista Development c/o Jason Chen – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Area Plan – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: South of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 sq. ft. 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 GPA240040 is initiated by the Board of Supervisors. APN(s): 657-300-004 and -005 – 38.8 Gross Acres – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240040 (Initiation Proceeding)
Environmental Type:	Exemption
Area Plan No.	Western Coachella Valley
Zoning Area/District:	Pass and Desert District
Supervisorial District:	Fourth District
Project Planner:	Elizabeth Mora-Rodriguez
Project APN(s):	657-300-004 and -005
Continued From:	



John Hildebrand, Planning Director 7/9/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site’s Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (R: RR) to Medium Density Residential (CD: MDR), on two (2) parcels, totaling 38.8 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The two (2) parcels are located south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View 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. 240040 (GPA240040).

PROJECT DATA

Land Use and Zoning:

	Specific Plan:	N/A
	Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:		Rural (R)
Proposed General Plan Foundation Component:		Community Development (CD)
Existing General Plan Land Use Designation:		Rural Residential (CD: RR)
Proposed General Plan Land Use Designation:		Community Development (CD: MDR)
	Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses		
	North:	Rural Residential (CD: RR)
	East:	Medium Density Residential (CD: MDR) Rural Residential (CD: RR)
	South:	Medium Density Residential (CD: MDR)
	West:	Rural Residential (CD: RR)
	Existing Zoning Classification:	Controlled Development Areas (W-2)
	Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications		
	North:	Controlled Development Areas (W-2)
	East:	One-Family Dwellings (R-1) Controlled Development Areas (W-2)
	South:	One-Family Dwellings (R-1) Controlled Development Areas (W-2)
	West:	Controlled Development Areas (W-2)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Single-Family Dwellings Vacant Land
South:	Single-Family Dwellings
West:	Vacant Land

Located Within:

City's Sphere of Influence:	Yes – Desert Hot Springs
Community Service Area (“CSA”):	Yes – 152
Special Flood Hazard Zone:	Yes – FEMA Zone AO
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B (15 – 45 Miles)
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Coachella
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No
Environmental Justice (“EJ”) Community	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240040) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

GPA240040 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR). The two (2) parcels are not located in a policy area.

PROJECT SITE

If the initiation for GPA240040 is approved, the applicant intends to apply for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet.

Proposed Future Land Use

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the project site for this public hearing.

Five (5) comments were received to date. Comments against indicated that the area faces numerous challenges, including poor roads, a dangerous access road, poor traffic flow, and its designation as a flood zone. Furthermore, the site is considered premature for development, with concerns about species at risk and the unsuitability of small lots. There is also a strong sentiment against high-density zoning, and the historical nature of the area necessitates preservation, indicating that no new housing is needed.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240040 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 three (3) members of the public provided public testimony.

Of the public comments received, four (4) of the comments were in opposition citing poor roads, no housing is needed in this area, premature for the site, dangerous access road, species are at risk, small lots do not make sense, poor traffic, historical area needs to be preserved, flood zone, no to high density zoning. No comments were in favor or neutral about the initiation of General Plan Amendment.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The Committee discussed the project. The issues that were discussed were poor traffic and the impact on the area with additional housing. The final result of the Committee's discussion of the initiation is provided below.

Support:

Against: 2nd District

Neutral:

Not Present: 1st, 3rd, 4th, and 5th Districts

Abstain:

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

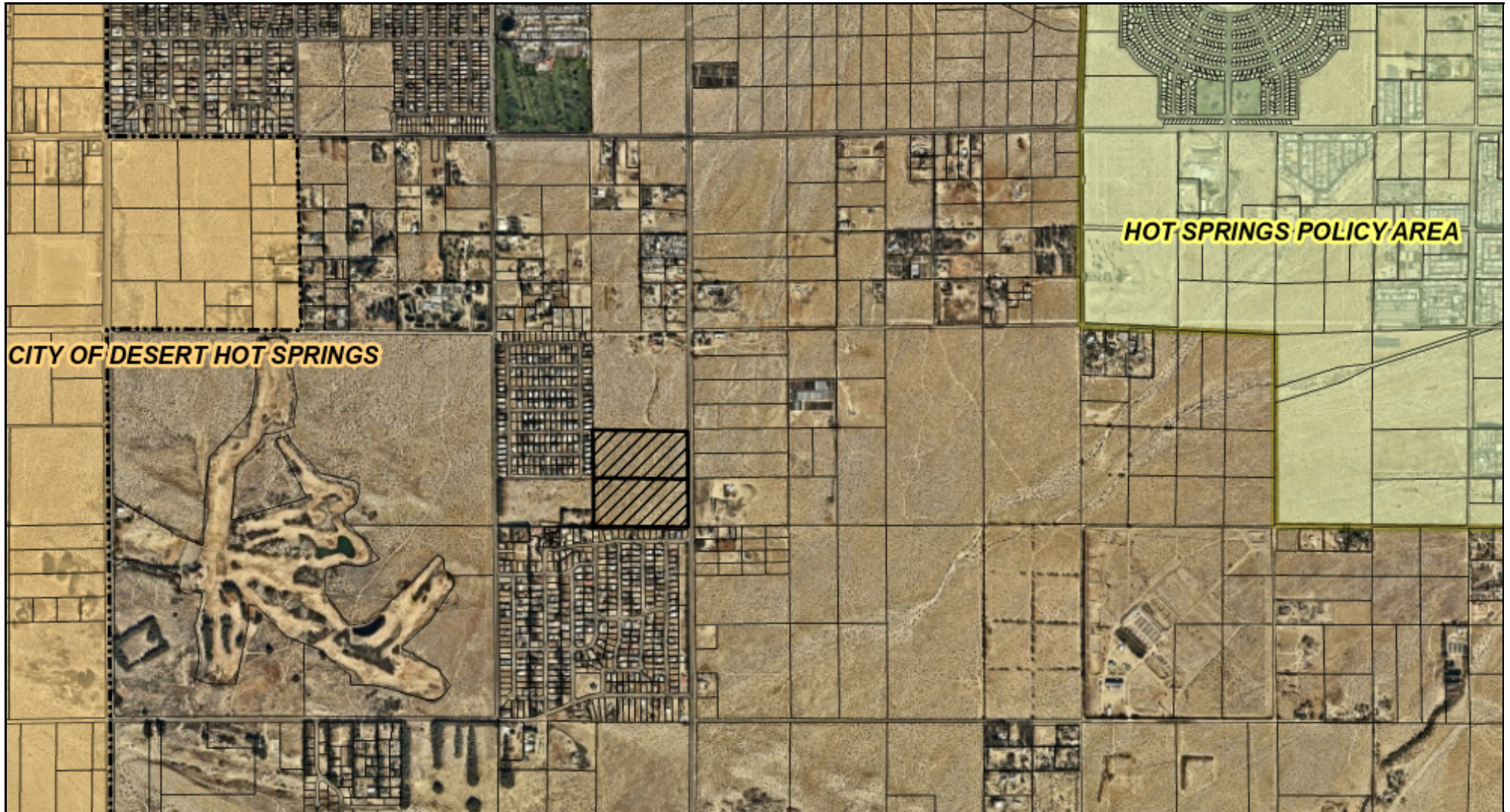
GPA240040

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

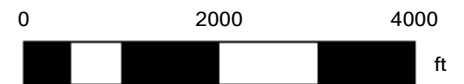
Date: 2-11-2025

District: 4

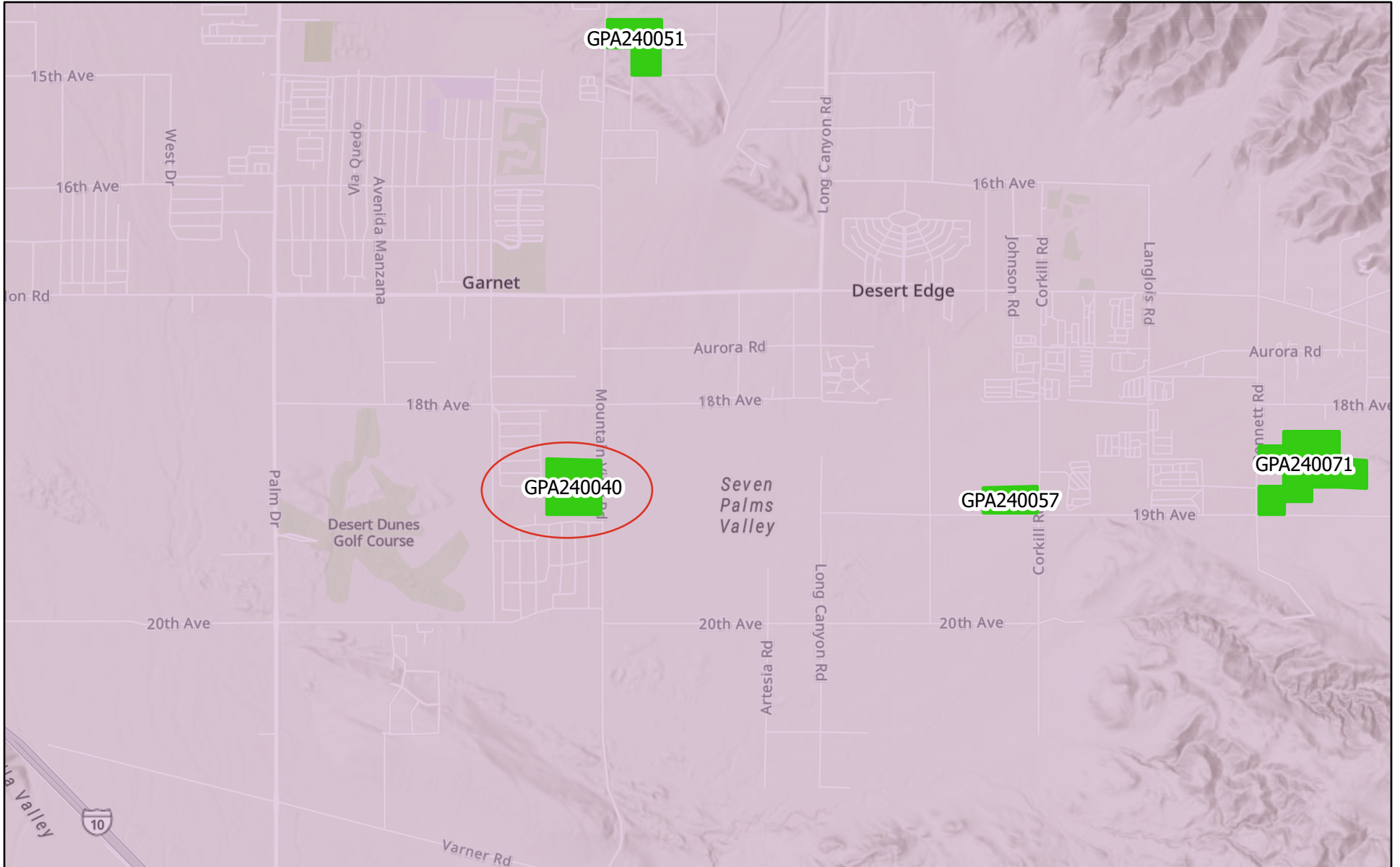


Zoning Area/District: PASS & DESERT

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

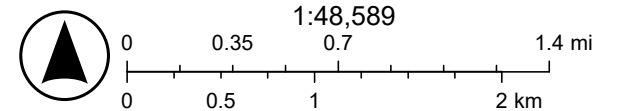


2/11/2025

FGPA Web Map Supervisor Districts - SUPERVISORIAL DISTRICTS

 Active  4

World Hillshade



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240040

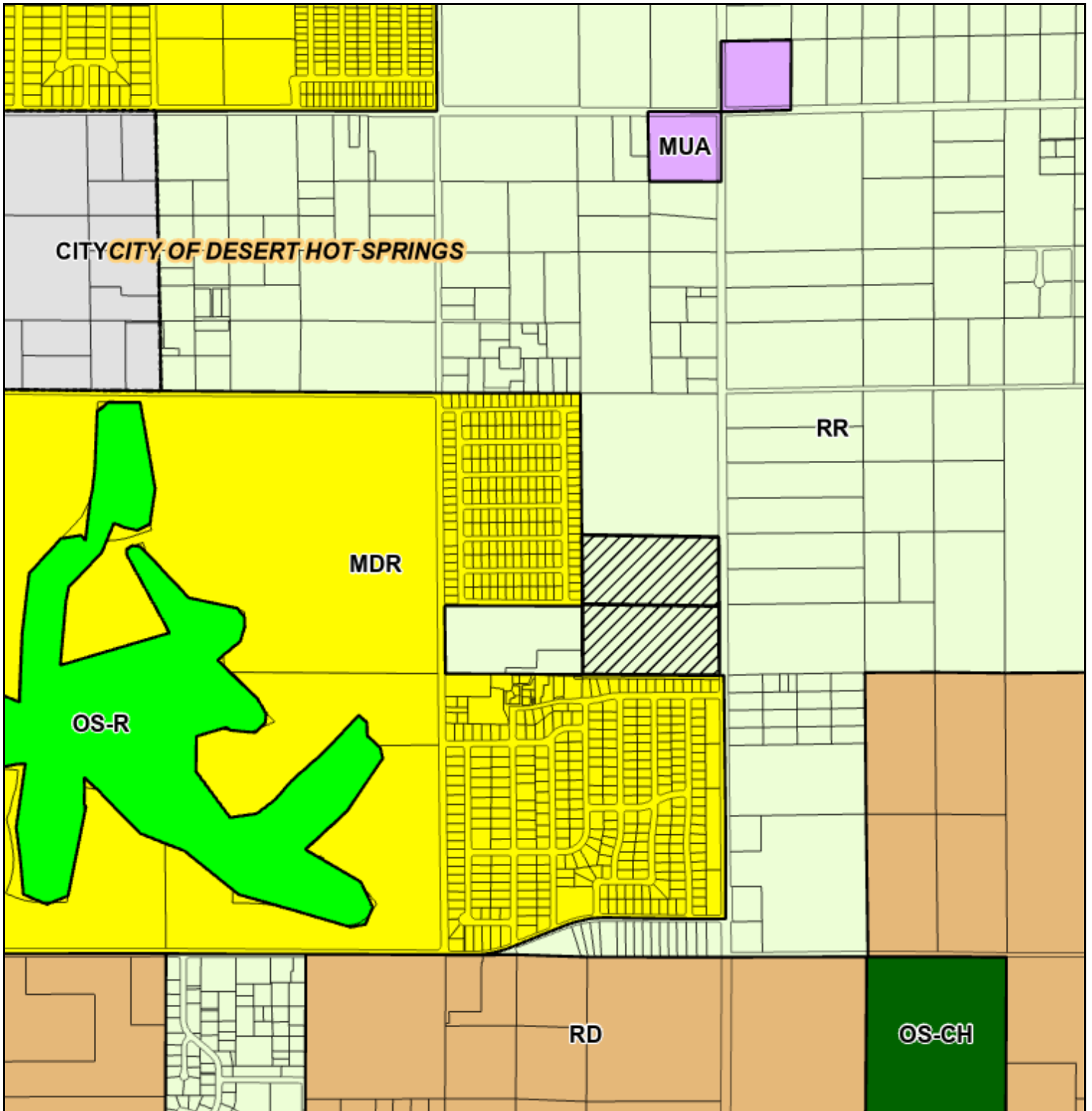
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

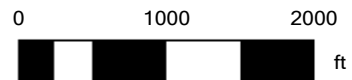
Date: 2-11-2025

Exhibit: 5



Zoning Area/District: PASS & DESERT

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240040

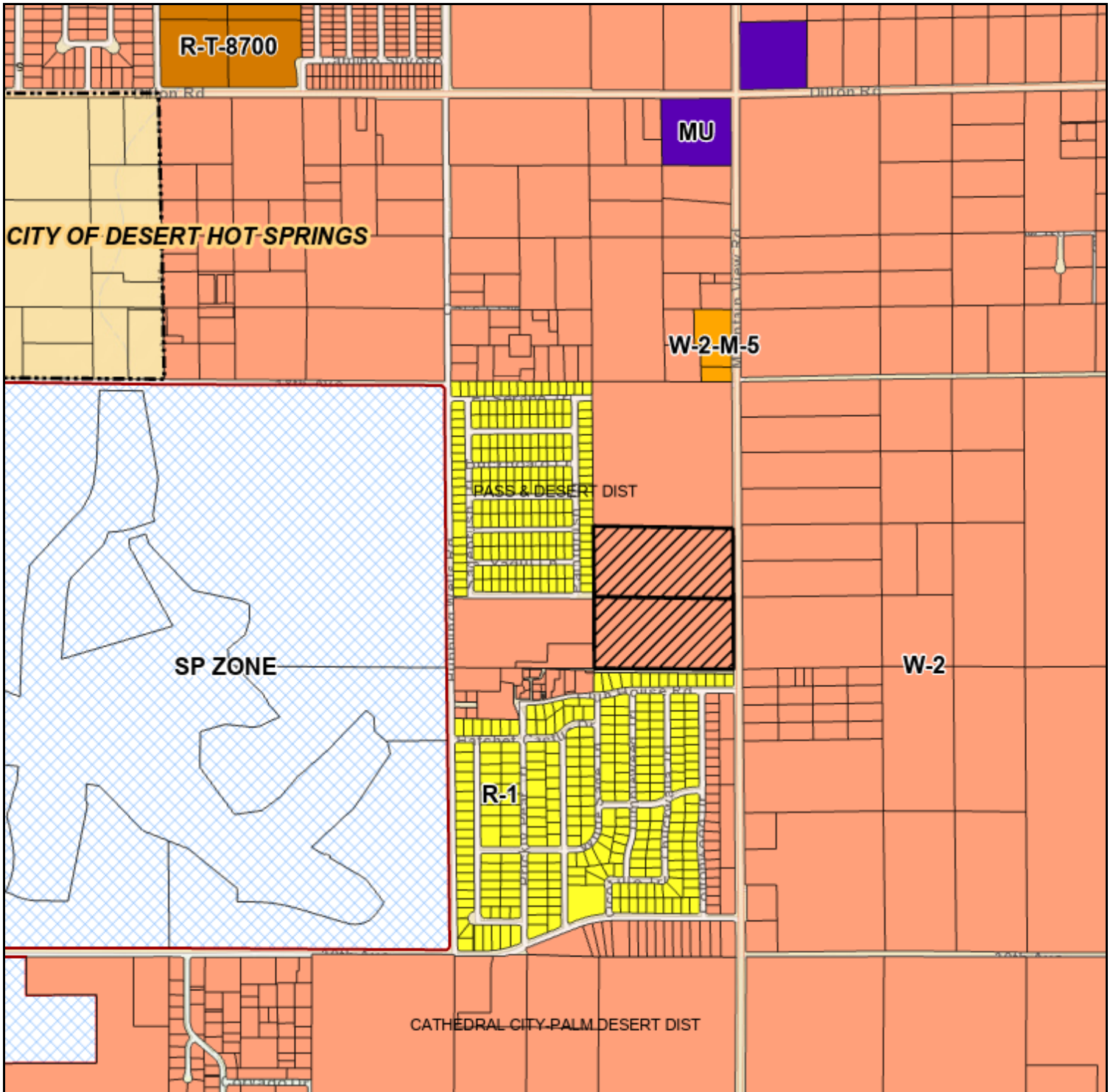
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

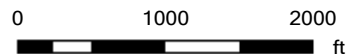
Date: 2-11-2025

Exhibit: 2

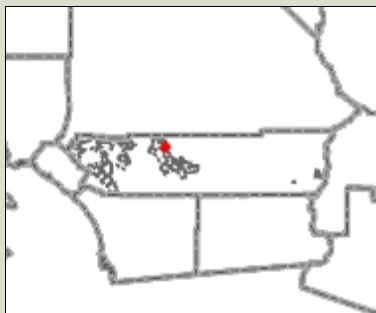
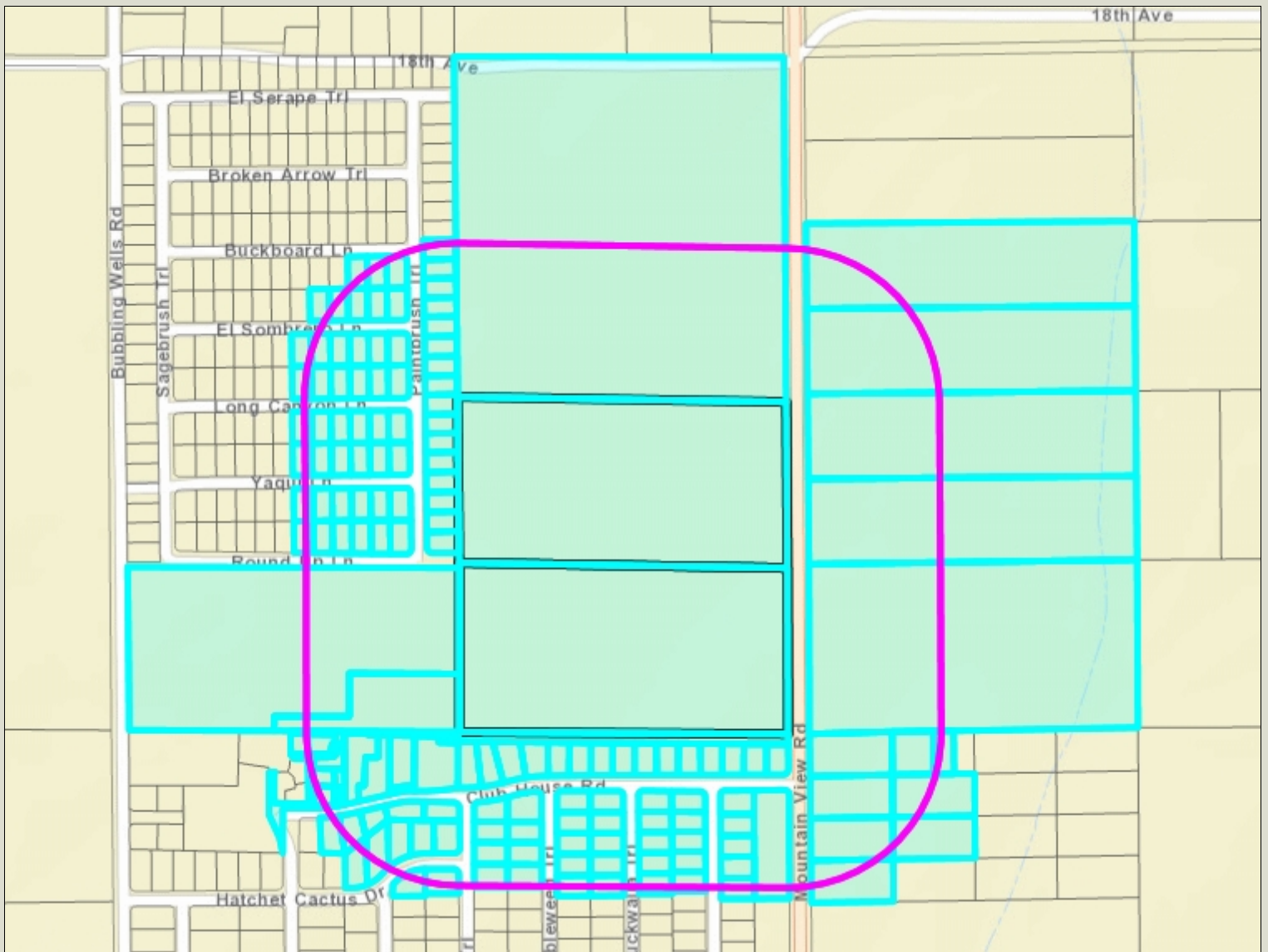


Zoning Area/District: PASS & DESERT

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



Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 2/11/2025 12:03:08 PM

© Riverside County RCIT

657300003
MOUNTAIN VIEW RANCH
18255 MOUNTAIN VIEW DR
DSRT HOT SPG CA 92241

657300004
BONAVENTURE FUND I
606 N 1ST ST
SAN JOSE CA 95112

657300009
WASHINIA
3051 E WASHINGTON BLV
LOS ANGELES CA 90023

657322010
LOGAN A. ROSE
3686 CANON BLV
ALTADENA CA 91001

657322011
WONDERFUL FOUNDATION
65072 MESA AVE
DESERT HOT SPRINGS CA 92240

657322012
ANDRES ORELLANA
PO BOX 12644
PALM DESERT CA 92255

657322013
CYNTHIA E. GUTIERREZ
43791 SMURR ST
INDIO CA 92201

657322014
TIMOTHY LEWIS SIMPSON
1914 6TH AVE
LOS ANGELES CA 90018

657322015
SHERYL LYNNE JONES
67690 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92241

657322016
SPAULDING CUMMINGS
13217 JAMBOREE RD # 180
TUSTIN CA 92782

657322017
GARY NICHOLAS ELTAGONDE
67646 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92240

657323007
MICHAEL WILLIAM BECK
67609 EL SOMBRERO LN
DSRT HOT SPG CA 92241

657323008
LAURA A. JACKSON
67613 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92241

657323009
JAVIER SOTELO
45607 INDIAN RIVER RD
INDIO CA 92201

657323010
KIMBERLY K. REA
67681 EL SOMBRERO LN
DSRT HOT SPG CA 92241

657323011
GABRIEL DURAN
67719 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92241

657323012
MOISES ANGUIANO GARCIA
18075 LANGLOIS RD # 74
DESERT HOT SPRINGS CA 92241

657323013
67730 LONG CANYON TRUST DATED
3/26/2018
PO BOX 401
DESERT HOT SPRINGS CA 92240

657323014
LABONGE TIMOTHY & MEGHAN
REVOCABLE TRUST DTD 09/05/24
67708 LONG CANYON LN
DSRT HOT SPG CA 92241

657323015
CACTUS CANYON RANCH
67686 LONG CANYON LN
DSRT HOT SPG CA 92241

657323016
FAITH REVOCABLE LIVING TRUST DTD
02/17/00
10906 W WILLOWBROOK DR
SUN CITY AZ 85373

657323017
JINJAE CHOI
3718 TOLAND WAY
LOS ANGELES CA 90065

657323018
LUCAS MARK A LIVING TRUST DTD
8/25/22
1600B SW DASH PT RD STE 305
FEDERAL WAY WA 98023

657324001
GOLDMAN RONALD REVOCABLE TRUST
10/19/2023
18440 PAINTBRUSH TR
DESERT HOT SPRINGS CA 92240

657324002
LESLIE O. BELSMA
1786 WASHINGTON WY
VENICE CA 90291

657324003
COLLEEN EDWARDS
18520 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657324004
COLLEEN M. EDWARDS TRUST DATED
6/18/2016
18550 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657324005
MILLER ANNA MARIE LIVING TRUST
DATED 04/09/2019
18570 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657324006
LUIS ALFONSO BARBA HURTADO
2700 E MESQUITE AVE # A4
PALM SPRINGS CA 92264

657324007
JUAN CASTILLO
18620 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657324008
WALTER D. GAINES
18650 PAINTBRUSH TRAIL
DESERT HOT SPRINGS CA 92241

657332007
RACHEL WATERS
9830 RESEDA BLVD APT 106
NORTHRIDGE CA 91324

657332008
JENICA MAGDAS
8841 RENDON DR
ANCHORAGE AK 99507

657332009
MISAEEL RAMIREZ GARCIA
2765 OHARA CYN RD
SANTA PAULA CA 93060

657332010
M ARCH
3983 ALDER AVE
CARLSBAD CA 92008

657332011
JOSEPH JAMES ADAIR
67709 LONG CANYON LN
DESERT HOT SPRINGS CA 92240

657332012
ARAKSYA TAMAZYAN
67725 LONG CANYON LN
DSRT HOT SPG CA 92241

657332013
ANGEL ANTONIO TORRES
18735 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657332014
GEORGIA ANN WELPMAN
67720 YAQUI LN
DESERT HOT SPRINGS CA 92241

