

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



AGENDA NO.
22.2
(MT 30586)

MEETING DATE:
June 23, 2026

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the Public Hearing on the INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240051 (GPA240051) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of three (3) 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 three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from minimum of 10,000 square feet to 15,000 square feet for the purpose of establishing seventy (70) single-family dwellings. 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 GPA240051 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley 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 Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon Road – 29.34 Gross Acres – APN(s): 656-270-013, -015, and -044. District 4, The Chair called the matter for hearing.

Russell Brady, Planning Department Staff, presented the matter.

The following people spoke on the matter:

Daniel Zox
David Del Valle
Barbara Wickes
Guy Rosefelt

On motion of Supervisor Perez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued off calendar.

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.

(seal) 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.

By: _____ Deputy

AGENDA NO.
22.2

xc: Planning, COB

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



ITEM: 22.2
(ID # 30586)

MEETING DATE:
Tuesday, June 23, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240051 (GPA240051) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of three (3) 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 three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from minimum of 10,000 square feet to 15,000 square feet for the purpose of establishing seventy (70) single-family dwellings. 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 GPA240051 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley 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 Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon Road – 29.34 Gross Acres – APN(s): 656-270-013, -015, and -044. District 4. [100% Applicant Fees]

RECOMMENDATION MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **GENERAL PLAN AMENDMENT NO. 240051 (GPA240051)**; and,
2. If recommended, **ADOPT** an order initiation **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240051 (GPA240051)** and requiring the applicant to submit to the County the project within 6 months.

ACTION:Policy


John Hildebrand, Planning Director

6/9/2026


Rania Odenbaugh, TLMA Director

6/17/2026

MINUTES OF THE BOARD OF SUPERVISORS

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STATE OF CALIFORNIA**

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND

Summary

The General Plan Amendment No. 240051 (GPA240051) 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 three (3) parcels, totaling 29.34 gross acres, in order to allow for the submittal of an application for an implementing project to subdivide three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from a minimum of 10,000 square feet to 15,000 square feet for the purpose of establishing seventy (70) single-family dwellings.

The three (3) parcels are located south of Hacienda Avenue, north of Dillon Road, east of Mountain View Road, and west of Long Canyon 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 (GPA240051) 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

GPA240051 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 three (3) parcels are located in the Hot Springs Policy Area, within the Western Coachella Valley Area Plan.

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

If the initiation for GPA240051 is approved, the applicant intends to apply for an implementing project to subdivide three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from a minimum of 10,000 square feet to 15,000 square feet for the purpose of establishing seventy (70) single-family dwellings.

Proposed Future Land Use

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

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH:

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

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240051 was held before the General Plan Advisory Committee on March 31, 2025. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. One (1) comment was submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and seven (7) members of the public provided public testimony.

Of the public comments received, six (6) comments were against initiation of a General Plan Amendment, and one (1) was in support. Comments against the initiation of the GPA cited Mountain View Rd is a concern due to poor traffic, water well issues, inadequate notice dissemination, insufficient emergency responses, and a dangerous entrance area. Additionally, the area needs circulation improvements and an environmental report.

The Committee discussed the project. Poor traffic issue was brought up by the Committee.

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After discussion, the committee closed the public hearing.

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:

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240051 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. Two (2) members of the public provided public testimony, and three (3) written comment letters were received.

Of the public comments received, five (5) were against initiation of a General Plan Amendment. Public comments received in opposition to the project raised concerns regarding increased traffic congestion and dangerous ingress/egress conditions on Mountain View Road , the inadequacy of local unpaved infrastructure like Brunn Lane, and potential strain on emergency response services, as well as severe environmental risks to the delicate desert ecosystem, habitat fragmentation, and threats to protected local wildlife.

The Planning Commission discussed the project. The Planning Commission expressed support for the foundation change and encouraged the exploration of all permitted development types, but emphasized that the project must incorporate open space, successfully complete all required technical and wildlife studies, and maintain active dialogue with the community to preserve the surrounding rural area.

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

Support: 1st, 2nd, 3rd and 5th Districts

Against:

Neutral:

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

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approved as recommended, within 6 months the applicant must submit an implementing project along with the initiated General Plan Amendment. All impacts on residents and businesses will be considered at the time the implementing project is heard.