657332015
PEMBROKE MAMIE ESTATE OF
68885 TORTUGA RD
CATHEDRAL CITY CA 92234

657332016
JULIA ASHLEY KREGER
67680 YAQUI LN
DESERT HOT SPRINGS CA 92241

657332018
NOVAKOVIC FAMILY TRUST DATED
02/19/2021
73808 DINAH SHORE DR
PALM DESERT CA 92211

657333007
JEREMY SIMMONS
67659 YAQUI LN
DESERT HOT SPRINGS CA 92241

657333008
GILBERTO CORTES MARTINEZ
67687 YAQUI LN
DESERT HOT SPRINGS CA 92241

657333009
GREGORY MENDEZ
520 E MURRAY CANYON DR APT 417
PALM SPRINGS CA 92264

657333010
CHARLES R. BURNHAM
2701 AIRLINE DR STE K 310
METAIRIE LA 70001

657333012
BOBBI COLVIN DUFFLE
67735 YAQUI LN
DESERT HOT SPRINGS CA 92241

657333013
JOY LORSUNG BROWN
67730 ROUNDUP DR
DESERT HOT SPRINGS CA 92241

657333014
VERLYN P. AERNI
P O BOX 34
MILL CITY OR 97360

657333015
JOSE G. ALFARO
67710 ROUNDUP DR
DESERT HOT SPRINGS CA 92241

657333016
LLOYD DEAN MIKE
67696 ROUNDUP DR
DESERT HOT SPRINGS CA 92241

657333017
ADRIAN HABANA
67682 ROUNDUP DR
DSRT HOT SPGS CA 92241

657333018
GLORIA J. DIAZ
161 WORKING RANCH
IRVINE CA 92602

657334001
KLAVDIA MARDER LIVING TRUST
12306 N POINTSETTIA PL
WEST HOLLYWOOD CA 90046

657334002
DREAM CHASERS REAL ESTATE LLC
1742 BURBURY WAY
SAN MARCOS CA 92078

657334003
RICHARD WALKER
13708 RUETTE DE PARC # E
DEL MAR CA 92014

657334004
GAINES WALTER SEPARATE PROP
TRUST DTD 2/15/18
18650 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657334005
KEITH M. FENTON
23 RIVERVIEW RD
KILLINGWORTH CT 06419

657334006
ANTHONY GORDON
18800 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657334007
CLARA N. MARTINEZ
18820 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657351042
RICARDO ALVAREZ
67650 CLUB HOUSE DR
DSRT HOT SPG CA 92340

657351044
MICHAEL EDGAR
P O BOX 23
DSRT HOT SPGS CA 92240

657351048
WESLEY SUGG
3352 E PASEO BARBARA
PALM SPRINGS CA 92262

657351064
REGINA DANIELLE BASILE
5528 EMILE ST
OMAHA NE 68106

657351066
ROBERT L. ERWIN
6 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657351071
TOWER JULIE
67638 CLUB HOUSE RD
DESERT HOT SPRINGS CA 92241

657351073
TOWER JULIE LIVING TRUST DTD 5/9/01
67638 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657351085
KENYO AMERICA INC
606 N FIRST ST
SAN JOSE CA 95112

657351086
MICHAEL EDGAR
67690 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657351088
SHUPE NORRIS JOHN LIVING TRUST
DTD 06/11/24
67642 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657352002
ANITA TRUJILLO
67657 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657352003
LORENA ORELLANA OJEDA
66450 6TH ST
DESERT HOT SPRINGS CA 92240

657352004
R RESENDIZ HERNANDEZ MARCOS
67641 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657352005
MORGAN ALEXANDRA CLAIRE ELDER
630 N CRESCENT DR
BEVERLY HILLS CA 90210

657352006
TOYOOKI SONODA
395 CHESTNUT DR
EAST HILLS NY 11576

657352007
COLLEEN M. EDWARDS
18550 PAINTBRUSH TR
DSRT HOT SPG CA 92241

657352009
SCHAFER FAMILY REVOCABLE LIVING
TRUST DTD 06/12/2020
67710 HATCHET CACTUS DR
DSRT HOT SPG CA 92241

657352010
PEDRO AVALOS GUZMAN
31855 DATE PALM DR # 3-156
CATHEDRAL CITY CA 92234

657352011
LORENA ORELLANA OJEDA
67639 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657364007
CRAIG R. BOHART
15402 MOTTLEY DR
LA MIRADA CA 90638

657364008
OSCAR BALDERRAMA
15990 AVENIDA MIROLA
DSRT HOT SPG CA 92240

657371001
PAMELA BROSKA
15 SCARBOROUGH WAY
RANCHO MIRAGE CA 92270

657371002
JOSE RAMON PEREZ SOTO
86404 WALLACE RD
THERMAL CA 92274

657371003
HANNELORE BARRETT
67780 CLUBHOUSE RD
DESERT HOT SPRINGS CA 92241

657371004
FRANCISCA S. SERRANO
2710 CYPRESS RD
PALM SPRINGS CA 92262

657371005
VAN DE VELDE FAMILY TRUST DTD
04/26/2007
9620 GALLATIN RD
DOWNEY CA 90240

657371007
KARINA I. VILLASENOR
67854 CLUBHOUSE RD
DESERT HOT SPRINGS CA 92241

657371008
GOVANNI ARREGUIN BENITES
557 S EL CIELO RD APT 37
PALM SPRINGS CA 92264

657371009
CARLITO DIAZ
24421 ST JAMES DR
MORENO VALLEY CA 92553

657371010
TT GROUP INC
606 N 1ST ST
SAN JOSE CA 95112

657371011
ALFREDO ISAAC MARTINEZ
31015 AVENIDA DEL YERMO
CATHEDRAL CITY CA 92234

657371012
PANFILO GAMBINO
67944 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657371013
EITHEL CHAVARRIA
67964 CLUBHOUSE RD
DESERT HOT SPRINGS CA 92241

657371014
NAUL RIVERA HERRERA
67984 CLUB HOUSE
DSRT HOT SPG CA 92241

657371015
BETTY DRUMMOND
72685 BEL AIR RD
PALM DESERT CA 92260

657371017
CVCWD
P O BOX 1058
COACHELLA CA 92236

657372001
DAWN CECILIA JONES
122 RIGEL ST
PALM SPRINGS CA 92264

657372002
ALFONSO TERRAZA
19499 WHITE SAGE TR
DESERT HOT SPRINGS CA 92240

657372003
AMANDA NAVILLE WOO
576 N CALLE MARCUS
PALM SPRINGS CA 92262

657372004
JAY A. MAROUN
15543 SADDLEBACK RD
RIVERSIDE CA 92506

657372005
VERONICA VAZQUEZ
19125 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92241

657372007
ADRIAN RENDON
19199 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92240

657372008
FRANCISCO SANTILLANES
19231 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92241

657373001
CAROL DRIVE TRUST DATED 07/17/2019
P.O. BOX 580331
NORTH PALM SPRINGS CA 92258

657373003
MARIO E. FUENTES
19220 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92240

657373004
CASIANO CORONA PEREZ
19200 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92241

657373005
ELEAZAR MARTINEZ DURAN JOSE
30900 AVENIDA DEL PADRE
CATHEDRAL CITY CA 92234

657373006
ALMA Y. BARRIOS
19125 CHUCKWALLA TR
DSRT HOT SPG CA 92241

657373007
ROSARIO R. SAENZ
19153 CHUCKWALLA TR
DESERT HOT SPRINGS CA 92241

657373008
HENRY B. ZIMMER
19185 CHUCKWALLA TR
DESERT HOT SPRINGS CA 92241

657373009
ERIK PEREZ
19213 CHUCKWALLA TR
DSRT HOT SPG CA 92241

657373010
ADAM CARRERA
19277 CHUCKAWALLA TR
DSRT HOT SPG CA 92241

657374001
DANIEL VALDIVIA
19246 CHUCKAWALLA TR
DESERT HOT SPRINGS CA 92241

657374002
JESSICA SIFUENTES
P O BOX 1327
CATHEDRAL CY CA 92235

657374003
GLORIA D. RUIZ-JUAREZ
19184 CHUCKAWALLA TR
DSRT HOT SPG CA 92241

657374004
MARGARITO AISPURO
19152 CHUCKAWALLA TR
DESERT HOT SPRINGS CA 92241

657374005
JORGE D. MORENO ROGEL
19123 COTTONWOOD RD
DESERT HOT SPRINGS CA 92241

657374006
SILVIA Y. ROCHA
19123 COTTONWOOD DR
DESERT HOT SPRINGS CA 92240

657374007
C IVAN SANCHEZ
16110 AVENIDA MANZANA DR
DSRT HOT SPG CA 92241

657374008
MG OPERATIONS & DEV
22038 SKY MEADOW WAY
WILDOMAR CA 92595

657374009
LUIS ALEJANDRO GONZALEZ
32190 PUBELO TR UNIT B
CATHEDRAL CITY CA 92234

657374010
MARVIN RODRIGUEZ MOLINA
67680 BROKEN ARROW
DSRT HOT SPG CA 92240

657375001
SUMMER JOSEPHSON
19248 COTTONWOOD DR
DESERT HOT SPRINGS CA 92241

657375002
SANDRA CAMPA
19216 COTTONWOOD RD
DESERT HOT SPRINGS CA 92241

657375003
JUAN BENJUME
19186 COTTONWOOD DR
DESERT HOT SPRINGS CA 92240

657375004
LAURA SIBLEY
19154 COTTONWOOD RD
DSRT HOT SPG CA 92241

657375005
ALFONSO TERRAZA
19499 WHITESAGE TR
DESERT HOT SPRINGS CA 92241

657375006
MICHELE M. GARDNER
67976 20TH AVE
DSRT HOT SPG CA 92240

657430003
MARIA E. SAMANIEGO
5818 JUNIPER CREEK OR
EL PASO TX 79932

657430004
ADRIAN GUTIERREZ
19402 COTTONWOOD DR
DSRT HOT SPG CA 92241

657430005
UNIVERSITY OF JUDAISM
15600 MULHOLLAND
LOS ANGELES CA 90077

657430006
JAIME CASTANEDA
2342 STACY LN
SANTA ANA CA 92706

657430007
JORGE ANTONIO R ROJAS
12853 MIRACLE HILLS
DSRT HOT SPG CA 92240

657440001
ANTONIO ROJAS
19010 MOUNTAIN VIEW RD
DESERT HOT SPRINGS CA 92241

657440003
WM WALSH ENTERPRISES
1650 NW SUNDIAL RD
TROUTDALE OR 97060

657440005
IGNACIO CHAVEZ
31085 SAN YSIDRO
CATHEDRAL CY CA 92234

657440006
RAMON PIMENTEL
39266 CALLE POPOCA
INDIO CA 92203

657440008
JUAN FERNANDO VELASCO
30400 SAN DIEGO DR
CATHEDRAL CITY CA 92234

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 of 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 nonexistent. 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.**

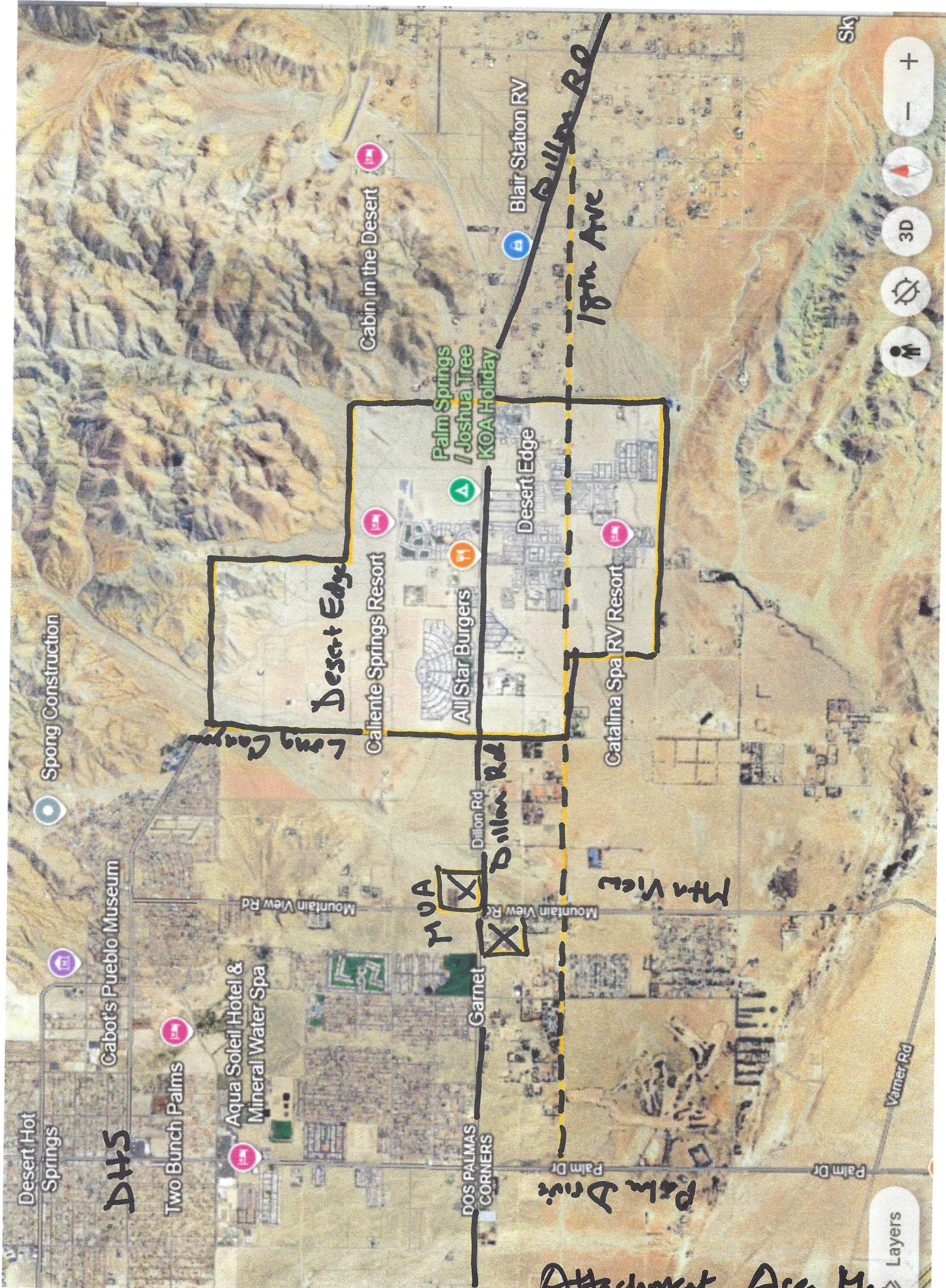
Property taxes from this area are diverted elsewhere. There are two light industrial facilities, several commercial businesses, and 25 resorts. Property values in the area have skyrocketed, improvements made without permits or environmental quality

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-coli form 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

DHS

Two Bunch Palms

Aqua Soleil Hotel & Mineral Water Spa

Cabot's Pueblo Museum

Spong Construction

Long Canyon

Desert Edge

Caliente Springs Resort

All Star Burgers

Palm Springs / Joshua Tree KOA Holiday

Desert Edge

Catalina Spa RV Resort

Cabin in the Desert

Blair Station RV

Dillon Rd
18th Ave

MVA

Dillon Rd

Dillon Rd

Garnet

DOS PALMAS CORNERS

Palm Drive

Mtn View

Attachment Area Map

Layers



Sky

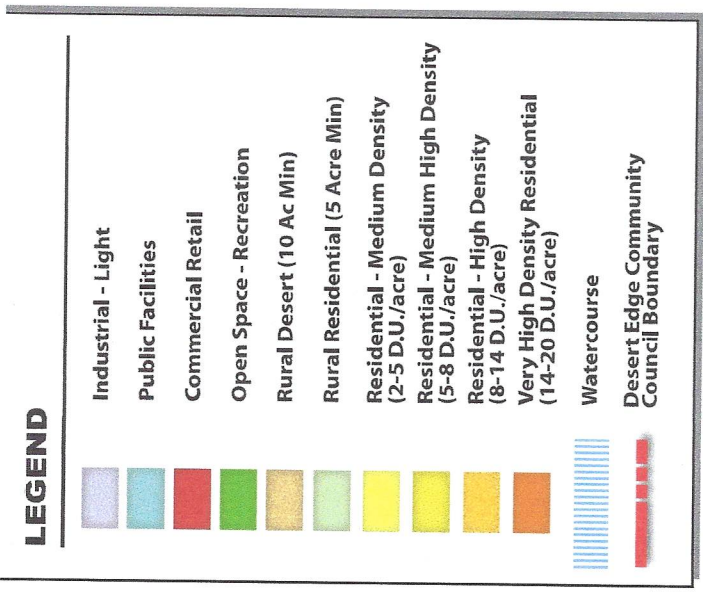
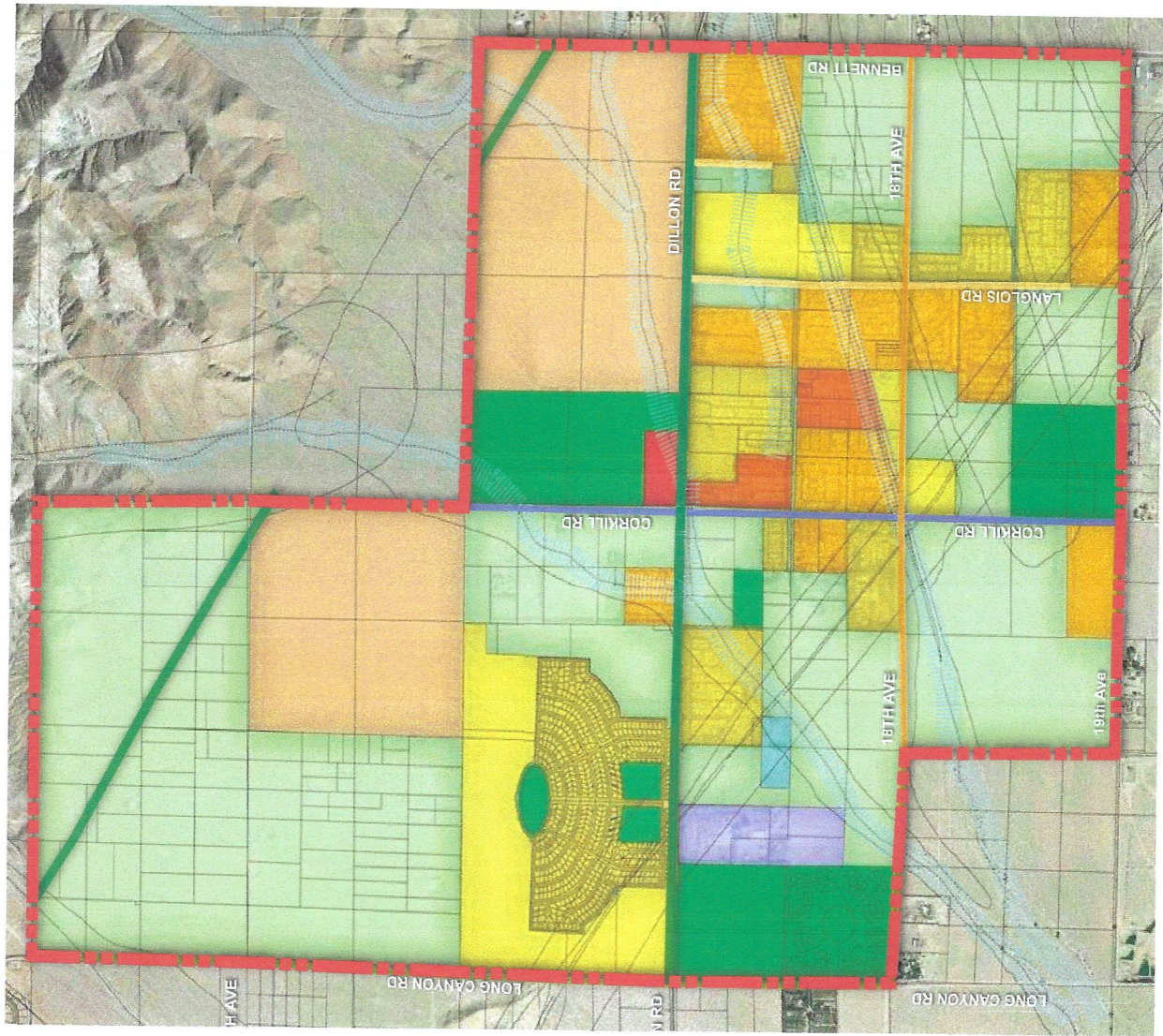
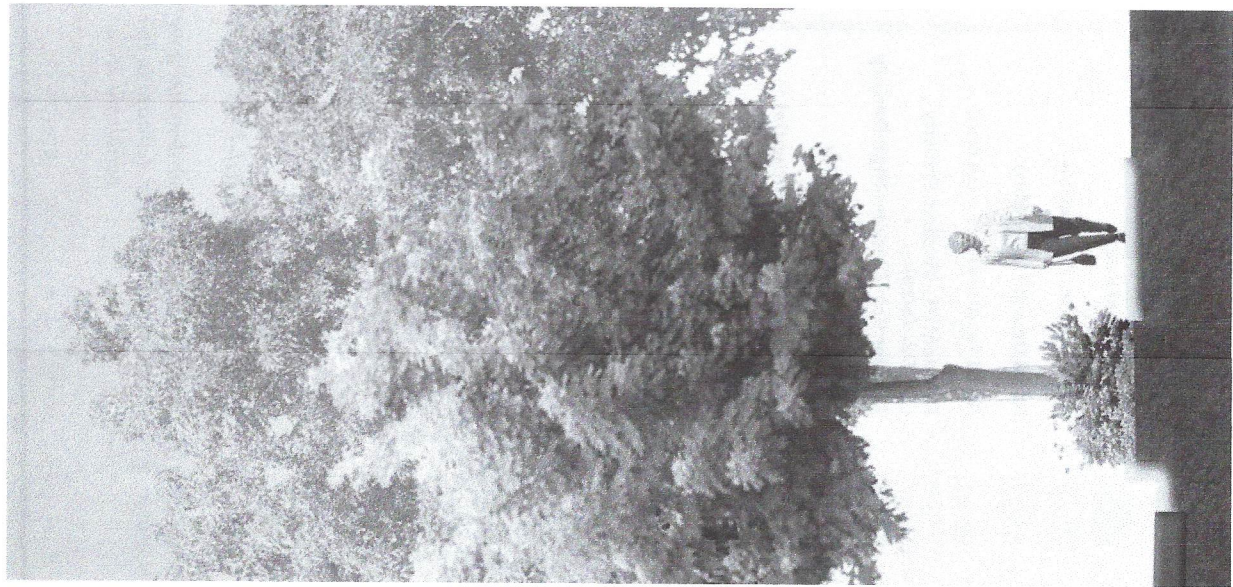


Exhibit 17 | Land-Use Plan

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.

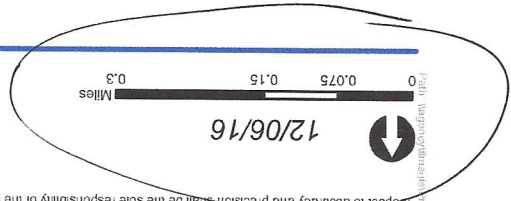
The higher densities near the geographic center and lower densities in outlying areas could lend support to the development of a Community Center with shopping, a public plaza, and public facilities. Peripheral areas, with their lower development densities, are consistent with County Area Plan policies 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

Attachment 3

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.

WESTERN COACHELLA VALLEY
AREA PLAN

Figure 3C

has in 2016 Environmental Impact Report

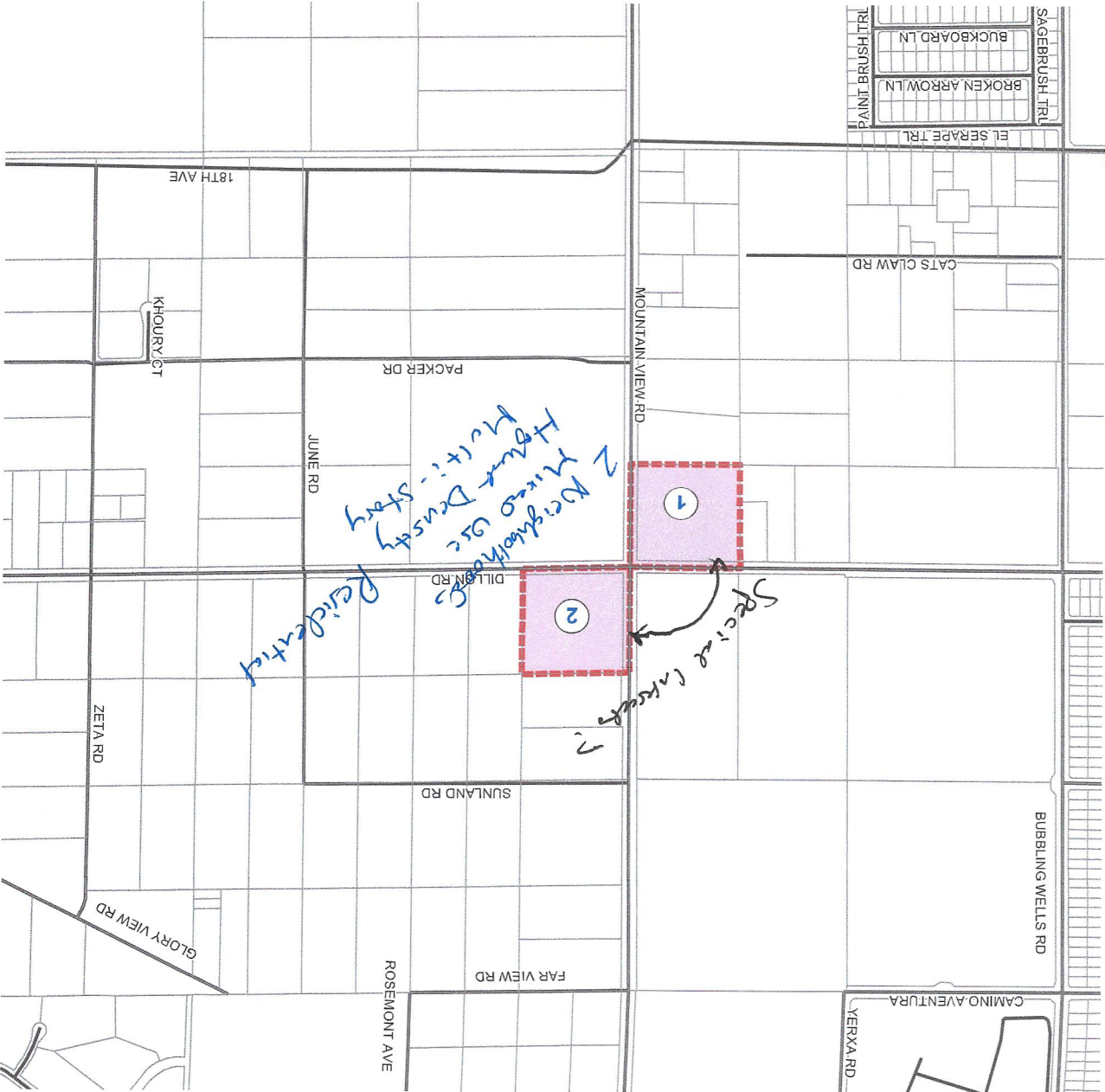
- 1- Mountain View / Dillon Roads Southwest
- 2- Mountain View / Dillon Roads Northeast

Mixed-Use Area

COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:

MUA NEIGHBORHOODS:

Desert Edge not shown 2021 LDRAP
Source: Riverside County



Western Coachella Valley Area Plan

- 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.

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

*2 = focus
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.

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

2 parcels 20 acres total, not in Desert Edge

= 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.

3/11/25 DECC MH

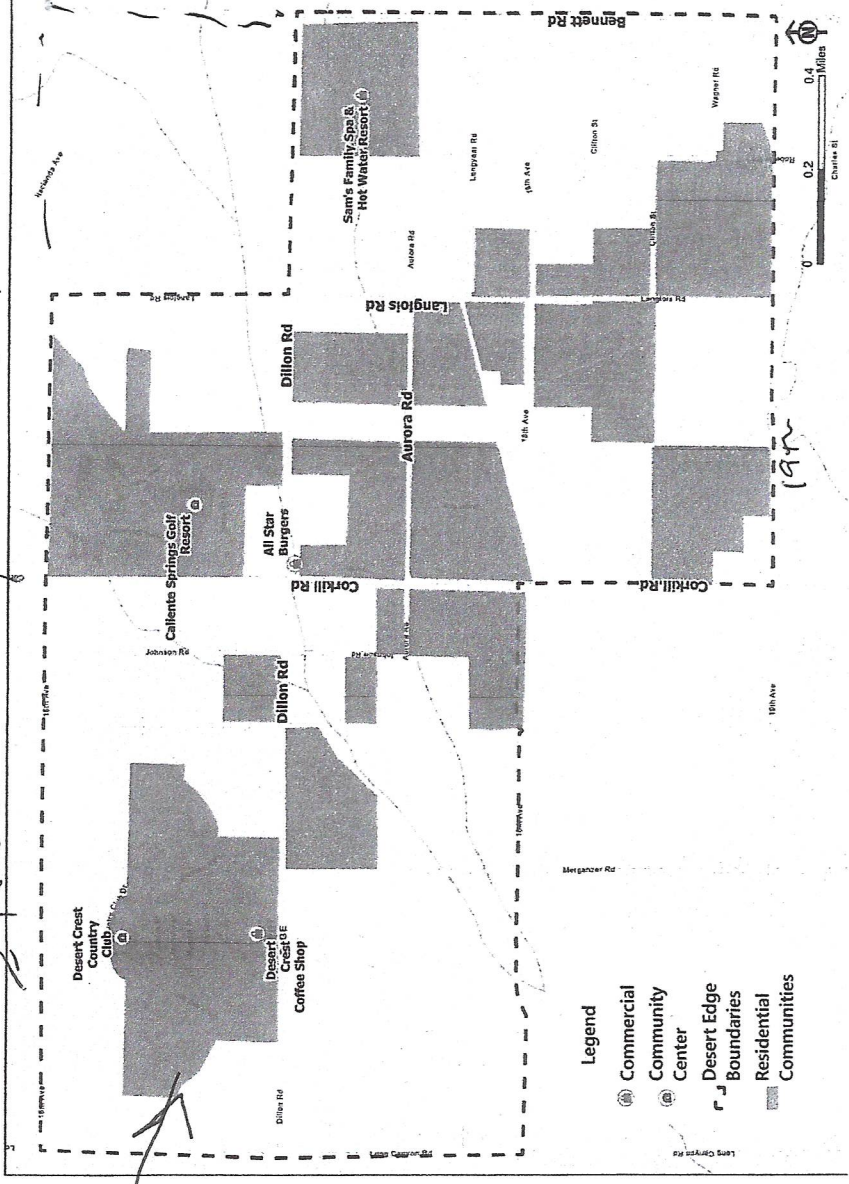
Omits 109m² Nasir Hacienda

not the same

Project Map

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

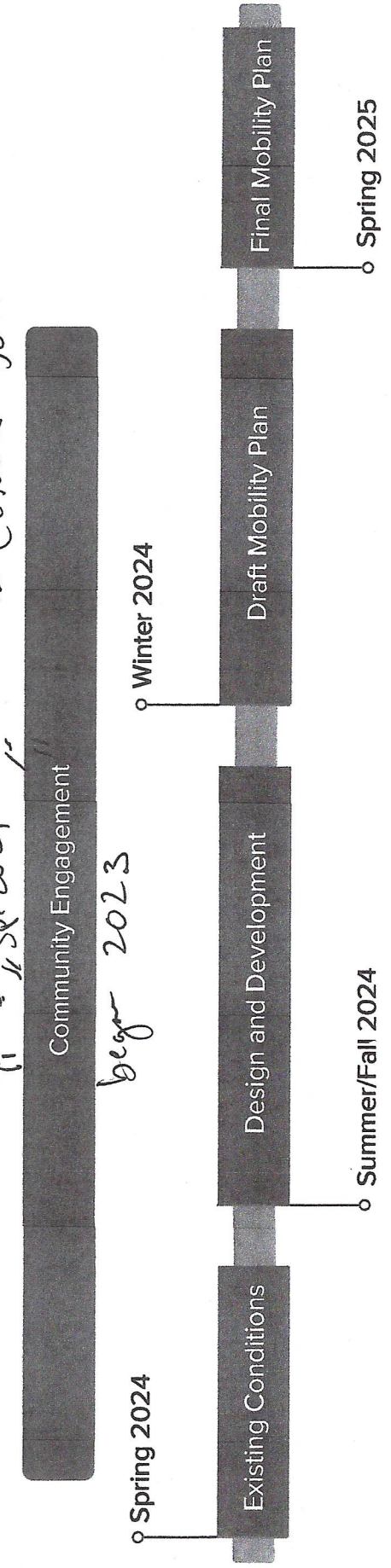
- North: 16th Avenue between Long Canyon Road and Langlois Road
- South: 19th Avenue between Corkill Road and Bennett Road
- East: Bennett Road between Dillon Road and 19th Avenue
- West: Long Canyon Road between 16th Avenue and 18th Avenue



Source: 2023 Tigerlines Census-Designated Boundaries

Project Timeline

Not our boundaries = Census hydris



Attachment #4



*John E. Hildebrand,
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

4.1

DATE: July 15, 2025

TO: Riverside County Planning Commission

FROM: Elizabeth Mora-Rodriguez, Senior Planner

RE: July 16, 2025, Planning Commission Public Hearing

ITEM: 4.1 – Initiation of General Plan Amendment No. 240040 (GPA240040) Foundation Component

Public comments were received after the drafting of the Planning Commission Staff Report, which is provided for the benefit of the Planning Commission as Attachment A to this Supplemental Memo.

ATTACHMENTS:

Attachment A: Public Comments Received After Drafting of Staff Report

From: [Cindy Nance](#)
To: [Mora-Rodriguez, Elizabeth](#)
Subject: Deny GPA240040 PC Hearing 7/16/25 Item 4.1
Date: Tuesday, July 15, 2025 8:09:55 AM

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

Dear Planner and Planning Commissioners,

I am requesting Commissioners DENY GPA240040 for the following reasons:

The proposed density is inconsistent with Southeast Desert Hot Springs rural desert controlled development and limited resources.

Lack of infrastructure and services to the area, such as sewer, sheriff and enforcement, are a risk to the health and safety of the existing population.

Traffic studies have not been conducted for Dillon and Mountain View Roads since 2018 - main arteries. Varner Road (alternate freeway route) is categorized as failed (CVAG). Attempted improvements to Varner Road were aborted with rumble strip substituted, on a road for which 50 mph speed limits cannot be attained because it is a rumble strip. Anticipated improvements to Varner Road were aborted when Dillon and Mountain View drivers were diverted to Palm Drive resulting in daily accidents and threats of property damage and bodily harm to travelers. Frequent closures to Interstate 10 arteries, specifically Gene Autry, forces residents to drive 40 miles out of their way to access services, such as hospitals, and jobs south of the freeway, with additional costs.

According to County Assessor's interactive map, assessed property values are nearly one billion dollars, with property taxes apparently diverted elsewhere. One-seventh of Coachella Valley residents live north of the freeway (year-round), with a land mass representing more than half the valley.

Undercounting the number of residents in 24 mobile home parks in Desert Edge (identified as one parcel ranging in value from one to five million dollars), under-represents the need for service in an area predominantly occupied by low income, elderly, and disabled, year-round and seasonal visitors, about 250-500 residential units per mobile home park parcel, with many transient RV occupancy.

Since the 1980s, density and land use changes with higher density entitlements were granted but development never realized. "Developers" profited from property transfers while promised civic improvements were abandoned. The area is blighted by unimproved parcels with assessed values in the millions leaving residents at risk - enforcement and natural disasters.

Flood waters and earth quake faults are high risk in this area for which resorts are dependent (7500 units per US Census Populated Place designation for Desert Edge). Private wells should not be used for domestic use, and not in an area dependent on septic systems. Economic Development, Desert Water, Mission Springs and Coachella Valley Water districts must address water quality impact prior to granting density increase.

Thank you for your consideration.

Cindy Nance, Ph.D.
Profession: Geography and GIS
Desert Edge Council Member

From: [laura](#)
To: [Mora-Rodriguez, Elizabeth](#)
Subject: Case Nos. 240040 & 240051
Date: Monday, July 14, 2025 5:27:19 PM
Importance: High

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.

Good evening,

Please confirm receipt of my email below.

I am a nearby 40ac Riverside County property owner (county RR/W2 zoning) and I strongly support the 2 General Plan Amendments above. My property is APN # 656270035.

Please relay to the Planning Commission my support for the cases above (to be presented Wed. 7/16/25), requesting increased lot density, raising the minimum lot size from 5ac to medium density (min. 10,000 sq ft lot size).

The requesting owner's property is just outside the City limits and within the DHS Sphere of Influence (as is my 40ac lot nearby).

As the City is experiencing increased housing demand and the state has mandated that additional homes be built, increasing the min lot sizes (to medium density) is a logical step in meeting local residential development needs.

Thank you for recording my owner support for the cases referenced above.

Kind regards,

Laura Miranti, CPA
713-822-6638

Sent from my Verizon, Samsung Galaxy smartphone

Public Comment for Riverside County Board of Supervisors

Speaker: Anna Miller

Date: July 16, 2025

Re: Opposition to Rezoning Agricultural Land in ZIP 92241

Good morning. My name is Anna Miller, and I live in one of the most historic areas of the 92241 ZIP code—on the Historic B Bar H Ranch.

The B Bar H Ranch was established on April 7, 1927, by two men named Bender and Hubbard. I moved in on April 7, 2007—exactly 80 years to the day it was founded. That wasn't a coincidence. It was purposeful. I came here with intention to honor and help preserve the character of this land.

I've been here for 18 years, and a volunteer with Riverside County for many of those years. From day one, I've worked alongside my neighbors to protect and improve this community—not for the profit of a few, but for the benefit of all.

And over the past 15 years—when the **County, Code Enforcement**, and the **Transportation Department** were fully staffed—we got things done. We worked together and saw real results:

- Stop signs were installed
- Center divider lines were painted on roads that had none
- Street lamps went up at major intersections
- Turn lanes were added for safety
- We had scheduled cleanup days
- Code enforcement officers ensured rules were followed
- And overall, regulations for empty lots and property maintenance were respected

These were major accomplishments driven by a shared commitment to community safety, pride, and progress. We did our part. And we did it responsibly.

But now, we're facing a proposal to rezone agricultural land so a developer can build over 100 new homes—homes that would strain the very infrastructure we fought to improve. That land was bought cheap and now they want to flip it for a quick profit. The rest of us will pay the price.

Our **county roads** are already overwhelmed. Traffic is bumper-to-bumper at peak hours, and we're still relying on basic stop signs instead of traffic lights. The **water pressure** drops dramatically in the late afternoon—sometimes down to a dribble. Our infrastructure is not ready for this.

And unlike 15 years ago, our County departments are no longer fully staffed. **Code Enforcement**, the **Sheriff's Department**, and **Transportation** are all working with skeleton crews. There's not enough oversight to ensure that this kind of development is done right—or that it won't disrupt or endanger what we've built here.

There is no shortage of land already zoned for residential development—especially in Desert Hot Springs proper and other parts of the valley. That is where growth belongs. Not in fragile county areas that lack the support systems to absorb it.

This isn't about opposing growth—it's about demanding growth that makes sense.

Please deny this rezoning request. Protect our community, our history, and our quality of life.

Thank you.

From: [Ronnie Barnes](#)
To: [Mora-Rodriguez, Elizabeth](#)
Subject: 57 citizens opposed to Riverside development proposal - Mountain View Road/ 20th Avenue
Date: Tuesday, December 16, 2025 12:08:36 PM
Attachments: [Statement.pdf](#)
[Map.pdf](#)

Hi... I spoke with you last week regarding what I can do to push back against the above development at the next Board of Supervisor's meeting - attached; a map of area, broader map of vacant land and 57 residents opposed.

Thanks for your help!

Ron Goldman
310 729-2250

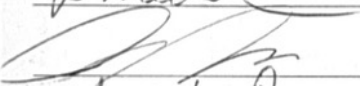
NEIGHBORS OPPOSED TO "SEVEN PALMS ESTATES" DEVELOPMENT



Name	Address
RON GOLDMAN	18440 PAINTBRUSH TR-DHS
Harlan Goldman-Belsma	18155 Kris Ave
Joseph Kaufman	18155 Kris Ave
Dylia B. Heffner	18520 Paintbrush Trail
ANNA MILLER	18570 PAINTBRUSH TRAIL
Chris Gore	149 Estrada Way
Tim Simpson	67712 EL SOMBRERO LN
Dale Wagon	67712 EL SOMBRERO LN.
Rita Caldwell	67690 El Camino El Sombrero
Tim Laberge	67708 Long Canyon
Angel Duron	67709 Long Canyon
BRIAN HABANA	67645 YAQUI LN DESERT HTS ²³⁰²
Jaeger di Savoia	67644 Yaqui Ln. DHS 213713 2302
Luis Sanchez	67595 Yaqui Ln D.H.S
Alma Rosa Figueroa	67755 El Seipe Trl. D.H.S

NEIGHBORS OPPOSED TO "SEVEN PALMS ESTATES" DEVELOPMENT



Name	Address
Lai Cain	18520 Paintbrush Trail
NINA GABRIELYAN	67725 Long Canyon Ln
Julis N Jimenez	18625 Sagebrush Tr.
Maria Koltsov	18605 Sagebrush trl.
Francisco Morak ^{(760) 880-2348}	19716 Prickly Pear trl
Ramiro Viera	19584 Prickly Pear Tr
J. M. Viera	19406 Prickly Pear TR. #15
	67657 CLUBHOUSE DR DHS
Melody Pavese	19402 Tumbleweed TR DHS
Francisco Santillanes	19831 Tumbleweed Tr DHS 92241
Jose Carlos Castillo	19461 Chickwalla Trail
Vito D. Ball	19826 Goldenwood Dr.
John Mitchell	19434 Cottonwood dr.
PATRICIA MITCHELL	19434 COTTONWOOD Rd DHS
G. IBERI SALAZAR	19700 Tumbleweed TRAIL

NEIGHBORS OPPOSED TO "SEVEN PALMS ESTATES" DEVELOPMENT



Name	Address
Jacob Madden	67725 Long Canyon Ln Dhs CA 92241
Clara N. Martinez	18820 Paint Brush Trail D.H.S. CA. 92241
monica castillo	18620 Paint brush trail 92240
Beth duran	18620 Paint brush trail 92240
Eric [unclear]	18620 Paint brush trail 92240
Leslie Betsma	18850 Paintbrush Trail 92241
Walter Ganes	18750 Paintbrush Trail 92241
Miguel Gomez	18650 Paintbrush Trail 92241
Jose Alberto	67710 Roundup Dr
Jeremy Simons	67657 Yaqui Lane
Danielle Sepulveda	67659 Yaqui Ln
Gerald Hernandez	19685 Paintbrush-
Pilar Flores	67771 Dillon Rd
michelle Johnston	17551 Mountain View Rd #70 92241
ROMAN SANDOVAL	17551 MOUNTAIN #37 Vain Rd

NEIGHBORS OPPOSED TO "SEVEN PALMS ESTATES" DEVELOPMENT



Name	Address
Leonardo Valdivia	17551 Mountain View Rd #65, DHS CA 92281
Samuel Garcia	9-17551 Mountain View
Sandra Valenzuela	17551 Mountain
MARIA LORA	1755 Mountain
Carmen Fink	17551 Mountain View RD
Eric Mendoza	17551 Mountain View RD
Daniel Mendoza	17551 Mountain View RD
Angel Andres Munos	10191 Pridy pear
Perta Galindo	10191 Pridy pear
Javier Lopez	67636 CLUB HOUSE
F. Muri	67636 club House
maria Lopez	67636 club House

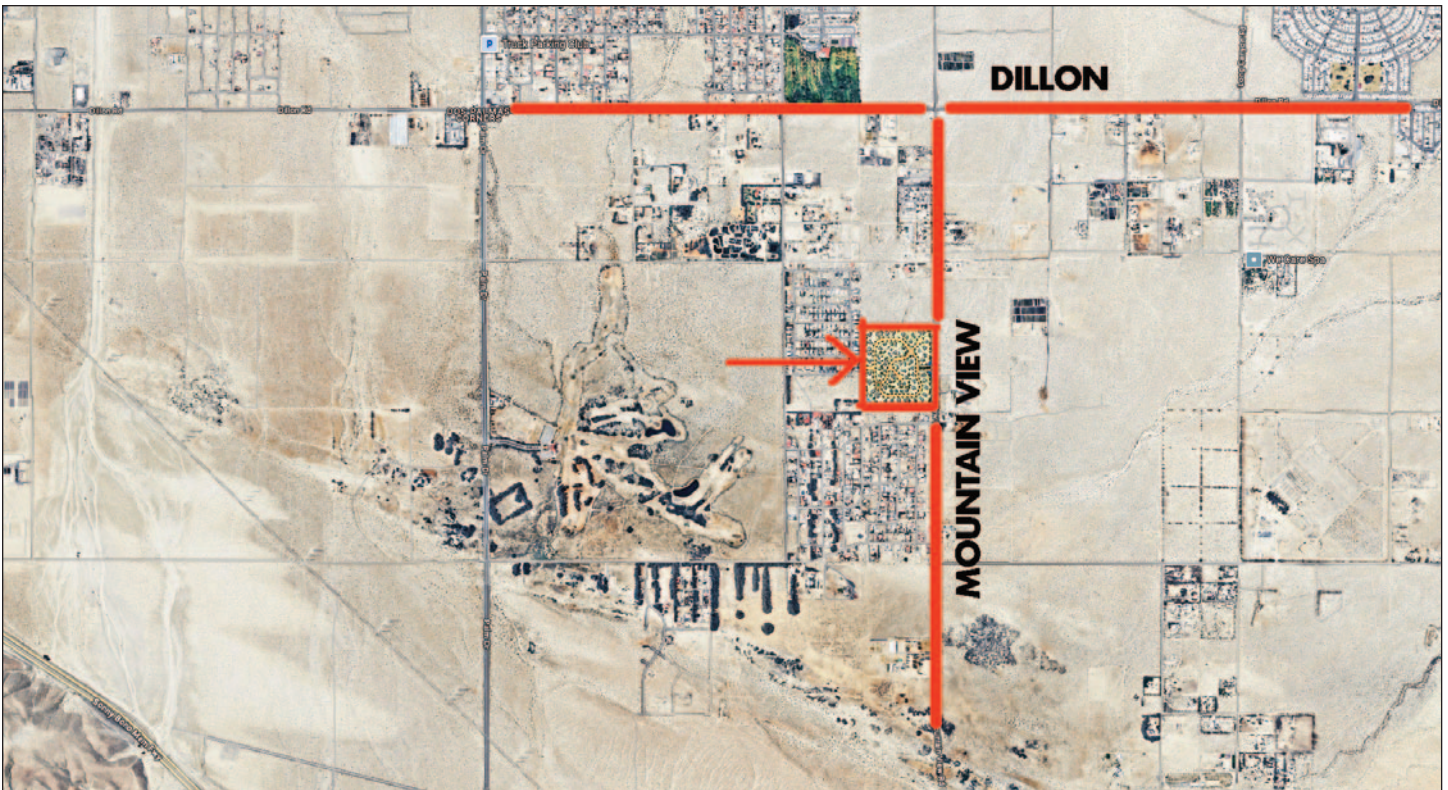
NEIGHBORS OPPOSED TO "SEVEN PALMS ESTATES" DEVELOPMENT



Proposal:

Develop two 30 acre lots - building 70 houses

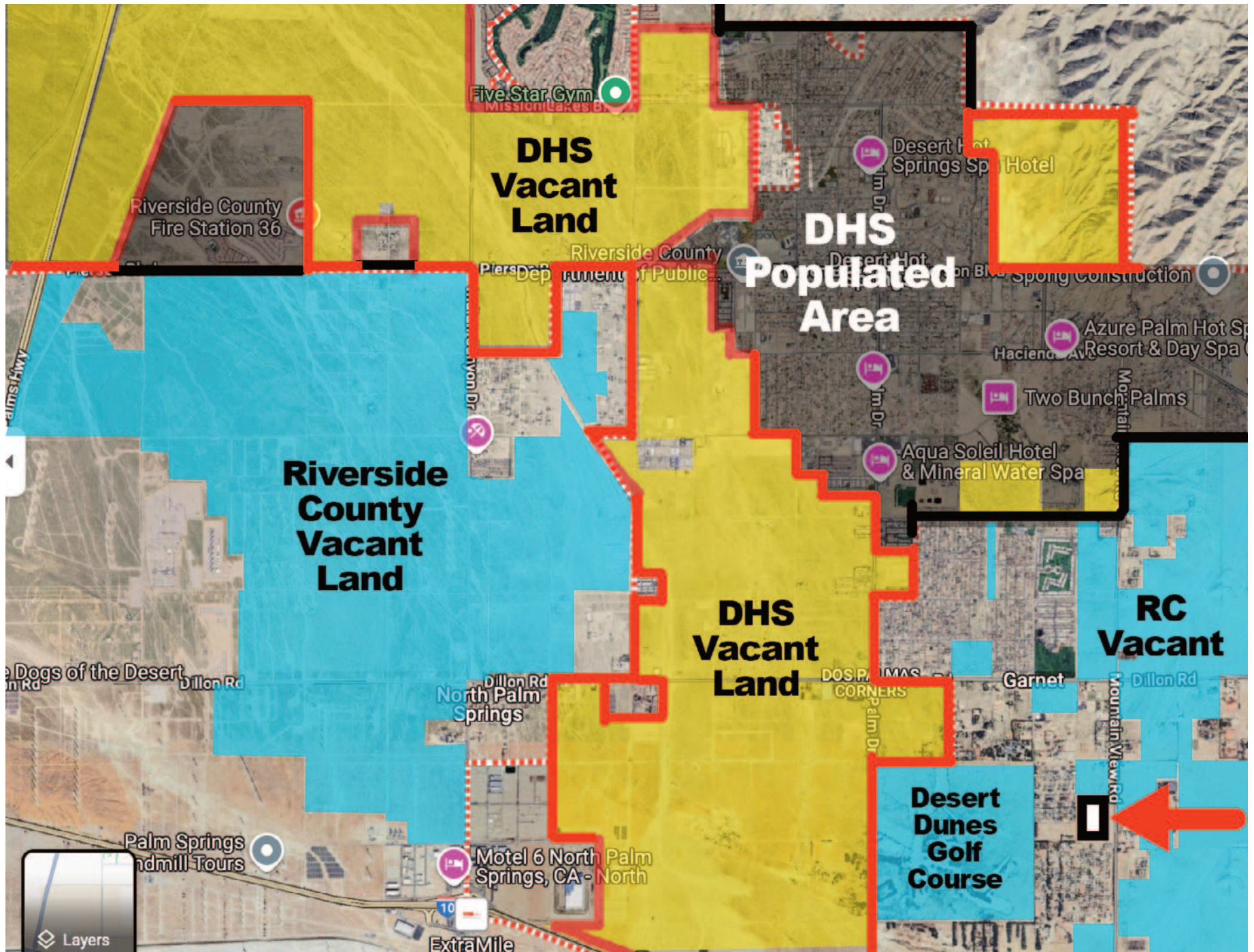
Location: Between Paintbrush Trail and Mountain View
- Clubhouse Drive and Long Canyon *(red outline on map)*



DEVELOPER'S DECEPTIVE REASONS FOR REZONING REALITY IN RED

1. Current zoning is outdated - ranching, mining "etc"
- **NO! The area consists of many small ranches with livestock and fowl**
2. Housing crisis - **NO! development DOES NOT address crisis - expensive homes on large lots**
3. First time, young working home buyers - **NO! unaffordable compared to Desert Hot Springs**
4. Reduction in commute times - **NO! everyone commutes south - schools are 3 miles north**
5. Close to transportation - **NO! 1 mile to a Sunbus - walking on a 2 lane highway**
6. Consistent with surrounding developments - **NO! there are none except B-Bar-H Ranch est. 1925**
6. What the community needs - **NO! the "community" is 3 miles north in Desert Hot Springs**

- **3 MILES TO NEAREST ELEMENTARY SCHOOL • 7 MILES TO DHS HIGH SCHOOL**
- **2 MILES TO NEAREST GAS STATION • 5 MILES TO NEAREST GROCERY STORE**



Map showing actual distance from development (arrow, bottom right) to Desert Hot Springs and commercial areas

57 NEIGHBORS OPPOSED TO Buena Vista DEVELOPMENT

Plan amendment No 240040
Construction of 70 houses by Buena Vista Development

FACT: California needs more housing
BUT! this development is **NOT** what is needed in this rural area

Buena Vista says they are building housing for “young working home buyers”

THEY ARE NOT!

- Proposed housing is **5 miles from the City of Desert Hot Springs**
 - **NO gas stations, grocery stores, restaurants, lodging and schools**
 - **NO public transportation**; only one bus one mile north on a busy 2 lane highway
- AND:**
- current housing prices in Desert Hot Springs average BELOW \$400,000
 - **the price of Buena Vista houses will be much more - NOT for “young working home buyers”**
 - **Buena Vista says** “reduction in commute times”
 - **the only commuting is south to Palm Springs** - this project will only **ADD TO COMMUTE TIMES**
 - **Buena Vista says** “current zoning is outdated”
 - **FACT:** proposal area is rural, populated with many small ranches, livestock and domestic fowl

TRAFFIC:

Additional traffic from new residents will increase traffic on **over-crowded Mountain View Road**
- traffic will increase because **new residents will be forced to drive for every activity**

ATTACHED GOOGLE MAP:

Attached map shows **vacant land** (Desert Hot Springs and Riverside County) much closer to the center of Desert Hot Springs where houses for “young working home buyers” would make more sense.

THE SOLUTION:

Desert Hot Springs is a patchwork of empty land and unfinished developments
- where zoning does **NOT** need changing
- **where cleared land, roads and utilities are already present.**

OPINION:

The representative for this development, **Scott Taschner**,
is a FORMER PLANNER for the City of Desert Hot Springs
- **he should be aware of the abundance of empty land in Desert Hot Springs**
- he should use his influence to
BUILD HOUSING IN DESERT HOT SPRINGS
and not in the vacant desert.



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: June 23, 2026

To: Clerk of the Board of Supervisors

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

MinuteTraq #: 30580

Project Description:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 (GPA240040) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 **GPA240040** is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres – APN(s): 657-300-004 and -005. – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024 or emorarodriguez@rivco.org. District 4. [100% Applicant Fees].

Planning Commission Date: July 16, 2025 / Commissioner Vote: 1st, 3rd and 5th Districts – Support; 4th District – Absent; 2nd District - Neutral

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

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

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

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

“Planning Our Future... Preserving Our Past”

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040
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, June 23, 2026 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. 240040**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR). The General Plan Amendment is located on APN(s): 657-300-004 and -005. This proposed project is located: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres in the Fourth Supervisorial District.

The Riverside County Planning Department and Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240040 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240040 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/2026-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> 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: June 10, 2026

Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN NO. 240040 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en el Primer Piso, Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 23 de Junio de 2026 a las 10:00 A.M.**, en la que se escuchará a todas las personas interesadas o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación No. 240040**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240040 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud de proyecto de implementación para subdividir las dos (2) parcelas en aproximadamente setenta (70) lotes residenciales unifamiliares de aproximadamente 15,000 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la GPA240040 propuesta es iniciada por la Junta de Supervisores. – Cuarto Distrito de Supervisión – Distrito de Pass y Desierto – Coachella Occidental Plan de Área – Solicitante: Jason Chen – Representante: Scott Taschner – Zonificación Existente: W-2 (Áreas de Desarrollo Controlado) – Uso del Suelo Existente: Rural: Residencial Rural (R: RR). La Enmienda al Plan General se encuentra en las parcelas catastrales: 657-300-004 and -005. Este proyecto propuesto está ubicado: al sur de la Avenida 18, al norte de la Avenida 20, al este de Bubbling Wells Road y al oeste de Mountain View Road – 38.8 acres brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomendar la iniciación de la Enmienda del Plan General No. 240040 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240040 y que requiera al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no constituye un proyecto conforme a la ley CEQA (§21065) o, en su defecto, cumple con los requisitos del artículo (§15061(b)(3)), por lo que no se requiere una revisión adicional bajo dicha ley.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2026-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRÍGUEZ, 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 puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugna el ítem anterior en la corte, puede estar limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, en su totalidad o en parte, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden cambiar de una manera diferente a la específicamente propuesta.

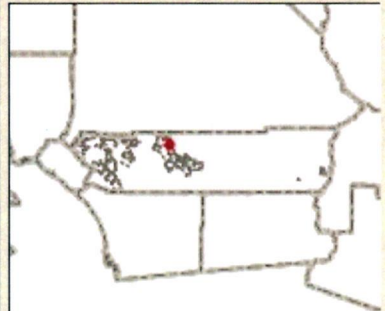
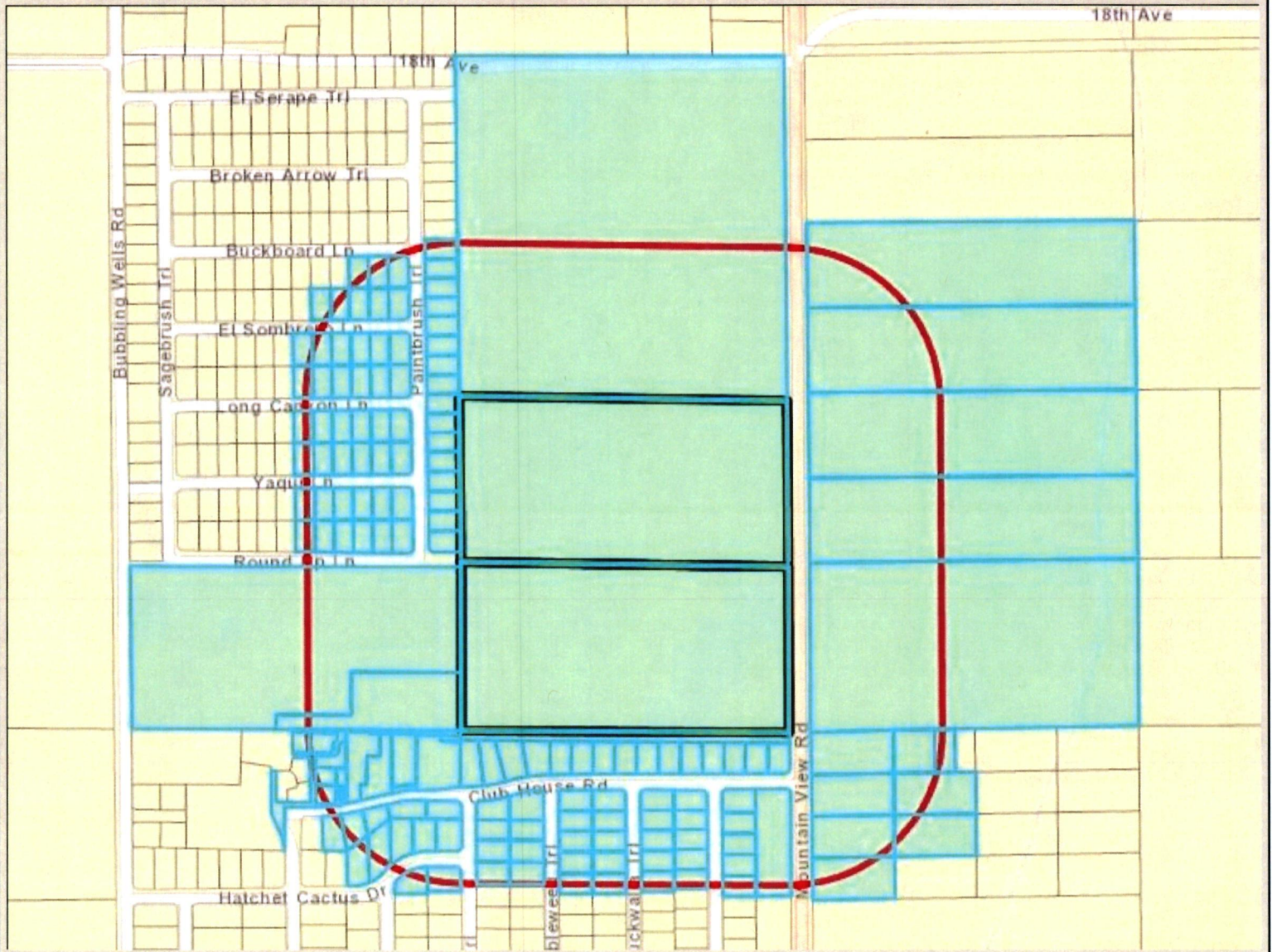
Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta
Por: Ana Garcia, Asistente de la Secretaria de la Junta

Riverside County GIS Mailing Labels



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World_Street_Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 5/18/2026 5:14:58 PM

© Riverside County RCIT

657300003
MOUNTAIN VIEW RANCH
18255 MOUNTAIN VIEW DR
DSRT HOT SPG CA 92241

657300004
BONAVENTURE FUND I
606 N 1ST ST
SAN JOSE CA 95112

657300009
WASHINIA
3051 E WASHINGTON BLV
LOS ANGELES CA 90023

657322010
ROSE LOGAN A TRUST DTD 12/19/25
13693 OVERLOOK DRIVE
DESERT HOT SPRINGS CA 92240

657322011
WONDERFUL FOUNDATION
65072 MESA AVE
DESERT HOT SPRINGS CA 92240

657322012
ANDRES ORELLANA
PO BOX 12644
PALM DESERT CA 92255

657322013
CYNTHIA E. GUTIERREZ
43791 SMURR ST
INDIO CA 92201

657322014
TIMOTHY LEWIS SIMPSON
1914 6TH AVE
LOS ANGELES CA 90018

657322015
SHERYL LYNNE JONES
67690 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92241

657322016
SPAULDING CUMMINGS
13217 JAMBOREE RD # 180
TUSTIN CA 92782

657322017
GARY NICHOLAS ELTAGONDE
67646 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92240

657323007
MICHAEL WILLIAM BECK
67609 EL SOMBRERO LN
DSRT HOT SPG CA 92241

657323008
STANLEY DORLAINE & LAURA JACKSON
REVOCABLE LIVING TRUST 10/30/25
67613 EL SOMBRERO LN
DSRT HOT SPG CA 92241

657323009
JAVIER SOTELO
45607 INDIAN RIVER RD
INDIO CA 92201

657323010
KIMBERLY K. REA
67681 EL SOMBRERO LN
DSRT HOT SPG CA 92241

657323011
GABRIEL DURAN
67719 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92241

657323012
MOISES ANGUIANO GARCIA
18075 LANGLOIS RD # 74
DESERT HOT SPRINGS CA 92241

657323013
67730 LONG CANYON TRUST DATED
3/26/2018
PO BOX 401
DESERT HOT SPRINGS CA 92240

657323014
LABONGE TIMOTHY & MEGHAN REVOCABLE
TRUST DTD 09/05/24
67708 LONG CANYON LN
DSRT HOT SPG CA 92241

657323015
HAYLEY BROWN
14639 VANOWEN ST
VAN NUYS CA 91405

657323016
FRANCISCO AVILA HERNANDEZ
15496 AVENIDA MONTEFLORA
DESERT HOT SPRINGS CA 92240

657323017
JINJAE CHOI
3718 TOLAND WAY
LOS ANGELES CA 90065

657323018
LUCAS MARK A LIVING TRUST DTD 8/25/22
1600B SW DASH PT RD STE 305
FEDERAL WAY WA 98023

657324001
GOLDMAN RONALD REVOCABLE TRUST
10/19/2023
18440 PAINTBRUSH TR
DESERT HOT SPRINGS CA 92240

657324002
LESLIE O. BELSMA
1786 WASHINGTON WY
VENICE CA 90291

657324003
COLLEEN EDWARDS
18520 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657324004
COLLEEN M. EDWARDS TRUST DATED
6/18/2016
18550 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657324005
MILLER ANNA MARIE LIVING TRUST DATED
04/09/2019
18570 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657324006
LUIS ALFONSO BARBA HURTADO
2105 E FRANCIS DR
PALM SPRINGS CA 92262

657324007
JUAN CASTILLO
18620 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657324008
WALTER D. GAINES
18650 PAINTBRUSH TRAIL
DESERT HOT SPRINGS CA 92241

657332007
RACHEL WATERS
9830 RESEDA BLVD APT 106
NORTHRIDGE CA 91324

657332008
JENICA MAGDAS
8841 RENDON DR
ANCHORAGE AK 99507

657332009
MISAEAL RAMIREZ GARCIA
2675 OHARA CANYON RD
SANTA PAULA CA 93060

657332010
M ARCH
3983 ALDER AVE
CARLSBAD CA 92008

657332011
OMAR DURON ESPARZA
67709 LONG CANYON LN
DESERT HOT SPRINGS CA 92240

657332012
ARAKSYA TAMAZYAN
67725 LONG CANYON LN
DSRT HOT SPG CA 92241

657332013
ANGEL ANTONIO TORRES
18735 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657332014
GEORGIA ANN WELPMAN
67720 YAQUI LN
DESERT HOT SPRINGS CA 92241

657332015
PEMBROKE MAMIE ESTATE OF
11400 PALM DRIVE
DESERT HOT SPRINGS CA 92240

657332016
JULIA ASHLEY KREGER
67680 YAQUI LN
DESERT HOT SPRINGS CA 92241

657332018
NOVAKOVIC FAMILY TRUST DATED
02/19/2021
73808 DINAH SHORE DR
PALM DESERT CA 92211

657333007
JEREMY SIMMONS
67659 YAQUI LN
DESERT HOT SPRINGS CA 92241

657333008
GILBERTO CORTES MARTINEZ
67687 YAQUI LN
DESERT HOT SPRINGS CA 92241

657333009
GREGORY MENDEZ
520 E MURRAY CANYON DR APT 417
PALM SPRINGS CA 92264

657333010
CHARLES R. BURNHAM
2701 AIRLINE DR STE K 310
METAIRIE LA 70001

657333011
TURCHAN RONALD LIVING TRUST UTD
11/30/21
68885 TORTUGA RD
CATHEDRAL CITY CA 92234

657333012
BOBBI COLVIN DUFFLE
67735 YAQUI LN
DESERT HOT SPRINGS CA 92241

657333013
JOY LORSUNG BROWN
67730 ROUNDUP DR
DESERT HOT SPRINGS CA 92241

657333014
VERLYN P. AERNI
P O BOX 34
MILL CITY OR 97360

657333015
JOSE G. ALFARO
67710 ROUNDUP DR
DESERT HOT SPRINGS CA 92241

657333016
LLOYD DEAN MIKE
67696 ROUNDUP DR
DESERT HOT SPRINGS CA 92241

657333017
ADRIAN HABANA
67682 ROUNDUP DR
DSRT HOT SPGS CA 92241

657333018
GLORIA J. DIAZ
161 WORKING RANCH
IRVINE CA 92602

657334001
KLAVDIA MARDER LIVING TRUST
12306 N POINTSETTIA PL
WEST HOLLYWOOD CA 90046

657334002
DREAM CHASERS REAL ESTATE LLC
1742 BURBURY WAY
SAN MARCOS CA 92078

657334003
RICHARD WALKER
13708 RUETTE DE PARC # E
DEL MAR CA 92014

657334004
GAINES WALTER SEPARATE PROP TRUST
DTD 2/15/18
18650 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

657334005
KEITH M. FENTON
23 RIVERVIEW RD
KILLINGWORTH CT 06419

657334006
ANTHONY GORDON
18800 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657334007
CLARA N. MARTINEZ
18820 PAINTBRUSH TRL
DESERT HOT SPRINGS CA 92241

657351042
RICARDO ALVAREZ
67650 CLUB HOUSE DR
DSRT HOT SPG CA 92340

657351044
MICHAEL EDGAR
P O BOX 23
DSRT HOT SPGS CA 92240

657351048
WESLEY SUGG
3352 E PASEO BARBARA
PALM SPRINGS CA 92262

657351064
REGINA DANIELLE BASILE
5528 EMILE ST
OMAHA NE 68106

657351066
ROBERT L. ERWIN
6 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657351071
TOWER JULIE
67638 CLUB HOUSE RD
DESERT HOT SPRINGS CA 92241

657351073
TOWER JULIE LIVING TRUST DTD 5/9/01
67638 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657351085
KENYO AMERICA INC
606 N FIRST ST
SAN JOSE CA 95112

657351086
MICHAEL EDGAR
67690 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657351088
SHUPE NORRIS JOHN LIVING TRUST DTD
06/11/24
67642 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657352002
ANITA TRUJILLO
67657 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657352003
LORENA ORELLANA OJEDA
66450 6TH ST
DESERT HOT SPRINGS CA 92240

657352004
R RESENDIZ HERNANDEZ MARCOS
67641 CLUB HOUSE DR
DSRT HOT SPG CA 92241

657352005
MORGAN ALEXANDRA CLAIRE ELDER
630 N CRESCENT DR
BEVERLY HILLS CA 90210

657352006
TOYOOKI SONODA
395 CHESTNUT DR
EAST HILLS NY 11576

657352007
COLLEEN M. EDWARDS
18550 PAINTBRUSH TR
DSRT HOT SPG CA 92241

657352009
SCHAFFER FAMILY REVOCABLE LIVING
TRUST DTD 06/12/2020
67710 HATCHET CACTUS DR
DSRT HOT SPG CA 92241

657352010
RAYMUNDO A. ZARAGOZA
PO BOX 10580
INDIO CA 92202

657352011
LORENA ORELLANA OJEDA
67639 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657364007
CRAIG R. BOHART
15402 MOTTLEY DR
LA MIRADA CA 90638

657364008
OSCAR BALDERRAMA
15990 AVENIDA MIROLA
DSRT HOT SPG CA 92240

657371001
PAMELA BROSKA
15 SCARBOROUGH WAY
RANCHO MIRAGE CA 92270

657371002
JOSE RAMON PEREZ SOTO
86404 WALLACE RD
THERMAL CA 92274

657371003
TERRAZA CONST INC
19499 WHITE SAGE TR
DESERT HOT SPRINGS CA 92241

657371004
FRANCISCA S. SERRANO
2710 CYPRESS RD
PALM SPRINGS CA 92262

657371005
VAN DE VELDE FAMILY TRUST DTD
04/26/2007
9620 GALLATIN RD
DOWNEY CA 90240

657371007
KARINA I. VILLASENOR
67854 CLUBHOUSE RD
DESERT HOT SPRINGS CA 92241

657371008
GOVANNI ARREGUIN BENITES
557 S EL CIELO RD APT 37
PALM SPRINGS CA 92264

657371009
CARLITO DIAZ
24421 ST JAMES DR
MORENO VALLEY CA 92553

657371010
TT GROUP INC
606 N 1ST ST
SAN JOSE CA 95112

657371011
ALFREDO ISAAC MARTINEZ
31015 AVENIDA DEL YERMO
CATHEDRAL CITY CA 92234

657371012
PANFILO GAMBINO
67944 CLUB HOUSE DR
DESERT HOT SPRINGS CA 92241

657371013
EITHEL CHAVARRIA
67964 CLUBHOUSE RD
DESERT HOT SPRINGS CA 92241

657371014
NAUL RIVERA HERRERA
67984 CLUB HOUSE
DSRT HOT SPG CA 92241

657371015
BETTY DRUMMOND
72685 BEL AIR RD
PALM DESERT CA 92260

657371017
CVCWD
P O BOX 1058
COACHELLA CA 92236

657372001
DAWN CECILIA JONES
122 RIGEL ST
PALM SPRINGS CA 92264

657372003
AMANDA NAVILLE WOO
576 N CALLE MARCUS
PALM SPRINGS CA 92262

657372004
JAY A. MAROUN
15543 SADDLEBACK RD
RIVERSIDE CA 92506

657372005
VERONICA VAZQUEZ
19125 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92241

657372007
ADRIAN RENDON
19199 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92240

657372008
FRANCISCO SANTILLANES
19231 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92241

657373001
CAROL DRIVE TRUST DATED 07/17/2019
P.O. BOX 580331
NORTH PALM SPRINGS CA 92258

657373003
MARIO E. FUENTES
19220 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92240

657373004
CASIANO CORONA PEREZ
19200 TUMBLEWEED TR
DESERT HOT SPRINGS CA 92241

657373005
ELEAZAR MARTINEZ DURAN JOSE
30900 AVENIDA DEL PADRE
CATHEDRAL CITY CA 92234

657373006
ALMA Y. BARRIOS
19125 CHUCKWALLA TR
DSRT HOT SPG CA 92241

657373007
ROSARIO R. SAENZ
19153 CHUCKWALLA TR
DESERT HOT SPRINGS CA 92241

657373008
HENRY B. ZIMMER
19185 CHUCKWALLA TR
DESERT HOT SPRINGS CA 92241

657373009
ERIK PEREZ
19213 CHUCKWALLA TR
DSRT HOT SPG CA 92241

657373010
ADAM CARRERA
19277 CHUCKAWALLA TR
DSRT HOT SPG CA 92241

657374001
DANIEL VALDIVIA
19246 CHUCKAWALLA TR
DESERT HOT SPRINGS CA 92241

657374002
JESSICA SIFUENTES
P O BOX 1327
CATHEDRAL CY CA 92235

657374003
GLORIA D. RUIZ-JUAREZ
19184 CHUCKAWALLA TR
DSRT HOT SPG CA 92241

657374004
MARGARITO AISPURO
19152 CHUCKAWALLA TR
DESERT HOT SPRINGS CA 92241

657374005
JORGE D. MORENO ROGEL
19123 COTTONWOOD RD
DESERT HOT SPRINGS CA 92241

657374006
SILVIA Y. ROCHA
19123 COTTONWOOD DR
DESERT HOT SPRINGS CA 92240

657374007
C IVAN SANCHEZ
16110 AVENIDA MANZANA DR
DSRT HOT SPG CA 92241

657374008
MG OPERATIONS & DEV
22038 SKY MEADOW WAY
WILDOMAR CA 92595

657374009
LUIS ALEJANDRO GONZALEZ
32190 PUBELO TR UNIT B
CATHEDRAL CITY CA 92234

657374010
MARVIN RODRIGUEZ MOLINA
67680 BROKEN ARROW
DSRT HOT SPG CA 92240

657375001
SUMMER JOSEPHSON
19248 COTTONWOOD DR
DESERT HOT SPRINGS CA 92241

657375002
SANDRA CAMPA
19216 COTTONWOOD RD
DESERT HOT SPRINGS CA 92241

657375003
JUAN BENJUME
19186 COTTONWOOD DR
DESERT HOT SPRINGS CA 92240

657375004
LAURA SIBLEY
19154 COTTONWOOD RD
DSRT HOT SPG CA 92241

657375005
ALFONSO TERRAZA
19499 WHITESAGE TR
DESERT HOT SPRINGS CA 92241

657375006
MICHELE M. GARDNER
67976 20TH AVE
DSRT HOT SPG CA 92240

657430003
MARIA E. SAMANIEGO
5818 JUNIPER CREEK OR
EL PASO TX 79932

657430004
ADRIAN GUTIERREZ
19402 COTTONWOOD DR
DSRT HOT SPG CA 92241

657430005
UNIVERSITY OF JUDAISM
5000 VAN NUYS BLVD #400
SHERMAN OAKS CA 91403

657430006
JAIME CASTANEDA
2342 STACY LN
SANTA ANA CA 92706

657430007
JORGE ANTONIO R ROJAS
12853 MIRACLE HILLS
DSRT HOT SPG CA 92240

657440001
ANTONIO ROJAS
19010 MOUNTAIN VIEW RD
DESERT HOT SPRINGS CA 92241

657440003
WM WALSH ENTERPRISES
1650 NW SUNDIAL RD
TROUTDALE OR 97060

657440006
RAMON PIMENTEL
39266 CALLE POPOCA
INDIO CA 92203

657440008
JUAN FERNANDO VELASCO
30400 SAN DIEGO DR
CATHEDRAL CITY CA 92234

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 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, June 23, 2026 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. 240040**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR). The General Plan Amendment is located on APN(s): 657-300-004 and -005. This proposed project is located: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres in the Fourth Supervisorial District.

The Riverside County Planning Department and Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240040 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240040 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/2026-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> 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.

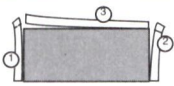
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: June 10, 2026

Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant

8549033 8549080

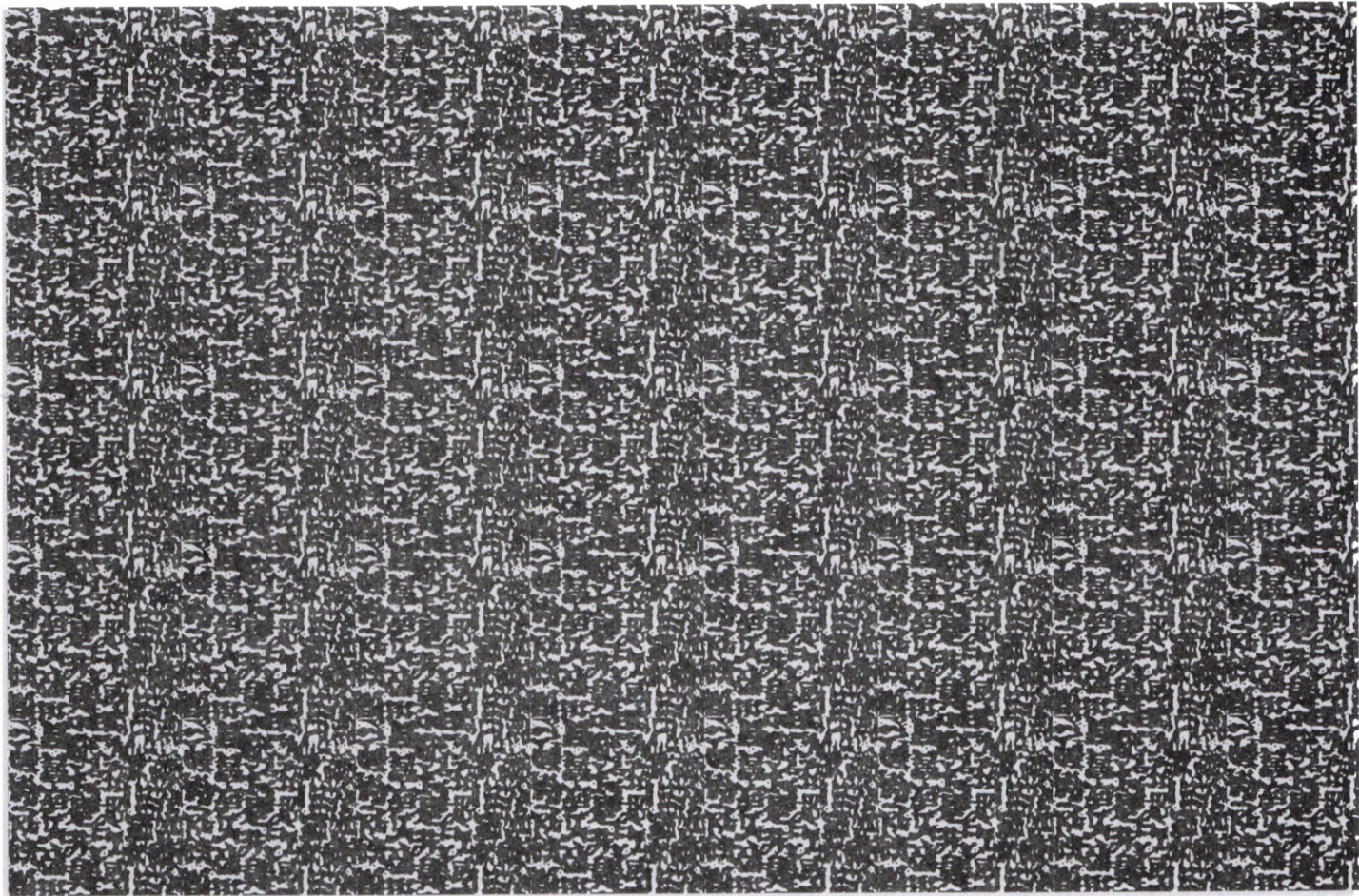
PSEMPV



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE PAID PITNEY BOWES



ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 17 A 9:51

657300009
WASHINIA
3051 E WASHINGTON BLV
LOS ANGELES CA 90023

NIXIE 911 SE 1270 0005/15/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

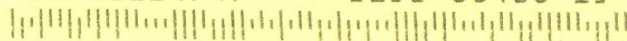
9400922152166180

UNC

BC: 92502114747

*2152-00480-15-31

ES JUN 17 2026



AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN NO. 240040 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en el Primer Piso, Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 23 de Junio de 2026 a las 10:00 A.M.**, en la que se escuchará a todas las personas interesadas o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación No. 240040**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240040 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud de proyecto de implementación para subdividir las dos (2) parcelas en aproximadamente setenta (70) lotes residenciales unifamiliares de aproximadamente 15,000 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la GPA240040 propuesta es iniciada por la Junta de Supervisores. – Cuarto Distrito de Supervisión – Distrito de Pass y Desierto – Coachella Occidental Plan de Área – Solicitante: Jason Chen – Representante: Scott Taschner – Zonificación Existente: W-2 (Áreas de Desarrollo Controlado) – Uso del Suelo Existente: Rural: Residencial Rural (R: RR). La Enmienda al Plan General se encuentra en las parcelas catastrales: 657-300-004 and -005. Este proyecto propuesto está ubicado: al sur de la Avenida 18, al norte de la Avenida 20, al este de Bubbling Wells Road y al oeste de Mountain View Road – 38.8 acres brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomendar la iniciación de la Enmienda del Plan General No. 240040 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240040 y que requiera al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no constituye un proyecto conforme a la ley CEQA (§21065) o, en su defecto, cumple con los requisitos del artículo (§15061(b)(3)), por lo que no se requiere una revisión adicional bajo dicha ley.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2026-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRÍGUEZ, 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 puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

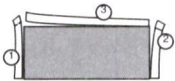
Si impugna el ítem anterior en la corte, puede estar limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, en su totalidad o en parte, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden cambiar de una manera diferente a la específicamente propuesta. Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta

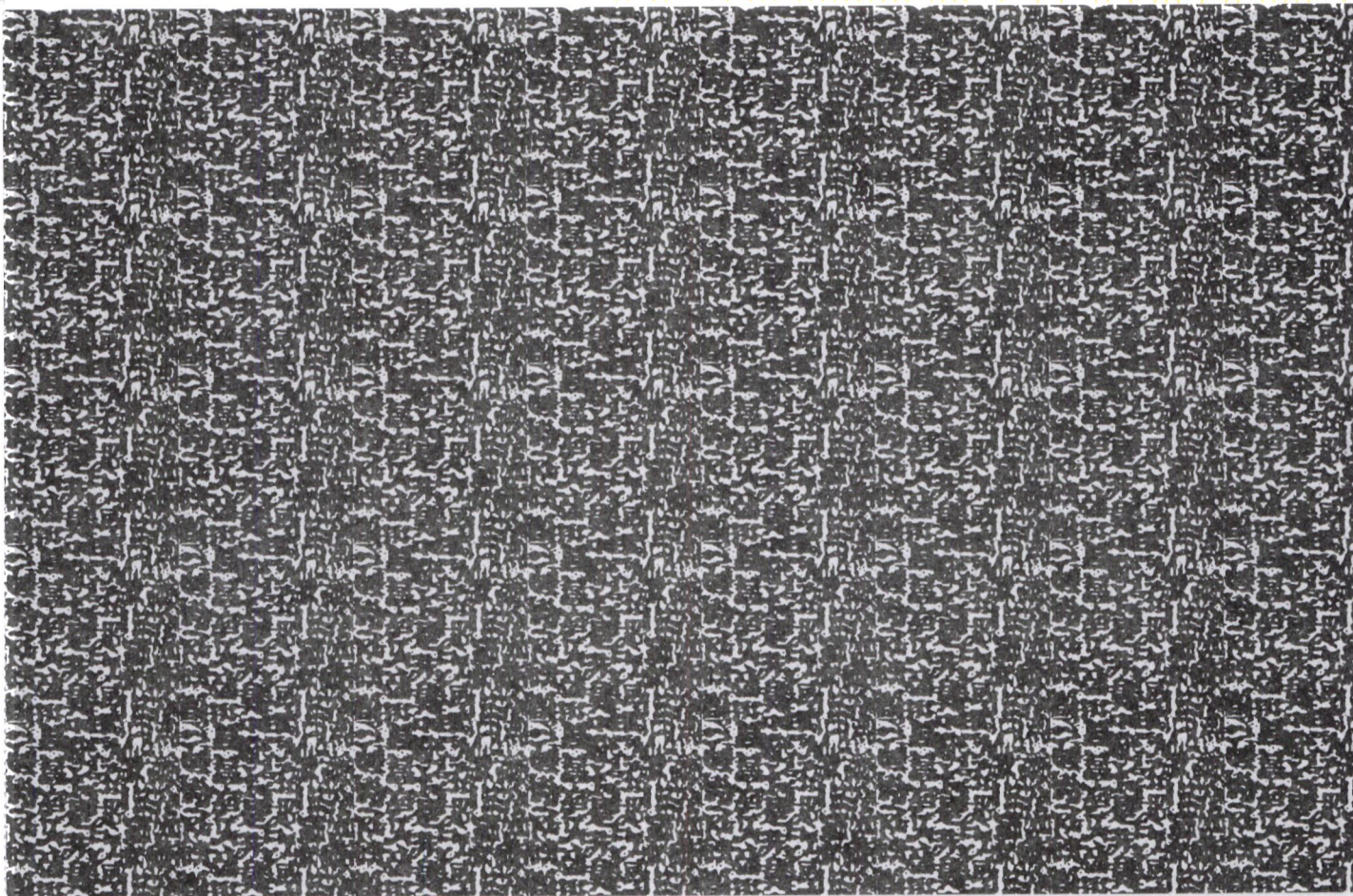
Por: Ana Garcia, Asistente de la Secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE SMPITNEY BOWES



ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

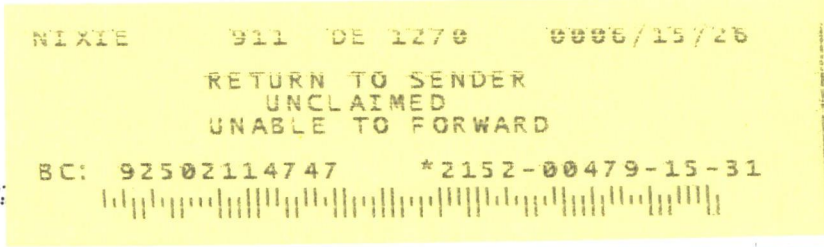
SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 17 A 9:52

657300009
WASHINIA
3051 E WASHINGTON BLV
LOS ANGELES CA 90023

UNC
ESJLPMF 9000
92502 > 1147



NIXIE 911 DE 1276 0006/15/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92502114747 *2152-00479-15-31

C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 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, June 23, 2026 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. 240040**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR). The General Plan Amendment is located on APN(s): 657-300-004 and -005. This proposed project is located: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres in the Fourth Supervisorial District.

The Riverside County Planning Department and Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240040 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240040 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/2026-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> 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.

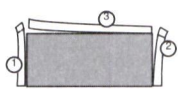
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: June 10, 2026

Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant

8549033 8549080

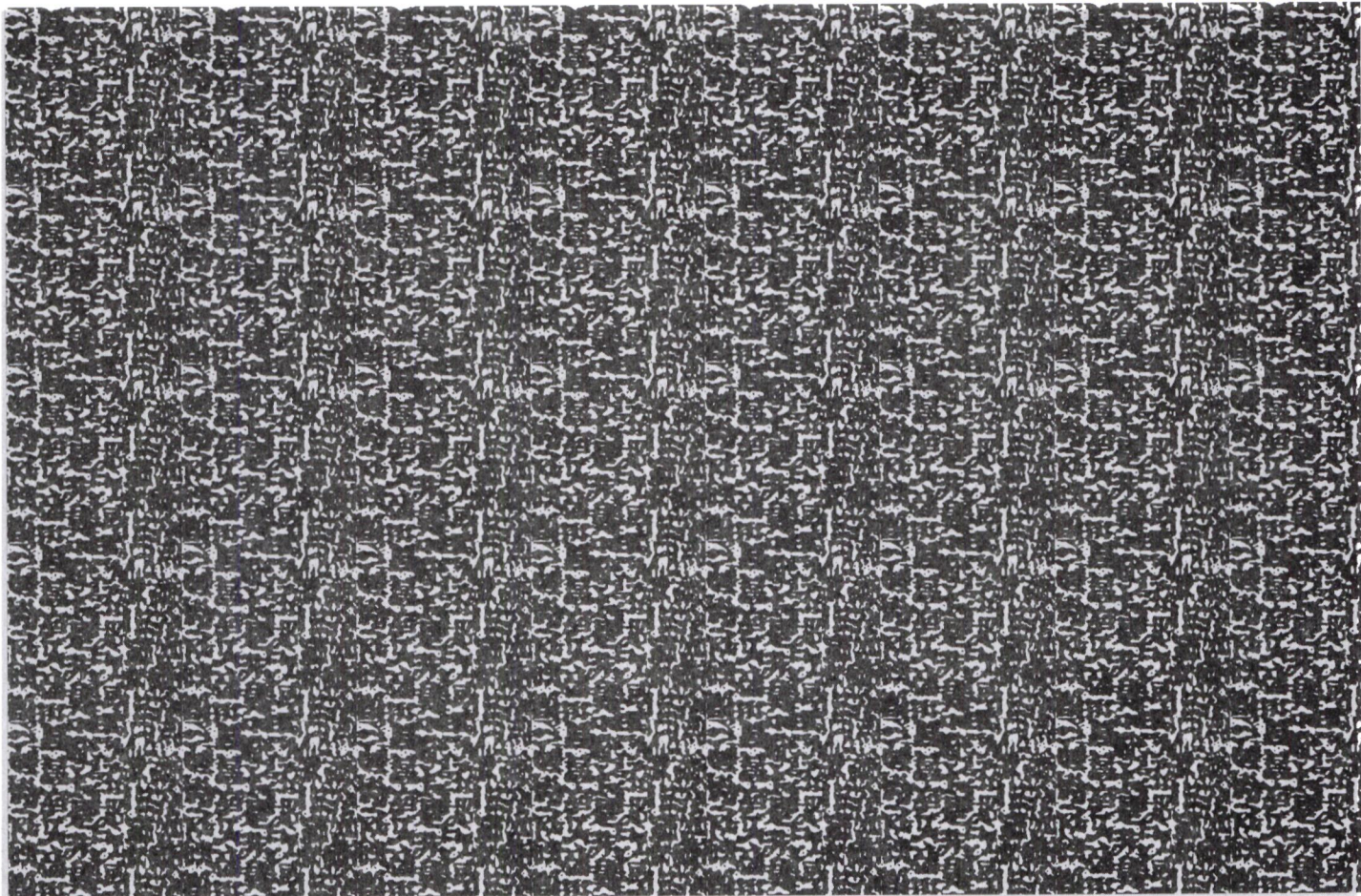
PSEMPV



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSR LTR



US POSTAGE PAID BY PITNEY BOWES



ZIP 92504 \$ 000.68⁶
02 7W
000 041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 17 A 9:51

657322015
SHERYL LYNNE JONES
67690 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92241

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

910 NFE 127082510006/14/26
RETURN TO SENDER
JONES SHERYL
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

BC: 92502114747 *2852-06521-14-41

INT
05 JUL 04 02 21 03

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN NO. 240040 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en el Primer Piso, Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 23 de Junio de 2026 a las 10:00 A.M.**, en la que se escuchará a todas las personas interesadas o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación No. 240040**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240040 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud de proyecto de implementación para subdividir las dos (2) parcelas en aproximadamente setenta (70) lotes residenciales unifamiliares de aproximadamente 15,000 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la GPA240040 propuesta es iniciada por la Junta de Supervisores. – Cuarto Distrito de Supervisión – Distrito de Pass y Desierto – Coachella Occidental Plan de Área – Solicitante: Jason Chen – Representante: Scott Taschner – Zonificación Existente: W-2 (Áreas de Desarrollo Controlado) – Uso del Suelo Existente: Rural: Residencial Rural (R: RR). La Enmienda al Plan General se encuentra en las parcelas catastrales: 657-300-004 and -005. Este proyecto propuesto está ubicado: al sur de la Avenida 18, al norte de la Avenida 20, al este de Bubbling Wells Road y al oeste de Mountain View Road – 38.8 acres brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomendar la iniciación de la Enmienda del Plan General No. 240040 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240040 y que requiera al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no constituye un proyecto conforme a la ley CEQA (§21065) o, en su defecto, cumple con los requisitos del artículo (§15061(b)(3)), por lo que no se requiere una revisión adicional bajo dicha ley.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2026-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRÍGUEZ, 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 puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

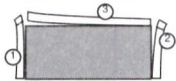
Si impugna el ítem anterior en la corte, puede estar limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, en su totalidad o en parte, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden cambiar de una manera diferente a la específicamente propuesta. Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta

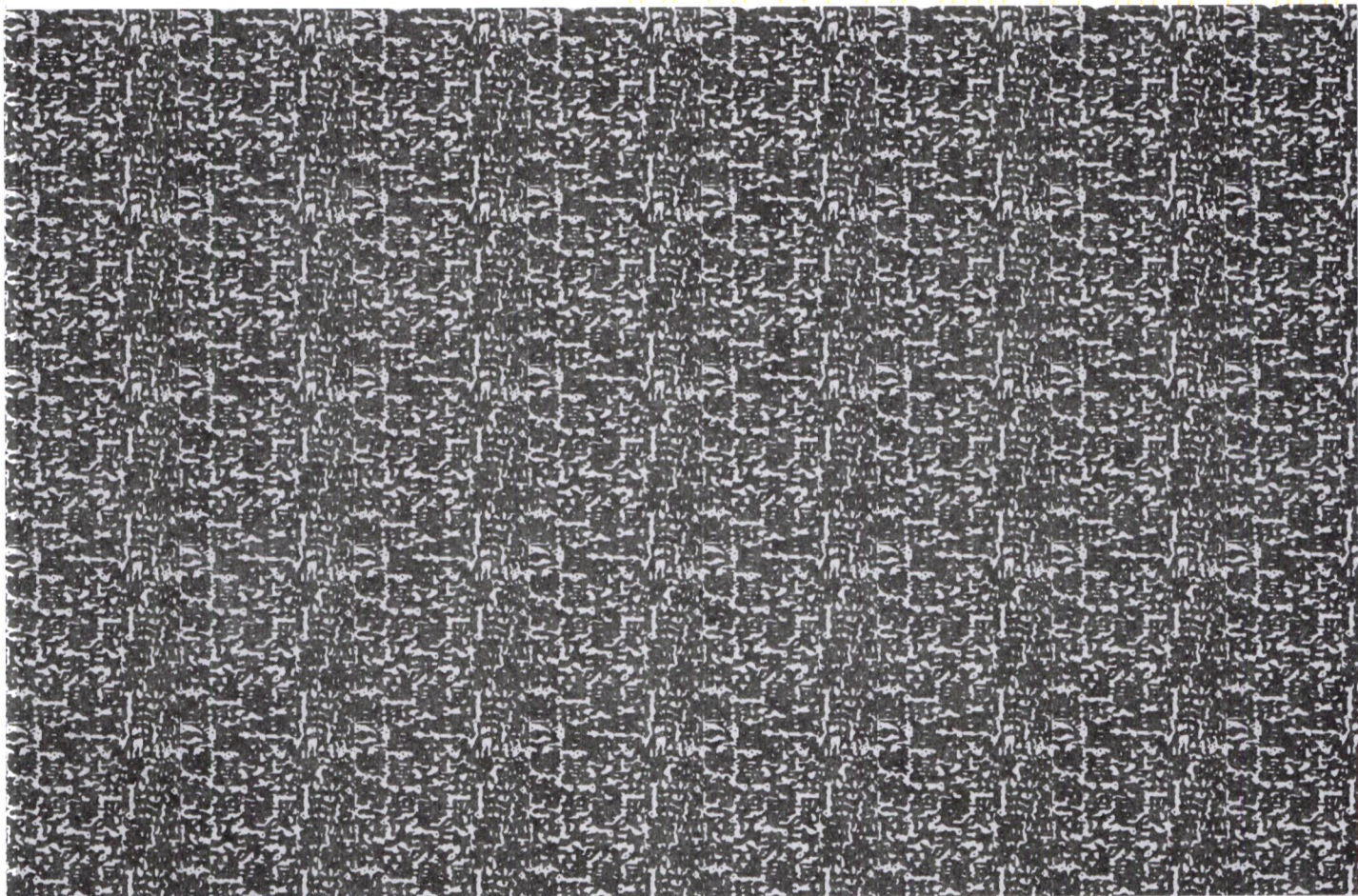
Por: Ana Garcia, Asistente de la Secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE PAID PITNEY BOWES



ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 17 A 9:51

657322015
SHERYL LYNNE JONES
67690 EL SOMBRERO LN
DESERT HOT SPRINGS CA 92241

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

INT
09 JUN 17 2026

910 NFE 1270B25I0006/14/26
RETURN TO SENDER
JONES SHERYL
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER
BC: 92502114747 *Z852-06529-14-41

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN NO. 240040 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en el Primer Piso, Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 23 de Junio de 2026 a las 10:00 A.M.**, en la que se escuchará a todas las personas interesadas o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación No. 240040**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240040 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud de proyecto de implementación para subdividir las dos (2) parcelas en aproximadamente setenta (70) lotes residenciales unifamiliares de aproximadamente 15,000 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la GPA240040 propuesta es iniciada por la Junta de Supervisores. – Cuarto Distrito de Supervisión – Distrito de Pass y Desierto – Coachella Occidental Plan de Área – Solicitante: Jason Chen – Representante: Scott Taschner – Zonificación Existente: W-2 (Áreas de Desarrollo Controlado) – Uso del Suelo Existente: Rural: Residencial Rural (R: RR). La Enmienda al Plan General se encuentra en las parcelas catastrales: 657-300-004 and -005. Este proyecto propuesto está ubicado: al sur de la Avenida 18, al norte de la Avenida 20, al este de Bubbling Wells Road y al oeste de Mountain View Road – 38.8 acres brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomendar la iniciación de la Enmienda del Plan General No. 240040 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240040 y que requiera al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no constituye un proyecto conforme a la ley CEQA (§21065) o, en su defecto, cumple con los requisitos del artículo (§15061(b)(3)), por lo que no se requiere una revisión adicional bajo dicha ley.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2026-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRÍGUEZ, 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 puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

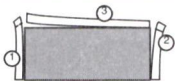
Si impugna el ítem anterior en la corte, puede estar limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, en su totalidad o en parte, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden cambiar de una manera diferente a la específicamente propuesta. Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta

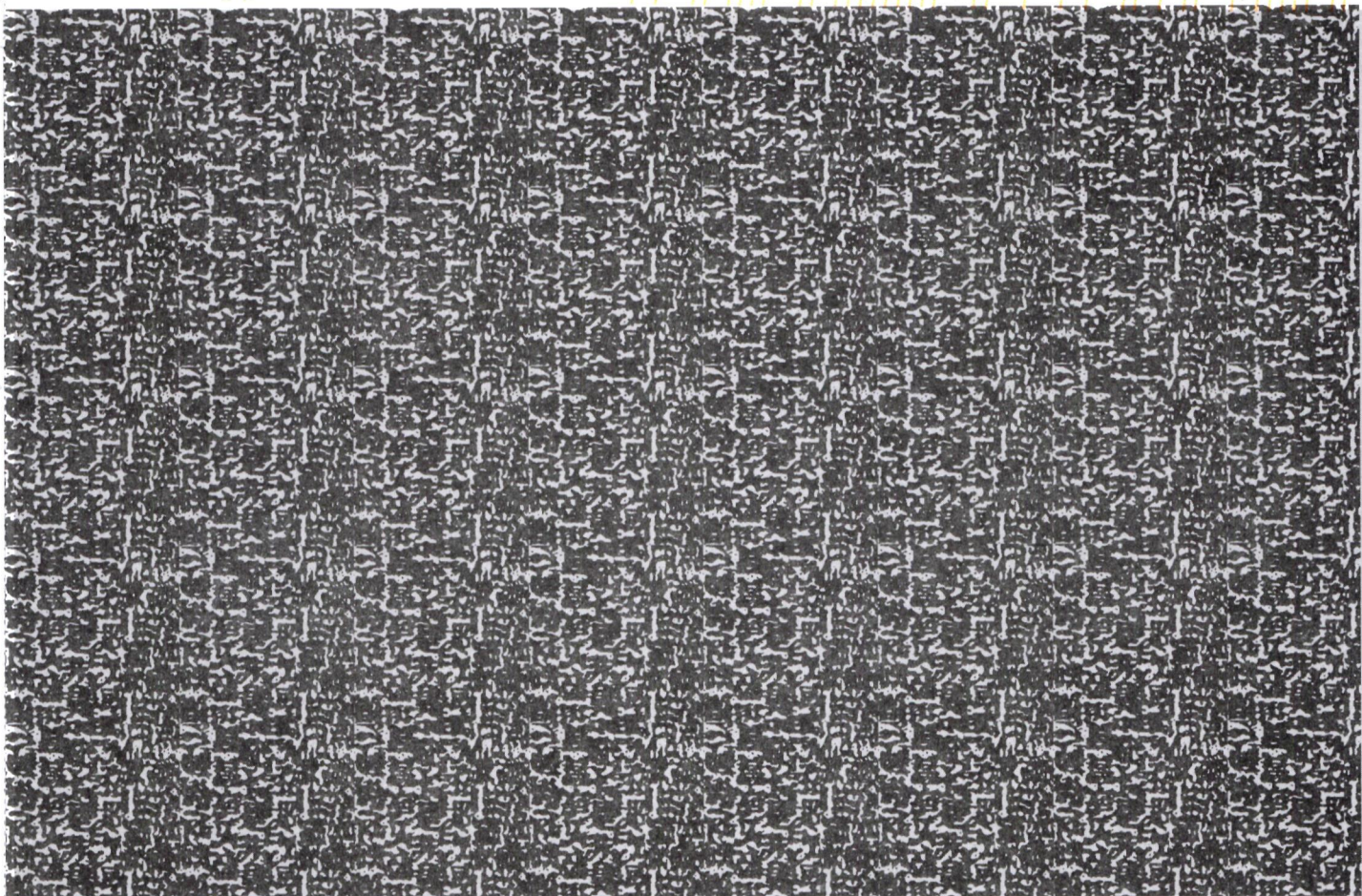
Por: Ana Garcia, Asistente de la Secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NON-AUTO
PRSR LTR



US POSTAGE PAID BY PITNEY BOWES

ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 17 A 9:52

657364007
CRAIG R. BOHART
15402 MOTTLEY DR
LA MIRADA CA 90638

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

910 NFE 1270425I0006/15/26
FORWARD TIME EXP RTN TO SEND
BOHART
57719 HATCHET CACTUS DR
DSRT HOT SPGS CA 92241-7443

INT
RETURN TO SENDER
ES JLR PPS > H006

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040
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, June 23, 2026 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. 240040**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR). The General Plan Amendment is located on APN(s): 657-300-004 and -005. This proposed project is located: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres in the Fourth Supervisorial District.

The Riverside County Planning Department and Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240040 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240040 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/2026-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> 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.

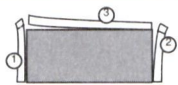
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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: June 10, 2026

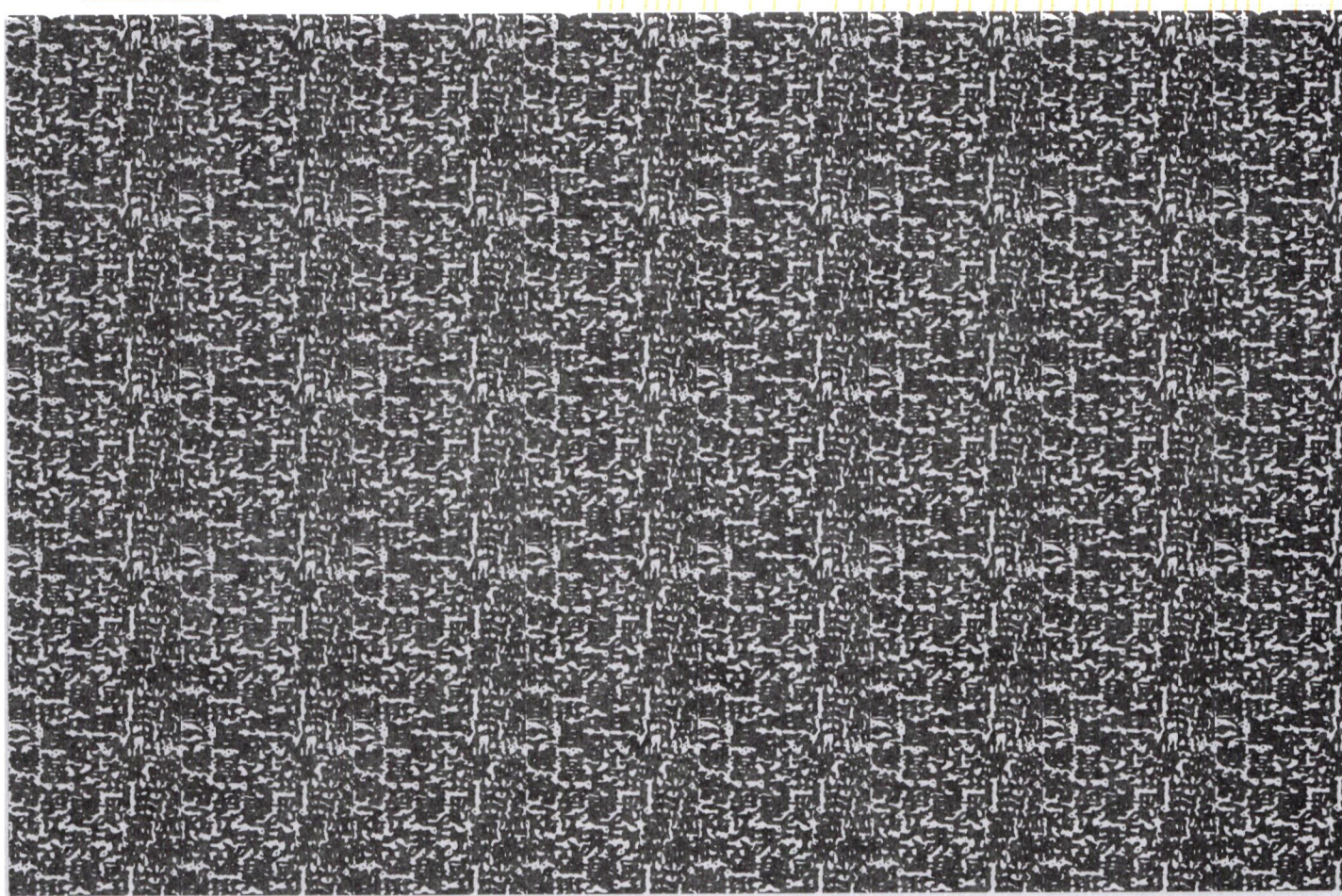
Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE PAID PITNEY BOWES

ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 17 A 9:51

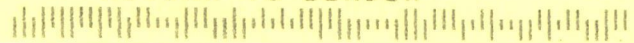
657352007
COLLEEN M. EDWARDS
18550 PAINTBRUSH TR
DSRT HOT SPG CA 92241

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

910 NFE 127032510006/14/26
FORWARD TIME EXP RTN TO SEND
EDWARDS COLLEEN M
PO BOX 750
FRAZIER PARK CA 93225-0760
RETURN TO SENDER

9327825025081529

INT



AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN NO. 240040 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en el Primer Piso, Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 23 de Junio de 2026 a las 10:00 A.M.**, en la que se escuchará a todas las personas interesadas o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación No. 240040**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240040 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud de proyecto de implementación para subdividir las dos (2) parcelas en aproximadamente setenta (70) lotes residenciales unifamiliares de aproximadamente 15,000 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la GPA240040 propuesta es iniciada por la Junta de Supervisores. – Cuarto Distrito de Supervisión – Distrito de Pass y Desierto – Coachella Occidental Plan de Área – Solicitante: Jason Chen – Representante: Scott Taschner – Zonificación Existente: W-2 (Áreas de Desarrollo Controlado) – Uso del Suelo Existente: Rural: Residencial Rural (R: RR). La Enmienda al Plan General se encuentra en las parcelas catastrales: 657-300-004 and -005. Este proyecto propuesto está ubicado: al sur de la Avenida 18, al norte de la Avenida 20, al este de Bubbling Wells Road y al oeste de Mountain View Road – 38.8 acres brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomendar la iniciación de la Enmienda del Plan General No. 240040 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240040 y que requiera al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no constituye un proyecto conforme a la ley CEQA (§21065) o, en su defecto, cumple con los requisitos del artículo (§15061(b)(3)), por lo que no se requiere una revisión adicional bajo dicha ley.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2026-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRÍGUEZ, 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 puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

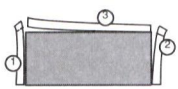
Si impugna el ítem anterior en la corte, puede estar limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, en su totalidad o en parte, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden cambiar de una manera diferente a la específicamente propuesta. Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta

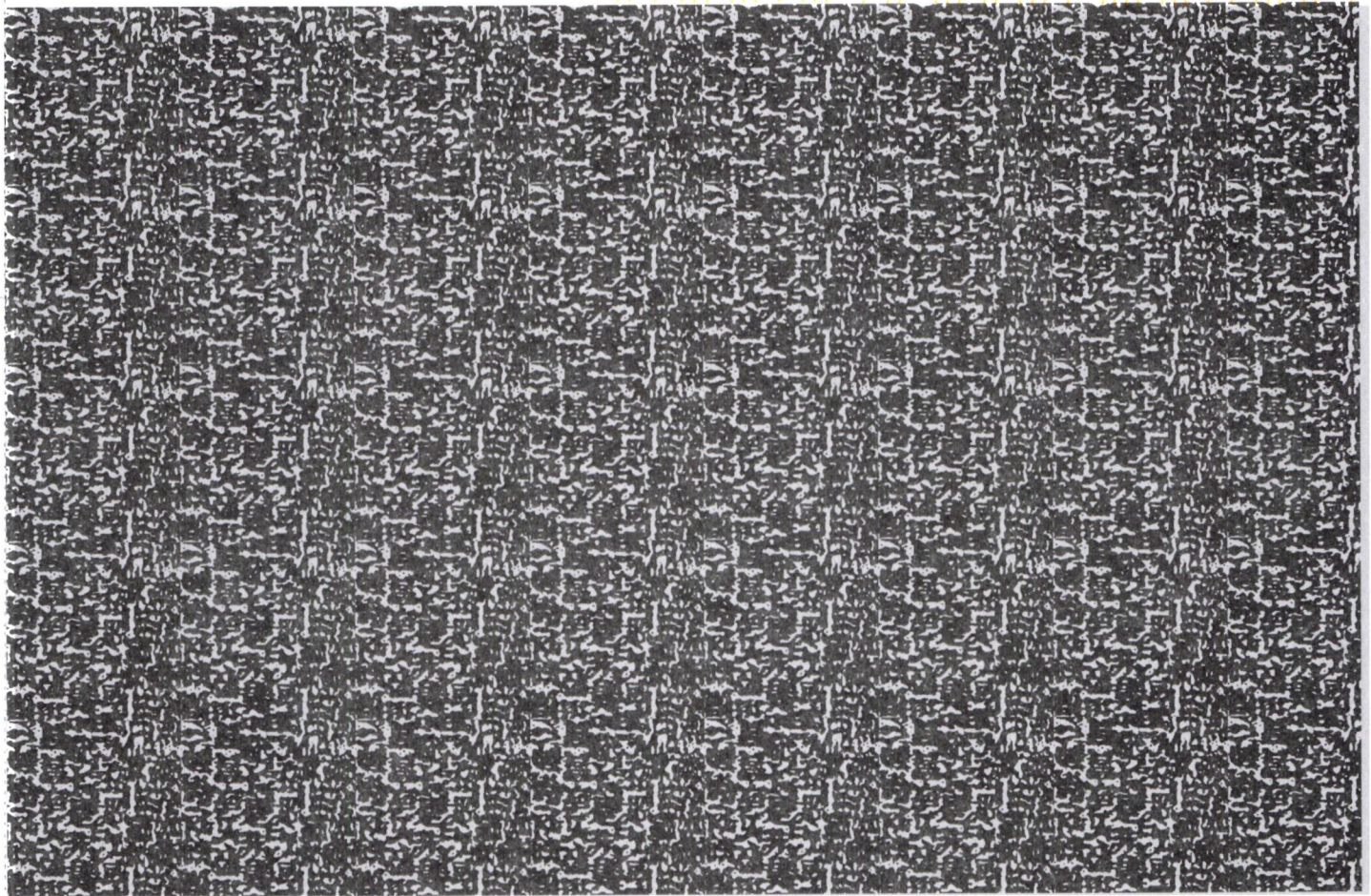
Por: Ana Garcia, Asistente de la Secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE MA PITNEY BOWES



ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 17 A 9:51

657352007
COLLEEN M. EDWARDS
18550 PAINTBRUSH TR
DSRT HOT SPG CA 92241

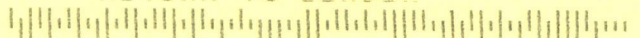
SEE
OTHER
SIDE FOR
OPENING
INSTRUCTIONS

INT

ESULRPPK > 0000

910 NFE 1270325I0006/14/26
FORWARD TIME EXP RTN TO SEND
EDWARDS COLLEEN M
90 RDX 750
FRAZIER PARK CA 93225-0760

RETURN TO SENDER



AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN NO. 240040 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en el Primer Piso, Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 23 de Junio de 2026 a las 10:00 A.M.**, en la que se escuchará a todas las personas interesadas o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación No. 240040**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240040 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud de proyecto de implementación para subdividir las dos (2) parcelas en aproximadamente setenta (70) lotes residenciales unifamiliares de aproximadamente 15,000 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la GPA240040 propuesta es iniciada por la Junta de Supervisores. – Cuarto Distrito de Supervisión – Distrito de Pass y Desierto – Coachella Occidental Plan de Área – Solicitante: Jason Chen – Representante: Scott Taschner – Zonificación Existente: W-2 (Áreas de Desarrollo Controlado) – Uso del Suelo Existente: Rural: Residencial Rural (R: RR). La Enmienda al Plan General se encuentra en las parcelas catastrales: 657-300-004 and -005. Este proyecto propuesto está ubicado: al sur de la Avenida 18, al norte de la Avenida 20, al este de Bubbling Wells Road y al oeste de Mountain View Road – 38.8 acres brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomendar la iniciación de la Enmienda del Plan General No. 240040 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240040 y que requiera al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no constituye un proyecto conforme a la ley CEQA (§21065) o, en su defecto, cumple con los requisitos del artículo (§15061(b)(3)), por lo que no se requiere una revisión adicional bajo dicha ley.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2026-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRÍGUEZ, 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 puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

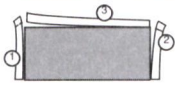
Si impugna el ítem anterior en la corte, puede estar limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, en su totalidad o en parte, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden cambiar de una manera diferente a la específicamente propuesta. Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta

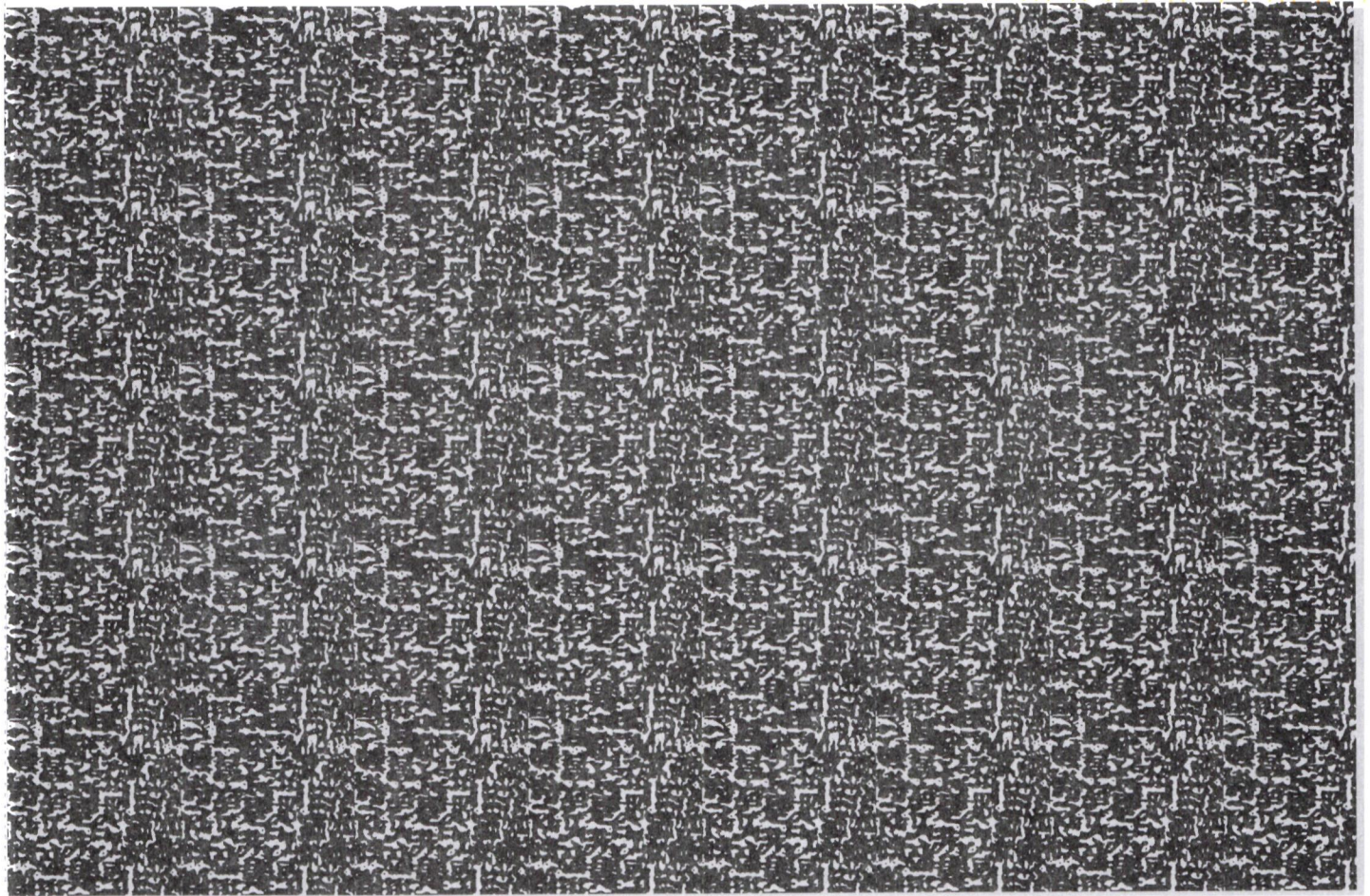
Por: Ana Garcia, Asistente de la Secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NON-AUTO
PRSR LTR



US POSTAGE PAID PITNEY BOWES

ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 17 A 9:51

657324004
COLLEEN M. EDWARDS TRUST DATED
6/18/2016
18550 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

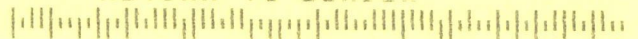
910 NFE 127032510006/14/26
FORWARD TIME EXP RTN TO SEND
EDWARDS COLLEEN M
PO BOX 750
TRAZIER PARK CA 93225-0750

9327020835801529

INT

ES JUL 17 2026 9:51

RETURN TO SENDER



C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 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, June 23, 2026 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. 240040**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR). The General Plan Amendment is located on APN(s): 657-300-004 and -005. This proposed project is located: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres in the Fourth Supervisorial District.

The Riverside County Planning Department and Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240040 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240040 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/2026-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> 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.

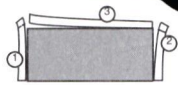
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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: June 10, 2026

Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant

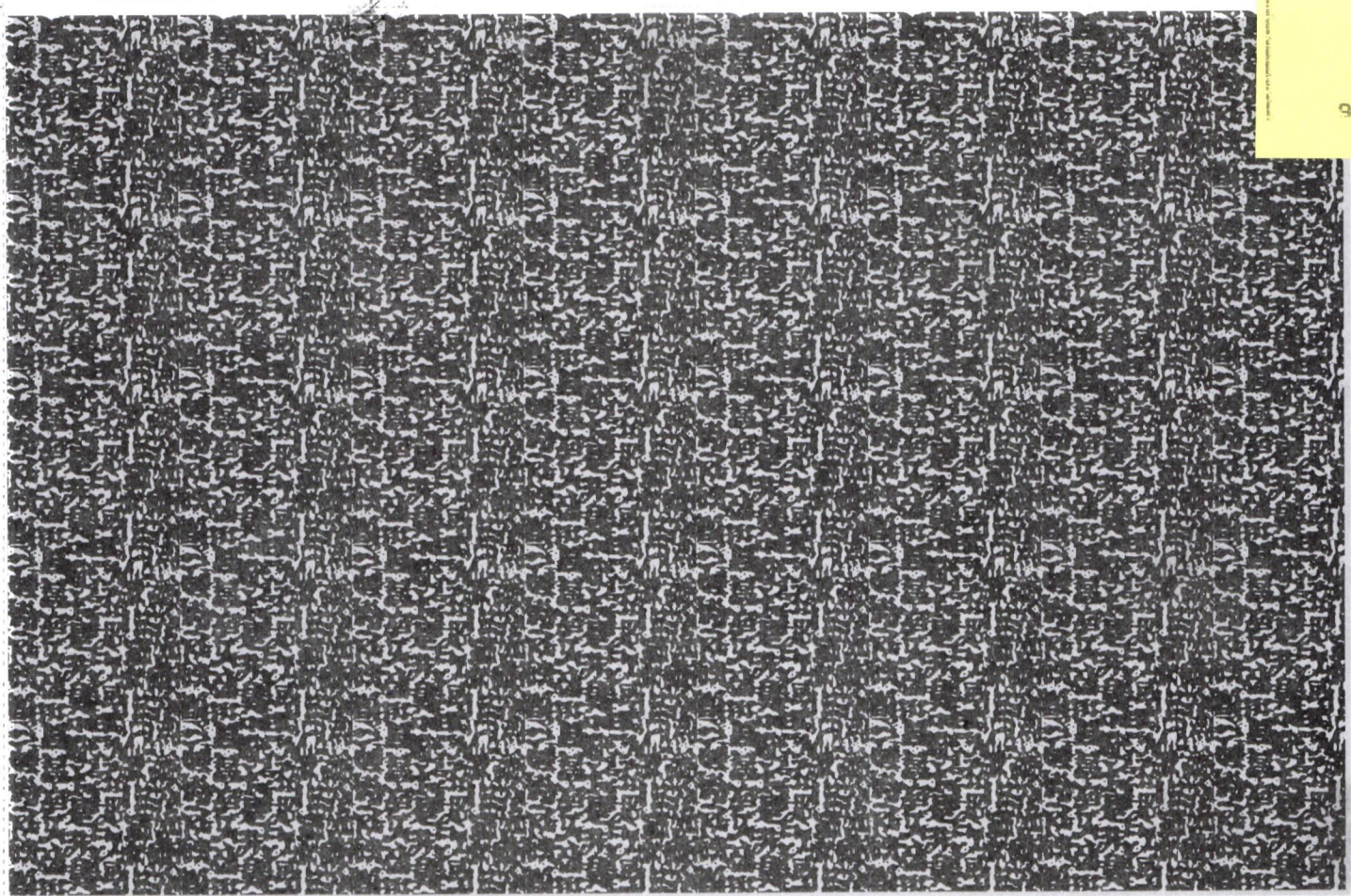


REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

00-16-30
92/16/28

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSR LTR



US POSTAGE PAID BY PITNEY BOWES

ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 18 A 10:07

657332007
RACHEL WATERS
9830 RESEDA BLVD APT 106
NORTHRIDGE CA 91324

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

9400922152167300

ESJLAMP 91304 02 > 11

NIXIE 911 FE 1270 0000

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESS
UNABLE TO FORWARD

BC: 92502114747 *2152-0317



AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN NO. 240040 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en el Primer Piso, Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 23 de Junio de 2026 a las 10:00 A.M.**, en la que se escuchará a todas las personas interesadas o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación No. 240040**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240040 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud de proyecto de implementación para subdividir las dos (2) parcelas en aproximadamente setenta (70) lotes residenciales unifamiliares de aproximadamente 15,000 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la GPA240040 propuesta es iniciada por la Junta de Supervisores. – Cuarto Distrito de Supervisión – Distrito de Pass y Desierto – Coachella Occidental Plan de Área – Solicitante: Jason Chen – Representante: Scott Taschner – Zonificación Existente: W-2 (Áreas de Desarrollo Controlado) – Uso del Suelo Existente: Rural: Residencial Rural (R: RR). La Enmienda al Plan General se encuentra en las parcelas catastrales: 657-300-004 and -005. Este proyecto propuesto está ubicado: al sur de la Avenida 18, al norte de la Avenida 20, al este de Bubbling Wells Road y al oeste de Mountain View Road – 38.8 acres brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomendar la iniciación de la Enmienda del Plan General No. 240040 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240040 y que requiera al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no constituye un proyecto conforme a la ley CEQA (§21065) o, en su defecto, cumple con los requisitos del artículo (§15061(b)(3)), por lo que no se requiere una revisión adicional bajo dicha ley.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2026-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRÍGUEZ, 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 puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

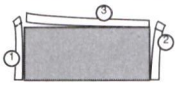
Si impugna el ítem anterior en la corte, puede estar limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, en su totalidad o en parte, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden cambiar de una manera diferente a la específicamente propuesta. Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta

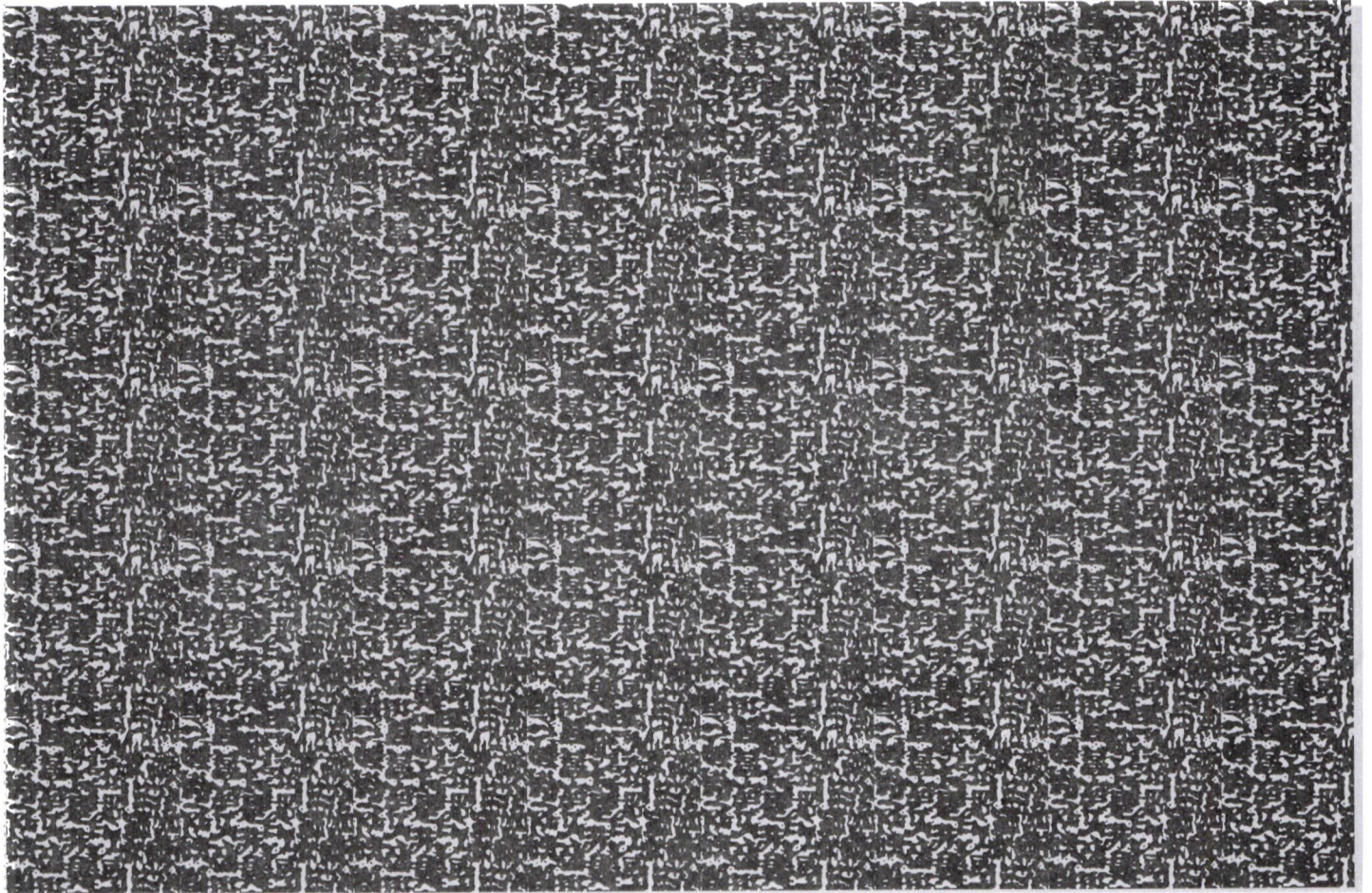
Por: Ana Garcia, Asistente de la Secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSR LTR



US POSTAGE PAID PITNEY BOWES

ZIP 92504 \$ 000.68⁰
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 18 A 10:07

657332007
RACHEL WATERS
9830 RESEDA BLVD APT 106
NORTHRIDGE CA 91324

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

NIXIE '911 FE 1270 '0006/16/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92502114747 *2152-03171-16-30

UTF
ES JUL 10 2026 11:43

C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 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, June 23, 2026 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. 240040**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR). The General Plan Amendment is located on APN(s): 657-300-004 and -005. This proposed project is located: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres in the Fourth Supervisorial District.

The Riverside County Planning Department and Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240040 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240040 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/2026-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> 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.

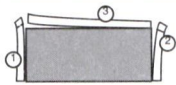
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: June 10, 2026

Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant

* 8549033 8549080

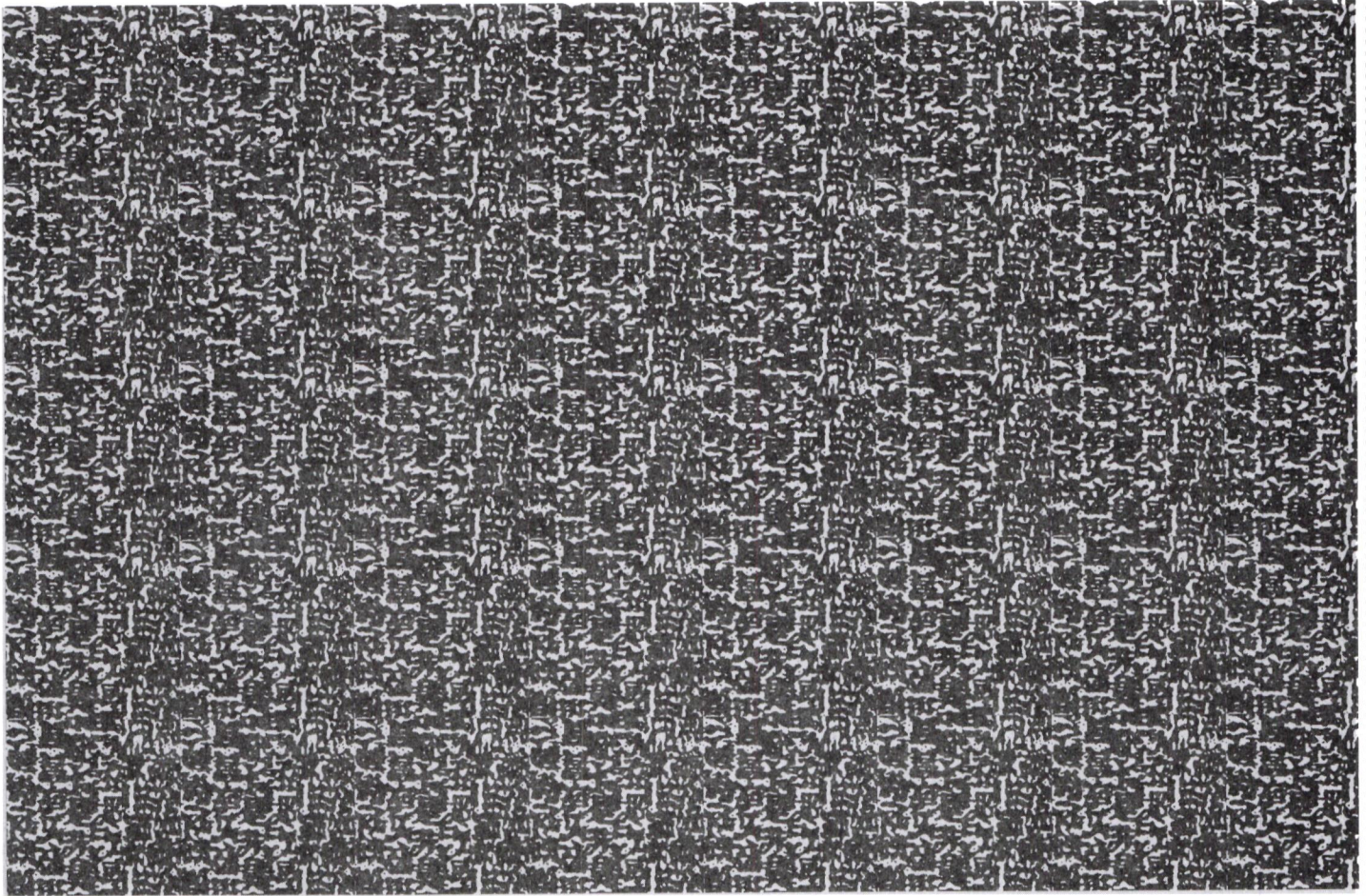
PSEMPV



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NON-AUTO
PRSRT LTR



US POSTAGE PITNEY BOWES

ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 18 A 10:07

657323013
67730 LONG CANYON TRUST DATED
3/26/2018
PO BOX 401
DESERT HOT SPRINGS CA 92240

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

NIXIE 911 FE 1270 0006/16/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92502114747 *0852-01259-16-30

ANK
92502>1147
ESJLMP 522



AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN NO. 240040 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en el Primer Piso, Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 23 de Junio de 2026 a las 10:00 A.M.**, en la que se escuchará a todas las personas interesadas o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación No. 240040**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240040 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud de proyecto de implementación para subdividir las dos (2) parcelas en aproximadamente setenta (70) lotes residenciales unifamiliares de aproximadamente 15,000 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la GPA240040 propuesta es iniciada por la Junta de Supervisores. – Cuarto Distrito de Supervisión – Distrito de Pass y Desierto – Coachella Occidental Plan de Área – Solicitante: Jason Chen – Representante: Scott Taschner – Zonificación Existente: W-2 (Áreas de Desarrollo Controlado) – Uso del Suelo Existente: Rural: Residencial Rural (R: RR). La Enmienda al Plan General se encuentra en las parcelas catastrales: 657-300-004 and -005. Este proyecto propuesto está ubicado: al sur de la Avenida 18, al norte de la Avenida 20, al este de Bubbling Wells Road y al oeste de Mountain View Road – 38.8 acres brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomendar la iniciación de la Enmienda del Plan General No. 240040 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240040 y que requiera al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no constituye un proyecto conforme a la ley CEQA (§21065) o, en su defecto, cumple con los requisitos del artículo (§15061(b)(3)), por lo que no se requiere una revisión adicional bajo dicha ley.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2026-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRÍGUEZ, 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 puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

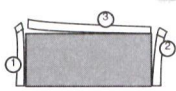
Si impugna el ítem anterior en la corte, puede estar limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, en su totalidad o en parte, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden cambiar de una manera diferente a la específicamente propuesta. Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta

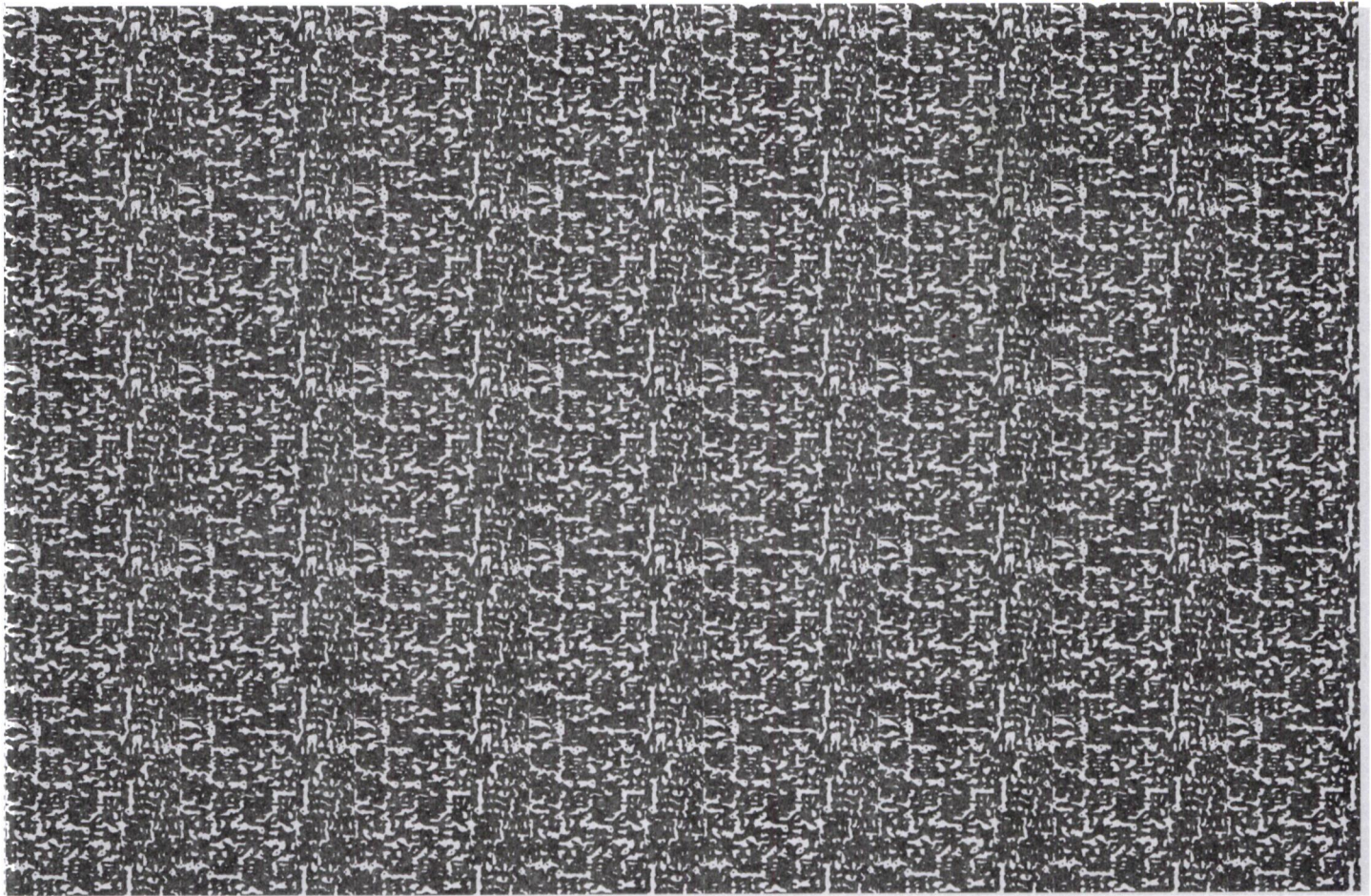
Por: Ana Garcia, Asistente de la Secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NON-AUTO
PRSRT LTR



US POSTAGE with PITNEY BOWES



ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 18 A 10:07

657323013
67730 LONG CANYON TRUST DATED
3/26/2018
PO BOX 401
DESERT HOT SPRINGS CA 92240

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

NIXIE 911 FE 1270 0006/16/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 92502114747 *0852-01260-16-30

92502>1147

ESJLMP 92

C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 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, June 23, 2026 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. 240040**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR). The General Plan Amendment is located on APN(s): 657-300-004 and -005. This proposed project is located: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres in the Fourth Supervisorial District.

* 8549033 8549080

The Riverside County Planning Department and Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240040 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240040 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/2026-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> when available.

PSEMPV

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.

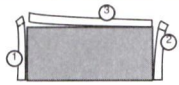
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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: June 10, 2026

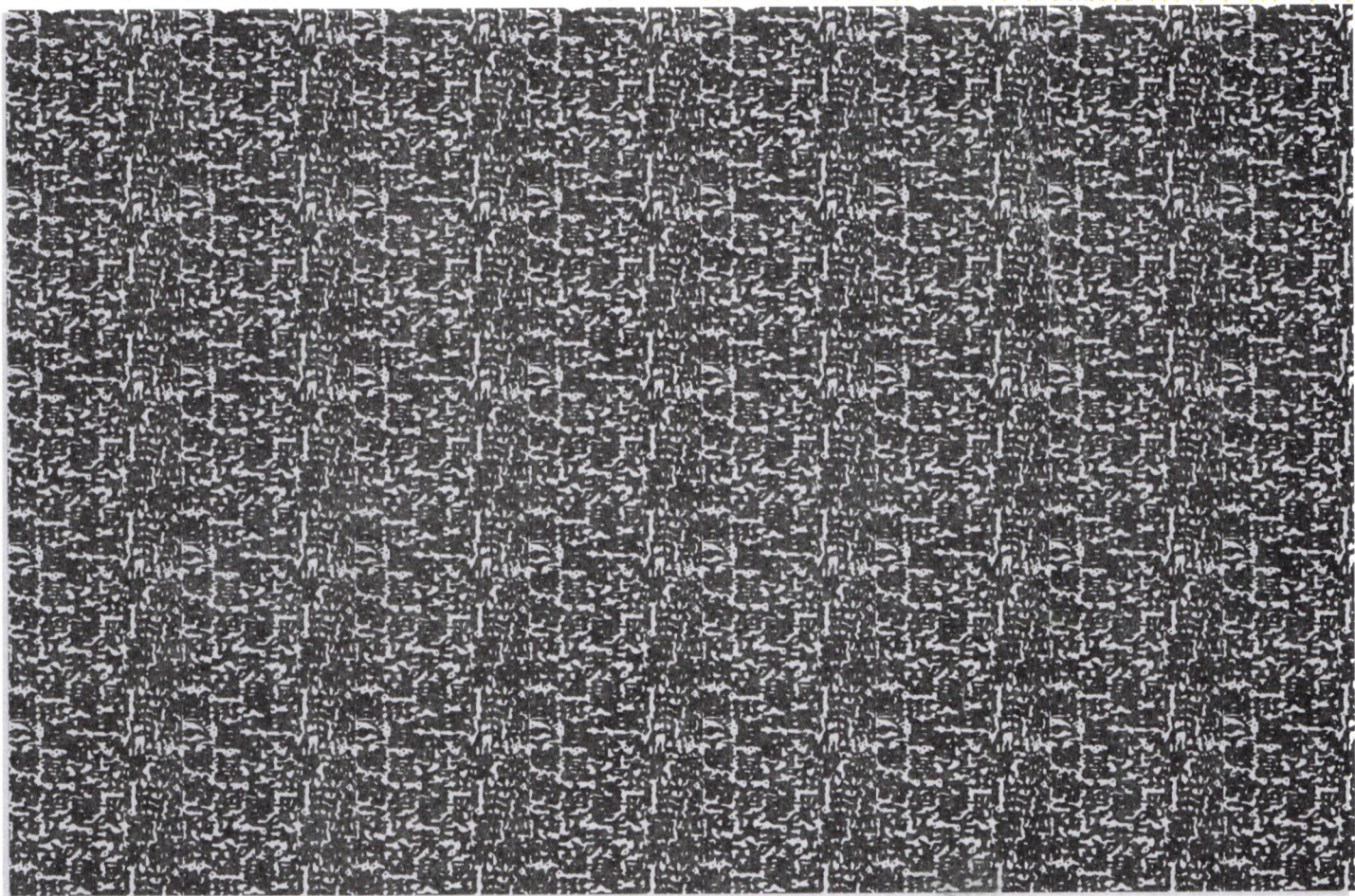
Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NON-AUTO
PRSR LTR



US POSTAGE PAID PITNEY BOWES



ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 23 A 10:47

657364007
CRAIG R. BOHART
15402 MOTTLEY DR
LA MIRADA CA 90638

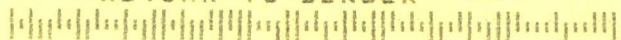
SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

910 NFE 1270425I0006/15/26
FORWARD TIME EXP RTN TO SEND
BOHART
57719 HATCHET CACTUS DR
DSRT HOT SPGS CA 92241-7443
RETURN TO SENDER INT

9327026835801529

INT

ES LLS 7443 > 1547



AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN NO. 240040 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en el Primer Piso, Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 23 de Junio de 2026 a las 10:00 A.M.**, en la que se escuchará a todas las personas interesadas o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación No. 240040**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240040 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud de proyecto de implementación para subdividir las dos (2) parcelas en aproximadamente setenta (70) lotes residenciales unifamiliares de aproximadamente 15,000 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la GPA240040 propuesta es iniciada por la Junta de Supervisores. – Cuarto Distrito de Supervisión – Distrito de Pass y Desierto – Coachella Occidental Plan de Área – Solicitante: Jason Chen – Representante: Scott Taschner – Zonificación Existente: W-2 (Áreas de Desarrollo Controlado) – Uso del Suelo Existente: Rural: Residencial Rural (R: RR). La Enmienda al Plan General se encuentra en las parcelas catastrales: 657-300-004 and -005. Este proyecto propuesto está ubicado: al sur de la Avenida 18, al norte de la Avenida 20, al este de Bubbling Wells Road y al oeste de Mountain View Road – 38.8 acres brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomendar la iniciación de la Enmienda del Plan General No. 240040 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240040 y que requiera al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no constituye un proyecto conforme a la ley CEQA (§21065) o, en su defecto, cumple con los requisitos del artículo (§15061(b)(3)), por lo que no se requiere una revisión adicional bajo dicha ley.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2026-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRÍGUEZ, 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 puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

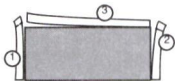
Si impugna el ítem anterior en la corte, puede estar limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, en su totalidad o en parte, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden cambiar de una manera diferente a la específicamente propuesta. Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta

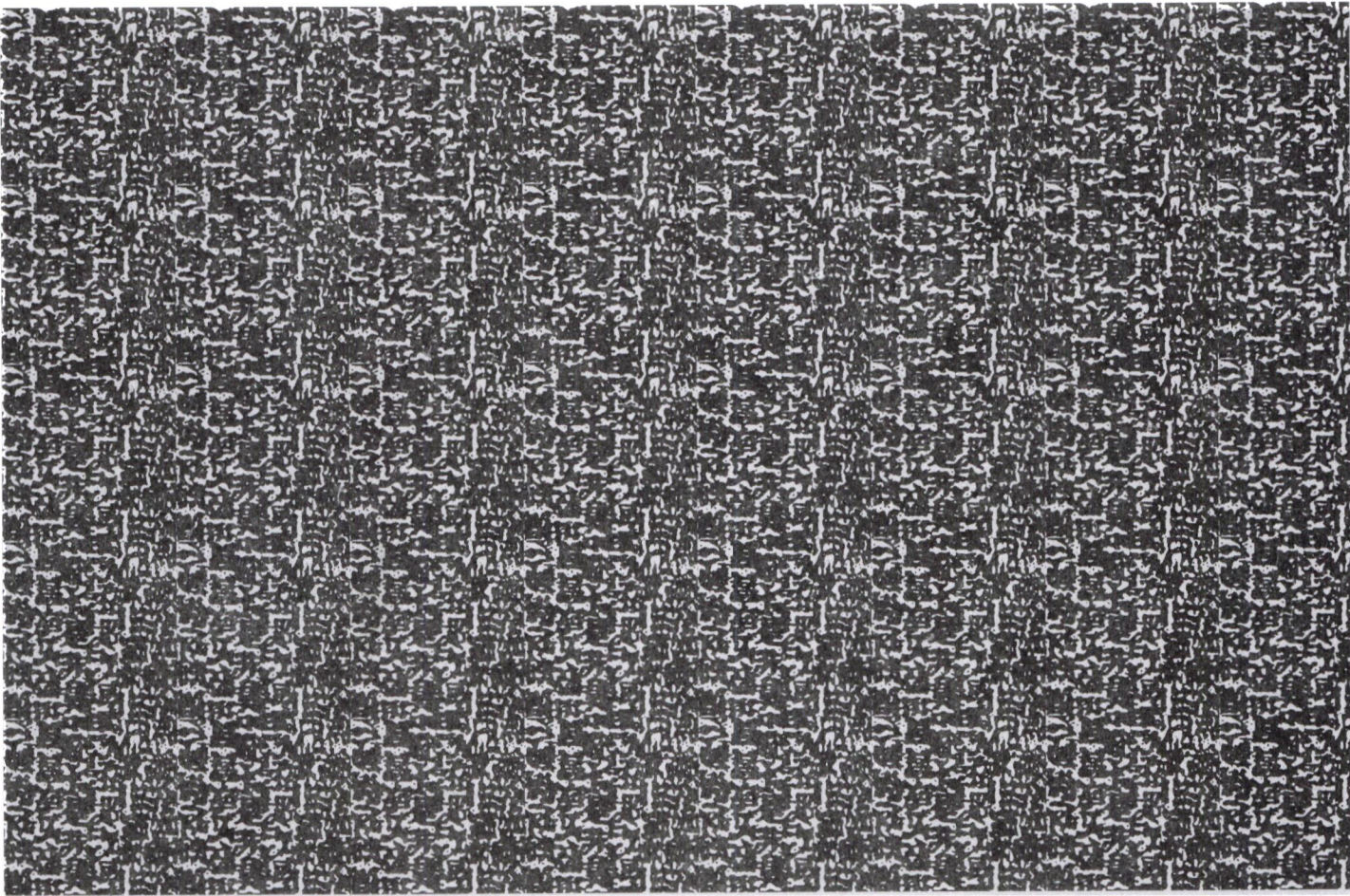
Por: Ana Garcia, Asistente de la Secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NON-AUTO
PRSR LTR



US POSTAGE PAID PITNEY BOWES

ZIP 92504 \$ 000.68⁰
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 23 A 10:47

657371002
JOSE RAMON PEREZ SOTO
86404 WALLACE RD
THERMAL CA 92274

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

NIXIE 911 FE 1310 0006/19/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
ANK BC: 92502114747 *1004-07646-11-44
925021147
ESJLMP 02:

C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 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, June 23, 2026 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. 240040**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR). The General Plan Amendment is located on APN(s): 657-300-004 and -005. This proposed project is located: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres in the Fourth Supervisorial District.

The Riverside County Planning Department and Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240040 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240040 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/2026-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> 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.

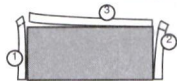
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: June 10, 2026

Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant

* 8549033 8549080

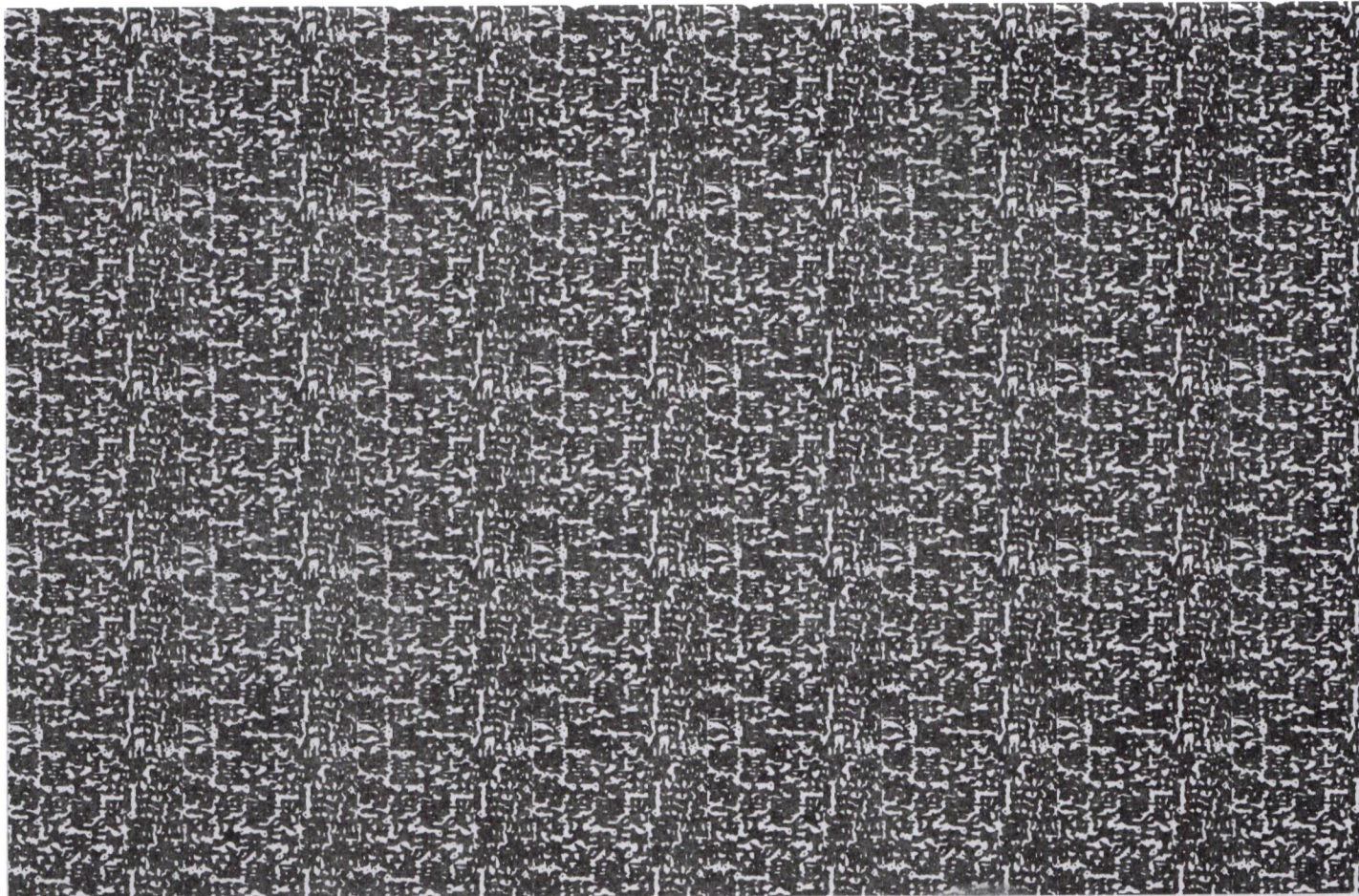
PSEMPV



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE PAID PITNEY BOWES



ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 23 A 10:48

657371002
JOSE RAMON PEREZ SOTO
86404 WALLACE RD
THERMAL CA 92274

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

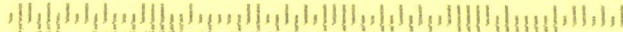
NIXIE 911 FE 1310 0006/19/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 92502114747 *1004-07645-11-44

92502>1147
ESJLRMP 522



C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 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, June 23, 2026 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. 240040**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR). The General Plan Amendment is located on APN(s): 657-300-004 and -005. This proposed project is located: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres in the Fourth Supervisorial District.

The Riverside County Planning Department and Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240040 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240040 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/2026-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> 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.

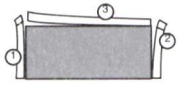
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: June 10, 2026

Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant

8549033 8549080

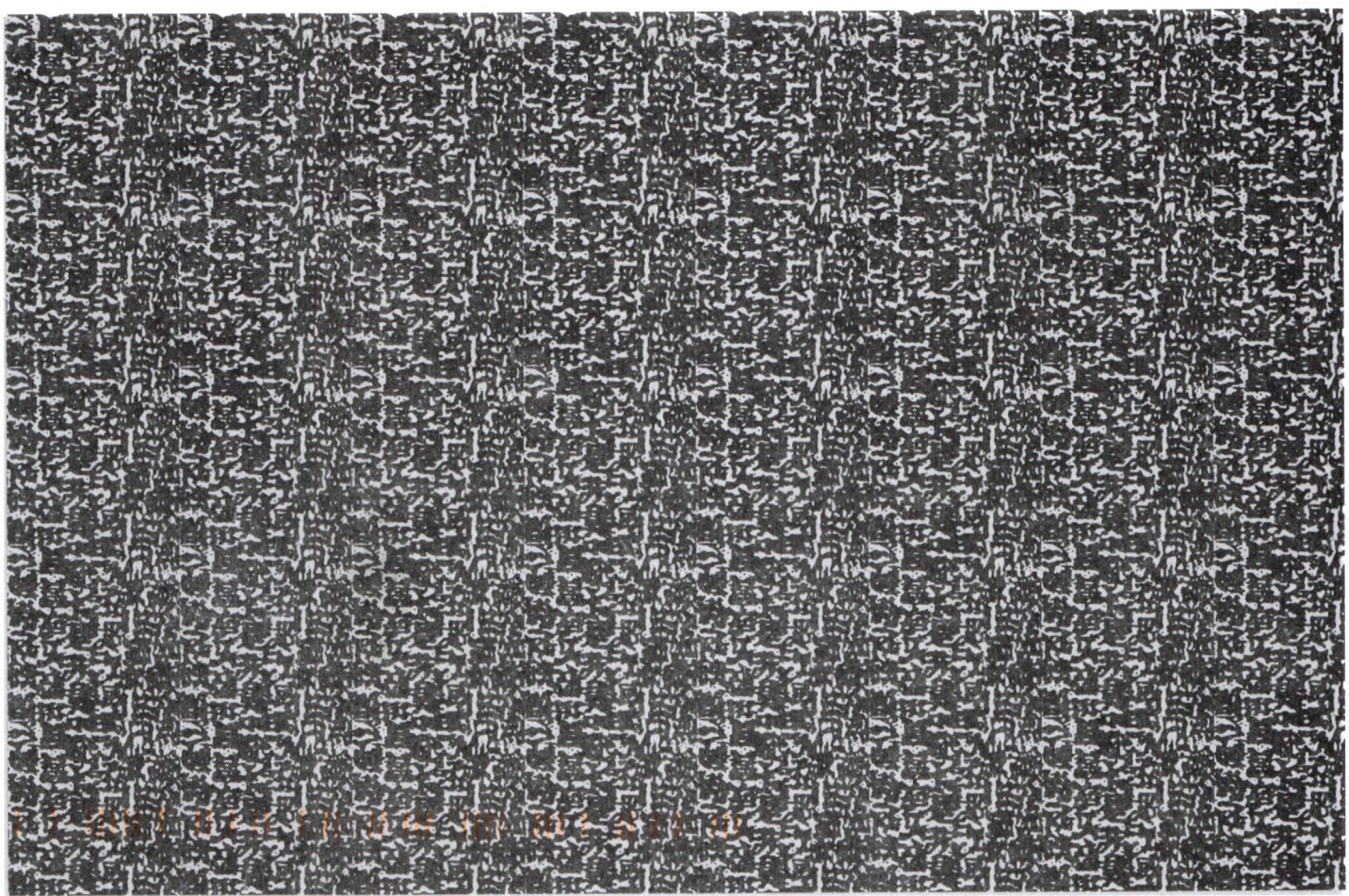
PSEMPV



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



916 NTE 127032510006/14/26

916 NTE 127032510006/14/26
COLLEEN M. EDWARDS TRUST DATED 6/18/2016
18550 PAINTBRUSH TRL
DSRT HOT SPG CA 92241
925502>1147

FIRST-CLASS
NONAUTO
PRSR LTR



US POSTAGE
ZIP 92504 \$ 000.68⁹
02 7W
0008041315 JUN 10 2026

This may affect your property

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2026 JUN 22 A 10:37

657324004
COLLEEN M. EDWARDS TRUST DATED
6/18/2016
18550 PAINTBRUSH TRL
DSRT HOT SPG CA 92241

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

ESJLRMP 92241



C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 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, June 23, 2026 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. 240040**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR). The General Plan Amendment is located on APN(s): 657-300-004 and -005. This proposed project is located: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres in the Fourth Supervisorial District.

The Riverside County Planning Department and Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240040 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240040 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/2026-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> 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.

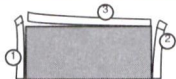
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: June 10, 2026

Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant

* 8549033 8549080

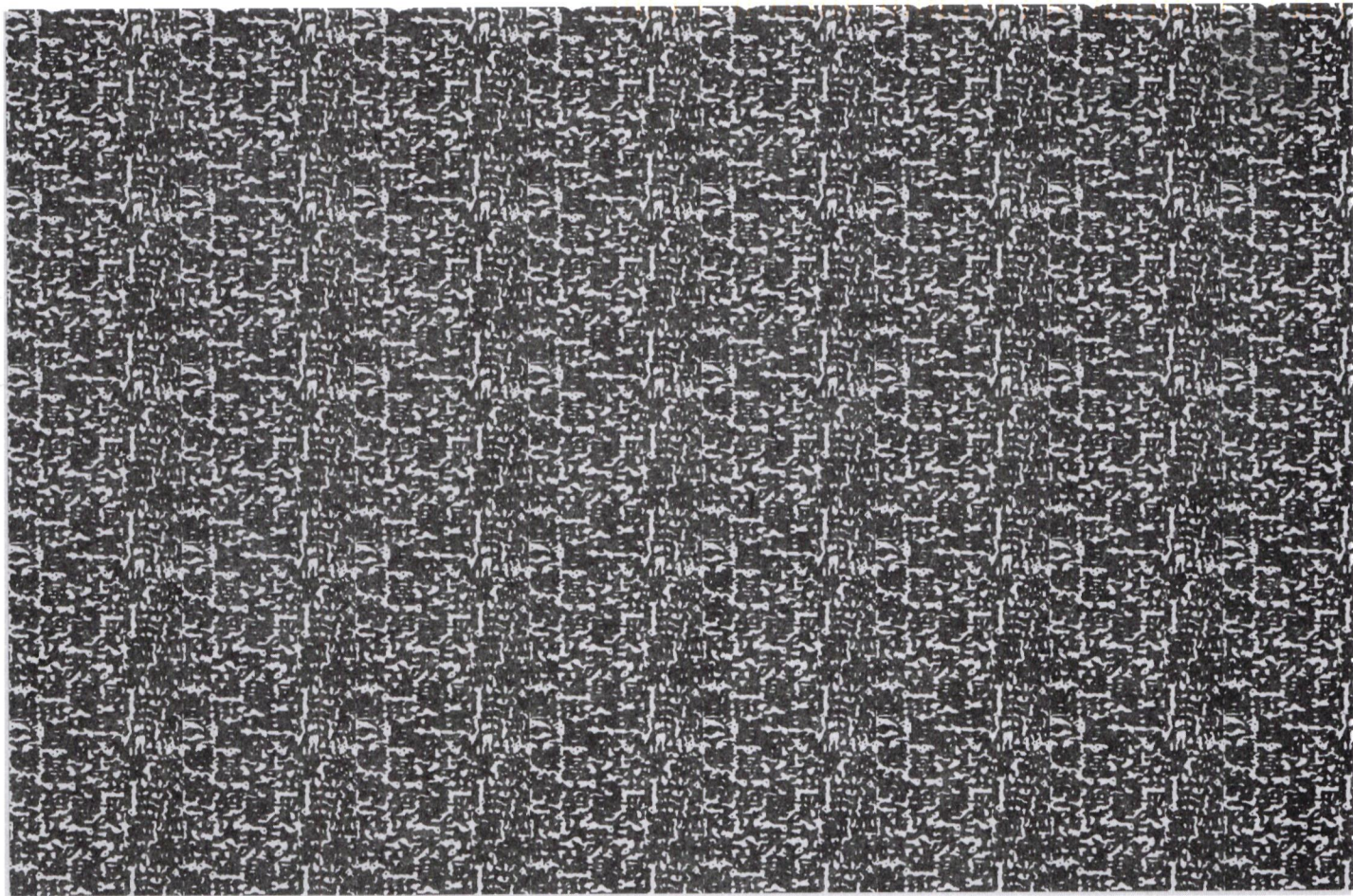
PSEMPV



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NON-AUTO
PRSR TLR



US POSTAGE PAID PITNEY BOWES

ZIP 92504 \$ 000.68⁰
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 22 A 10:37

657334001
KLAVDIA MARDER LIVING TRUST
12306 N POINTSETTIA PL
WEST HOLLYWOOD CA 90046

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

NIXIE 911 DE 1310 0006/17/26

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

9004693551A
92502114747
ES JUN 11 2026

BC: 92502114747 *0762-00164-12-18



AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN NO. 240040 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en el Primer Piso, Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 23 de Junio de 2026 a las 10:00 A.M.**, en la que se escuchará a todas las personas interesadas o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación No. 240040**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240040 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud de proyecto de implementación para subdividir las dos (2) parcelas en aproximadamente setenta (70) lotes residenciales unifamiliares de aproximadamente 15,000 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la GPA240040 propuesta es iniciada por la Junta de Supervisores. – Cuarto Distrito de Supervisión – Distrito de Pass y Desierto – Coachella Occidental Plan de Área – Solicitante: Jason Chen – Representante: Scott Taschner – Zonificación Existente: W-2 (Áreas de Desarrollo Controlado) – Uso del Suelo Existente: Rural: Residencial Rural (R: RR). La Enmienda al Plan General se encuentra en las parcelas catastrales: 657-300-004 and -005. Este proyecto propuesto está ubicado: al sur de la Avenida 18, al norte de la Avenida 20, al este de Bubbling Wells Road y al oeste de Mountain View Road – 38.8 acres brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomendar la iniciación de la Enmienda del Plan General No. 240040 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240040 y que requiera al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no constituye un proyecto conforme a la ley CEQA (§21065) o, en su defecto, cumple con los requisitos del artículo (§15061(b)(3)), por lo que no se requiere una revisión adicional bajo dicha ley.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2026-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRÍGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 O ENVÍE UN CORREO ELECTRÓNICO A EMORARODRIGUEZ@RIVCO.ORG.

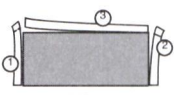
Cualquier persona que desee testificar a favor o en contra del proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán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

Si impugna el ítem anterior en la corte, puede estar limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, en su totalidad o en parte, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden cambiar de una manera diferente a la específicamente propuesta. Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 10 de Junio de 2026

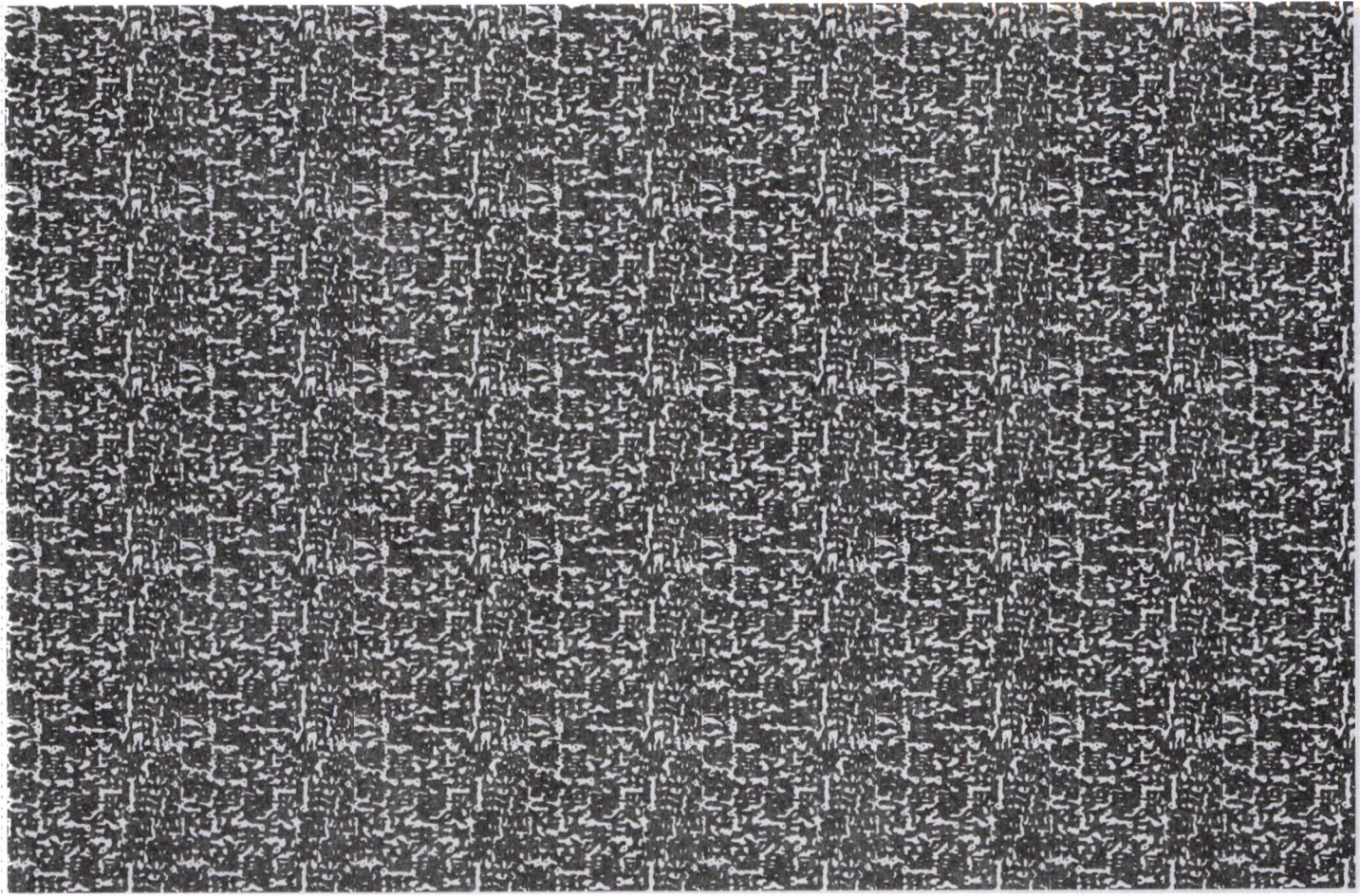
Kimberly A. Rector, Secretaria de la Junta
Por: Ana Garcia, Asistente de la Secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

B
B
REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE PAID PITNEY BOWES

ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 22 A 10:37

657334001
KLAVDIA MARDER LIVING TRUST
12306 N POINTSETTIA PL
WEST HOLLYWOOD CA 90046

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

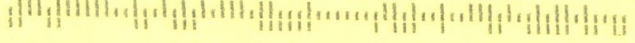
NIXIE 911 DE 1310 0006/17/26

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

900469999 A

BC: 92502114747 *0762-00163-12-18

ESJUN22 1500



C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040
IN THE FOURTH SUPERVISORIAL DISTRICT

8549033 8549080
*
PSEMPV
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, June 23, 2026 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. 240040**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR). The General Plan Amendment is located on APN(s): 657-300-004 and -005. This proposed project is located: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres in the Fourth Supervisorial District.

The Riverside County Planning Department and Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240040 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240040 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/2026-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> 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.

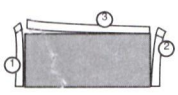
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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: June 10, 2026

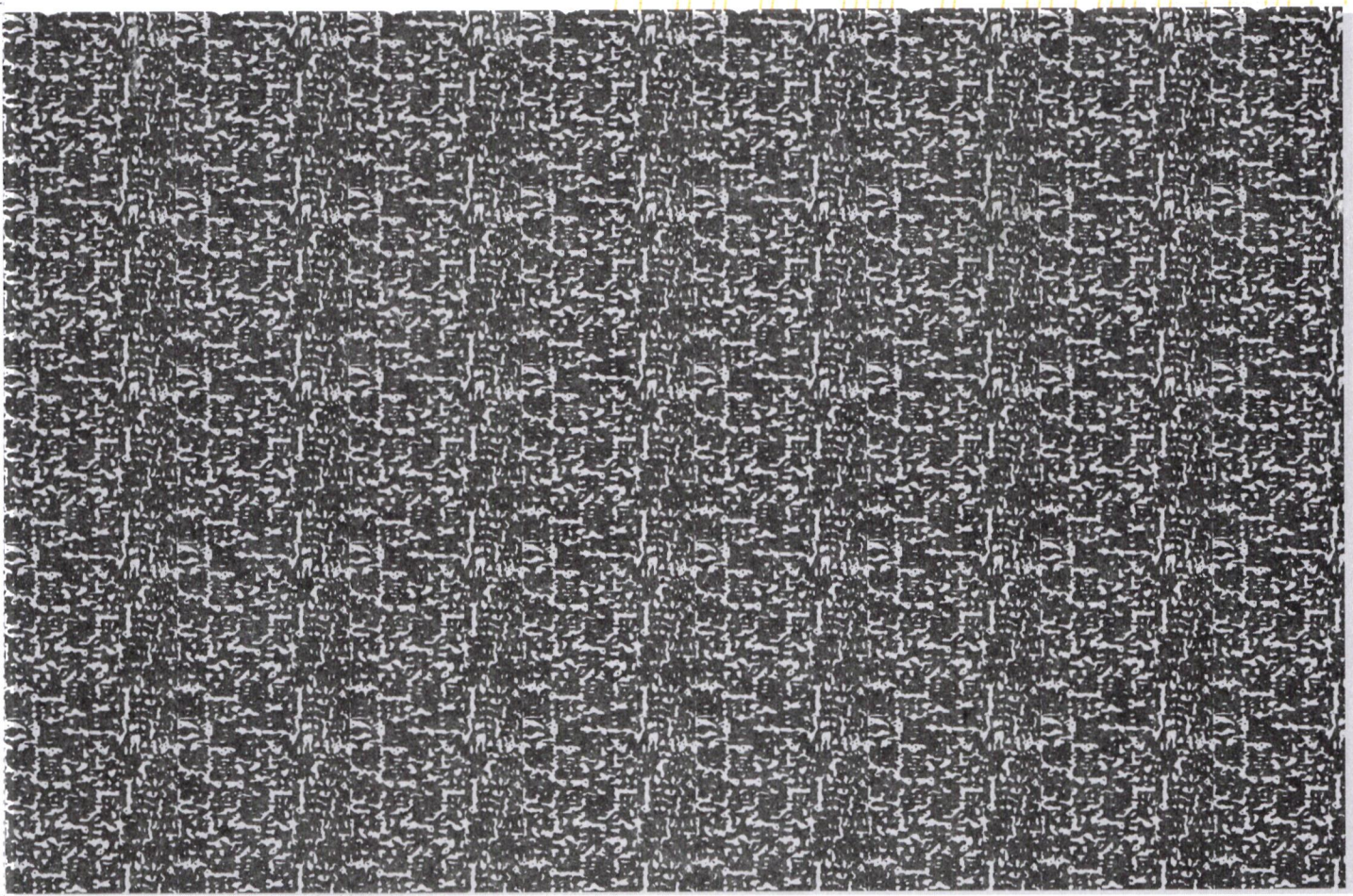
Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSR T LTR



US POSTAGE PAID PITNEY BOWES

ZIP 92504 \$ 000.68⁰
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2026 JUN 22 A 10:39

657332010
MARCH
3983 ALDER AVE
CARLSBAD CA 92008

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

NIXIE 911 FE 1270 0006/18/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92502114747 *2152-03496-18-33

ANK
ES JUN 21 2026 10:47



AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN NO. 240040 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en el Primer Piso, Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 23 de Junio de 2026 a las 10:00 A.M.**, en la que se escuchará a todas las personas interesadas o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación No. 240040**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240040 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud de proyecto de implementación para subdividir las dos (2) parcelas en aproximadamente setenta (70) lotes residenciales unifamiliares de aproximadamente 15,000 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la GPA240040 propuesta es iniciada por la Junta de Supervisores. – Cuarto Distrito de Supervisión – Distrito de Pass y Desierto – Coachella Occidental Plan de Área – Solicitante: Jason Chen – Representante: Scott Taschner – Zonificación Existente: W-2 (Áreas de Desarrollo Controlado) – Uso del Suelo Existente: Rural: Residencial Rural (R: RR). La Enmienda al Plan General se encuentra en las parcelas catastrales: 657-300-004 and -005. Este proyecto propuesto está ubicado: al sur de la Avenida 18, al norte de la Avenida 20, al este de Bubbling Wells Road y al oeste de Mountain View Road – 38.8 acres brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomendar la iniciación de la Enmienda del Plan General No. 240040 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240040 y que requiera al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no constituye un proyecto conforme a la ley CEQA (§21065) o, en su defecto, cumple con los requisitos del artículo (§15061(b)(3)), por lo que no se requiere una revisión adicional bajo dicha ley.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2026-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRÍGUEZ, 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 puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

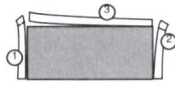
Si impugna el ítem anterior en la corte, puede estar limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, en su totalidad o en parte, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden cambiar de una manera diferente a la específicamente propuesta. Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta

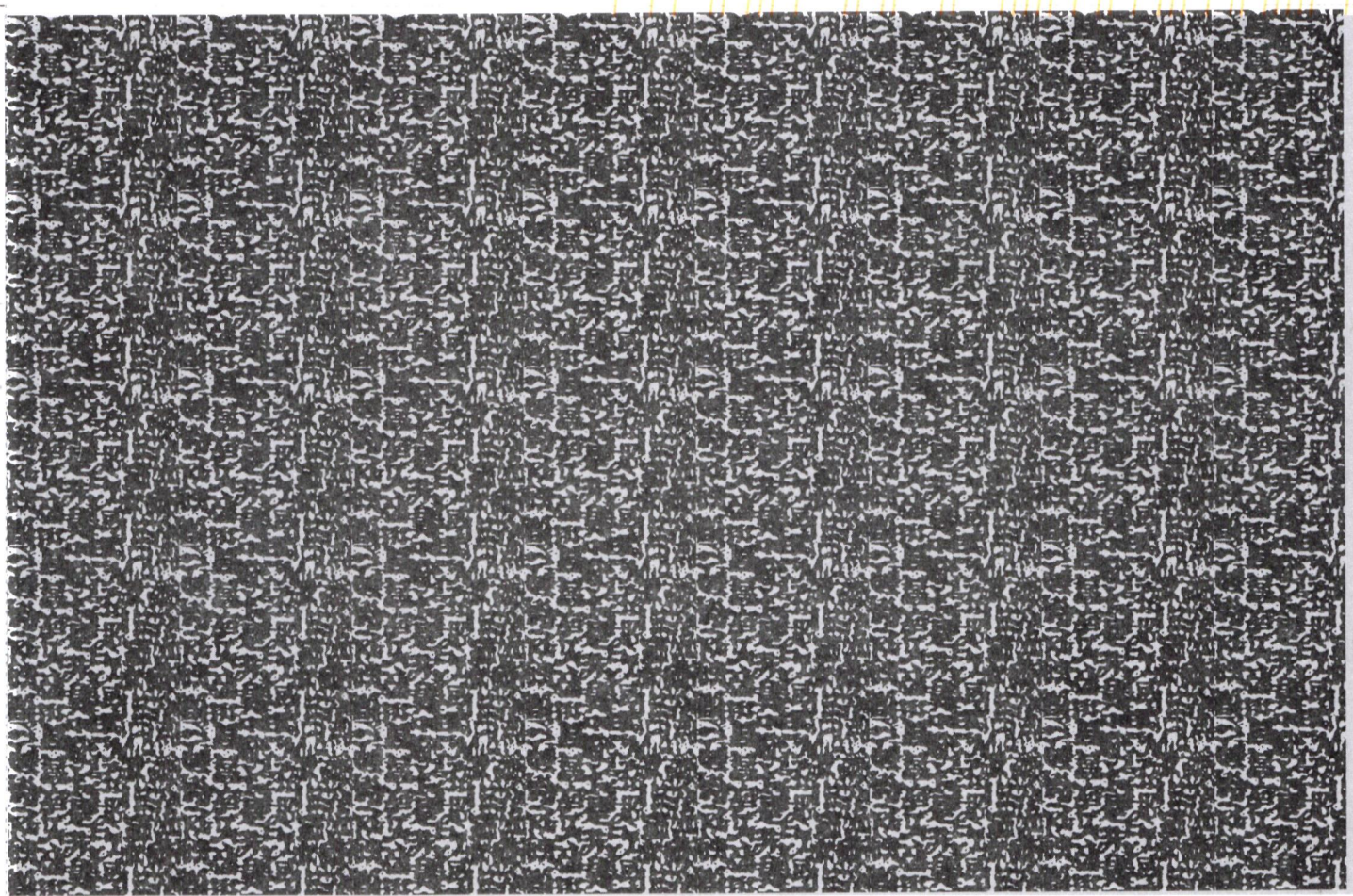
Por: Ana Garcia, Asistente de la Secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NON-AUTO
PRSR LTR



US POSTAGE SM PITNEY BOWES
ZIP 92504 \$ 000.68⁰
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2025 JUN 22 A 10:39

657332010
M ARCH
3983 ALDER AVE
CARLSBAD CA 92008

NIXIE 911 FE 1270 0006/18/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

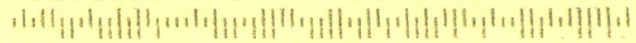
1: 93270200052422

ANK

BC: 92502114747

*2152-03495-18-33

ES JL 07162 > 11990



AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN NO. 240040 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en el Primer Piso, Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 23 de Junio de 2026 a las 10:00 A.M.**, en la que se escuchará a todas las personas interesadas o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación No. 240040**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240040 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud de proyecto de implementación para subdividir las dos (2) parcelas en aproximadamente setenta (70) lotes residenciales unifamiliares de aproximadamente 15,000 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la GPA240040 propuesta es iniciada por la Junta de Supervisores. – Cuarto Distrito de Supervisión – Distrito de Pass y Desierto – Coachella Occidental Plan de Área – Solicitante: Jason Chen – Representante: Scott Taschner – Zonificación Existente: W-2 (Áreas de Desarrollo Controlado) – Uso del Suelo Existente: Rural: Residencial Rural (R: RR). La Enmienda al Plan General se encuentra en las parcelas catastrales: 657-300-004 and -005. Este proyecto propuesto está ubicado: al sur de la Avenida 18, al norte de la Avenida 20, al este de Bubbling Wells Road y al oeste de Mountain View Road – 38.8 acres brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomendar la iniciación de la Enmienda del Plan General No. 240040 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240040 y que requiera al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no constituye un proyecto conforme a la ley CEQA (§21065) o, en su defecto, cumple con los requisitos del artículo (§15061(b)(3)), por lo que no se requiere una revisión adicional bajo dicha ley.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2026-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRÍGUEZ, 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 puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

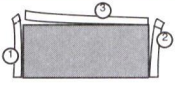
Si impugna el ítem anterior en la corte, puede estar limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, en su totalidad o en parte, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden cambiar de una manera diferente a la específicamente propuesta. Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta

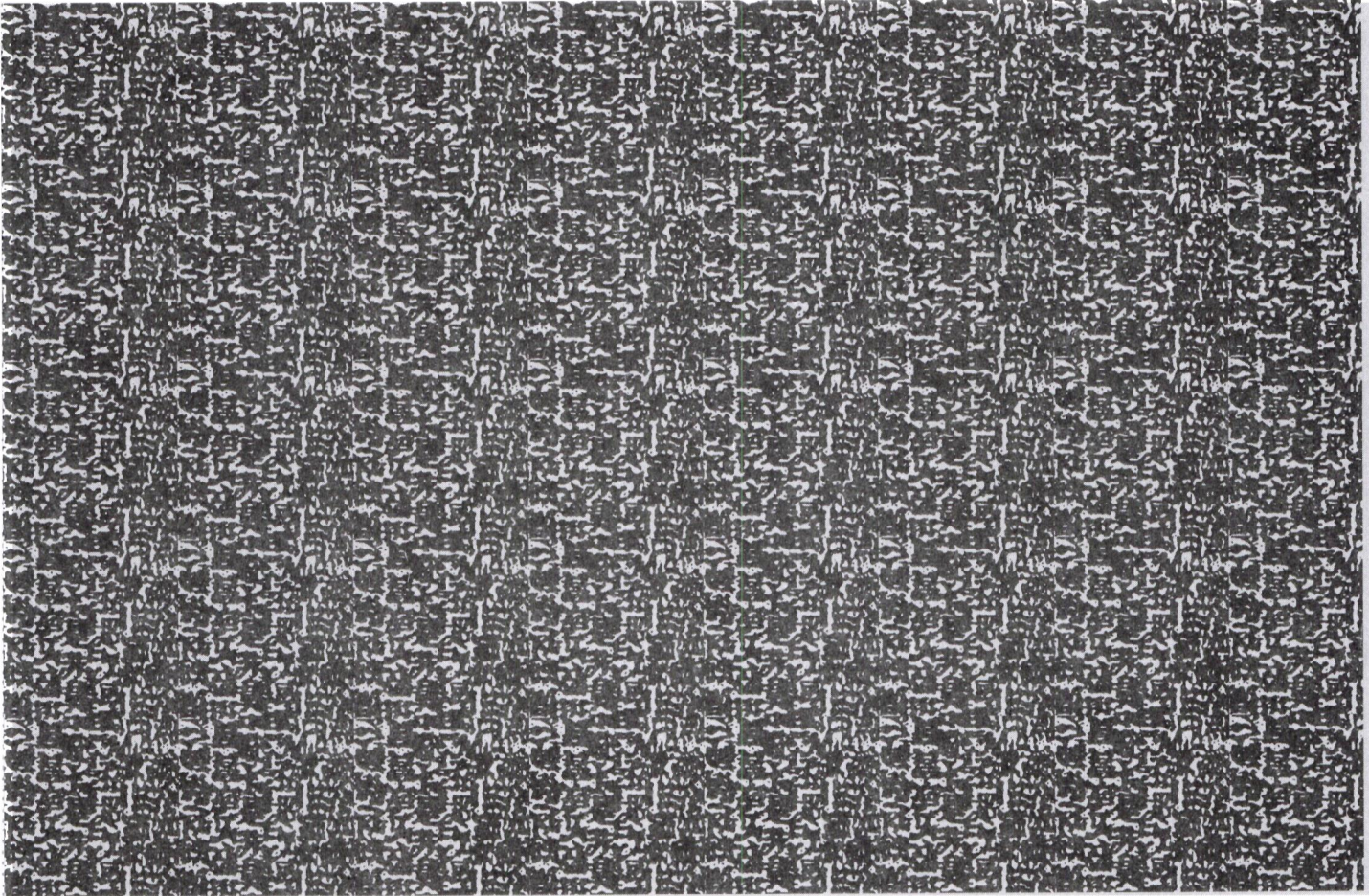
Por: Ana Garcia, Asistente de la Secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE PAID PITNEY BOWES
ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2026 JUN 22 A 10:39

657371015
BETTY DRUMMOND
72685 BEL AIR RD
PALM DESERT CA 92260

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

NIXIE 911 DE 1270 0006/18/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
92502-1147
ESJLAMP 922

BC: 92502114747 *0852-00305-18-30

C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 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, June 23, 2026 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. 240040**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR). The General Plan Amendment is located on APN(s): 657-300-004 and -005. This proposed project is located: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres in the Fourth Supervisorial District.

* 8549033 8549080

The Riverside County Planning Department and Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240040 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240040 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/2026-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> when available.

PSEMPV

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.

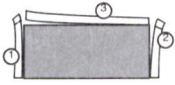
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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: June 10, 2026

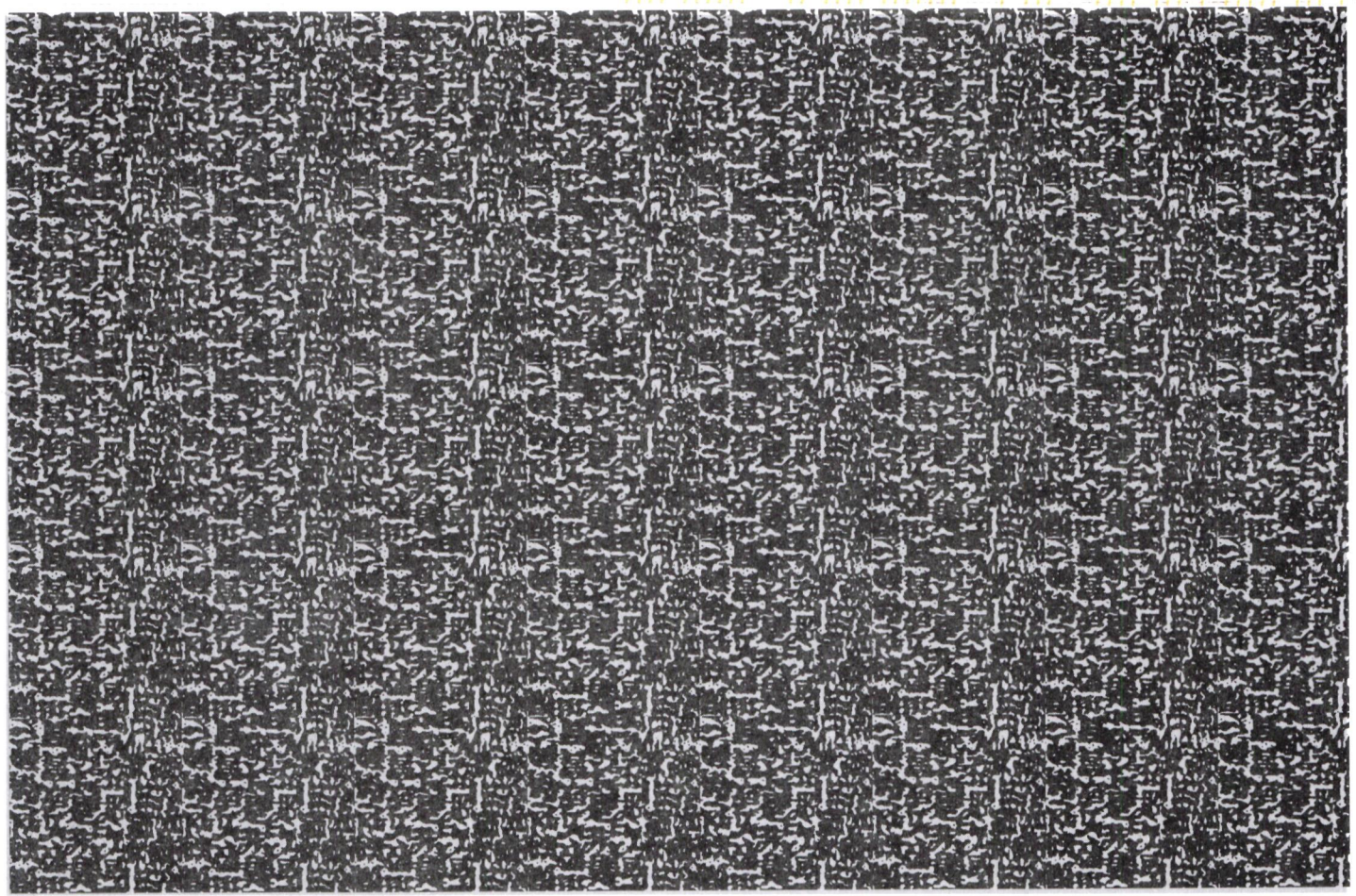
Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2026 JUN 22 A 10 39

657371015
BETTY DRUMMOND
72685 BEL AIR RD
PALM DESERT CA 92260

FIRST-CLASS
NON-AUTO
PRSRT LTR



US POSTAGE SM PITNEY BOWES
ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

NIXIE 911 DE 1 0006/18/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 92502114747 *0852-00304-18-30

UNC
92502 1147
ES JUN 22 2026

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 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, June 23, 2026 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. 240040**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240040 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240040 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Area Plan – Applicant: Jason Chen – Representative: Scott Taschner – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR). The General Plan Amendment is located on APN(s): 657-300-004 and -005. This proposed project is located: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – 38.8 Gross Acres in the Fourth Supervisorial District.

The Riverside County Planning Department and Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240040 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240040 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/2026-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> 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: June 10, 2026

Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN NO. 240040 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en el Primer Piso, Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 23 de Junio de 2026 a las 10:00 A.M.**, en la que se escuchará a todas las personas interesadas o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación No. 240040**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240040 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud de proyecto de implementación para subdividir las dos (2) parcelas en aproximadamente setenta (70) lotes residenciales unifamiliares de aproximadamente 15,000 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la GPA240040 propuesta es iniciada por la Junta de Supervisores. – Cuarto Distrito de Supervisión – Distrito de Pass y Desierto – Coachella Occidental Plan de Área – Solicitante: Jason Chen – Representante: Scott Taschner – Zonificación Existente: W-2 (Áreas de Desarrollo Controlado) – Uso del Suelo Existente: Rural: Residencial Rural (R: RR). La Enmienda al Plan General se encuentra en las parcelas catastrales: 657-300-004 and -005. Este proyecto propuesto está ubicado: al sur de la Avenida 18, al norte de la Avenida 20, al este de Bubbling Wells Road y al oeste de Mountain View Road – 38.8 acres brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomendar la iniciación de la Enmienda del Plan General No. 240040 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240040 y que requiera al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no constituye un proyecto conforme a la ley CEQA (§21065) o, en su defecto, cumple con los requisitos del artículo (§15061(b)(3)), por lo que no se requiere una revisión adicional bajo dicha ley.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: <https://rivcocob.org/2026-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-4202596112> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRÍGUEZ, 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 puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

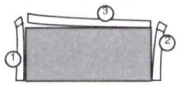
Si impugna el ítem anterior en la corte, puede estar limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, en su totalidad o en parte, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden cambiar de una manera diferente a la específicamente propuesta. Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta

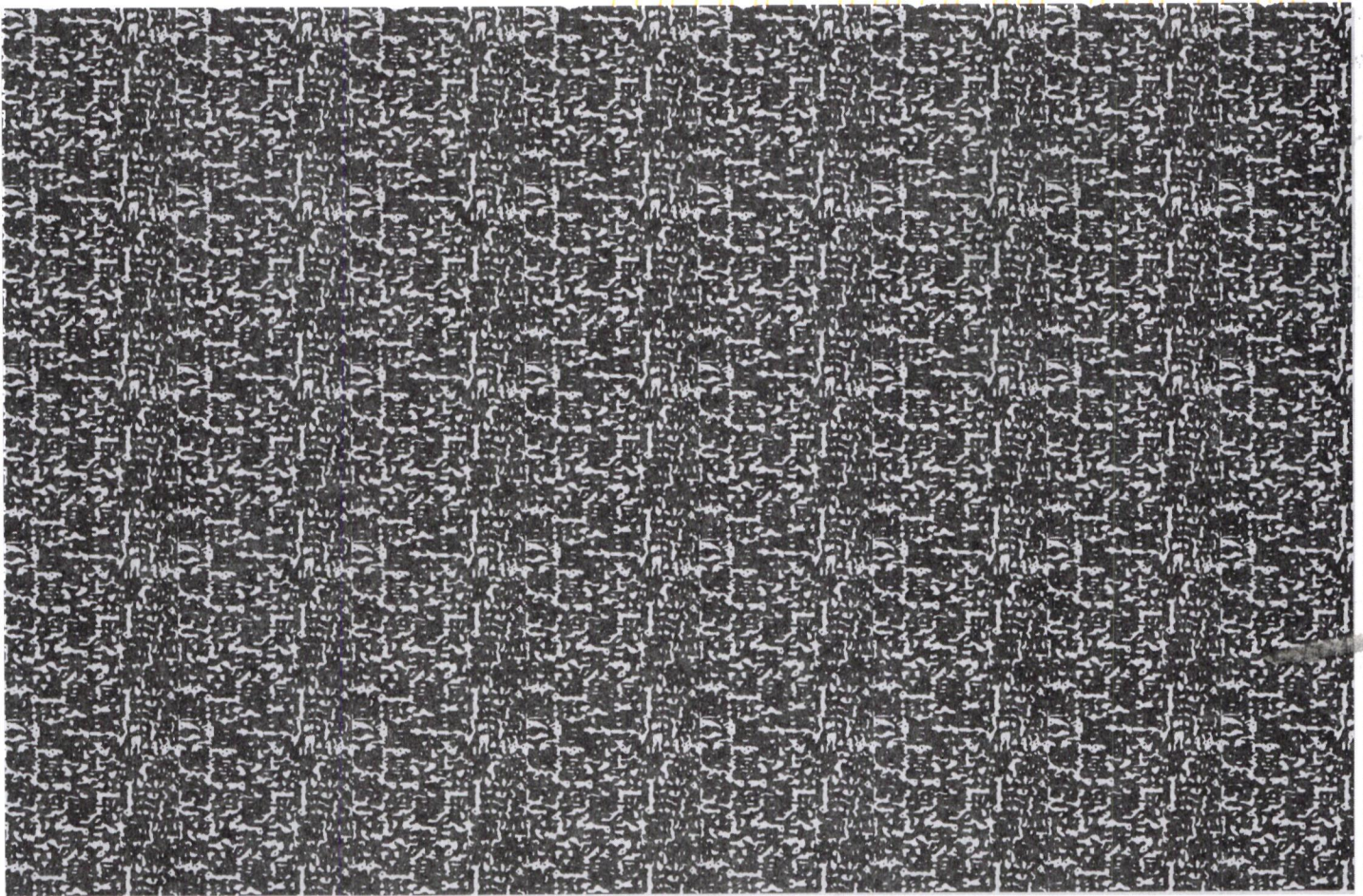
Por: Ana Garcia, Asistente de la Secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NON-AUTO
PRSRT LTR



US POSTAGE PAID PITNEY BOWES

ZIP 92504 \$ 000.68⁶
02 7W
0008041315 JUN 10 2026

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2026 JUN 22 A 10:40

657351066
ROBERT L. ERWIN
6 CLUB HOUSE DR
DSRT HOT SPG CA 92241

NIXIE 911 5E 1270 0006/18/26

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 92502114747 *2152-03422-18-35

VAC
ES JUN 17 10 40