ADDITIONAL FISCAL INFORMATION:

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

ATTACHMENTS:

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


Crystal Carrillo, Senior Management Analyst 6/17/2026


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

RIVERSIDE COUNTY PLANNING DEPARTMENT

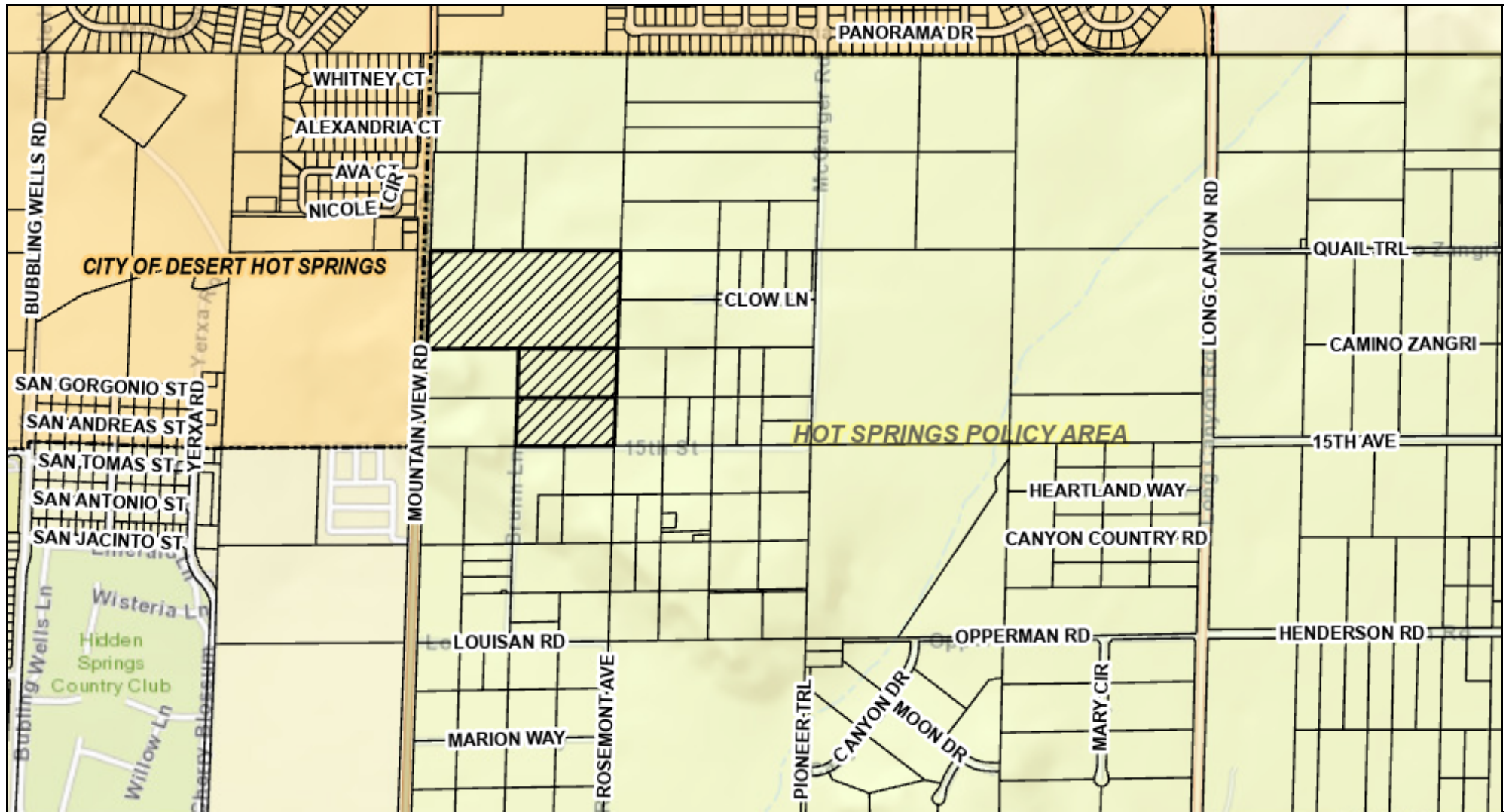
GPA240051

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

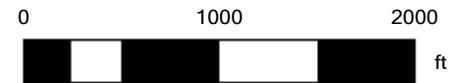
Date: 5-19-2026

District: 4

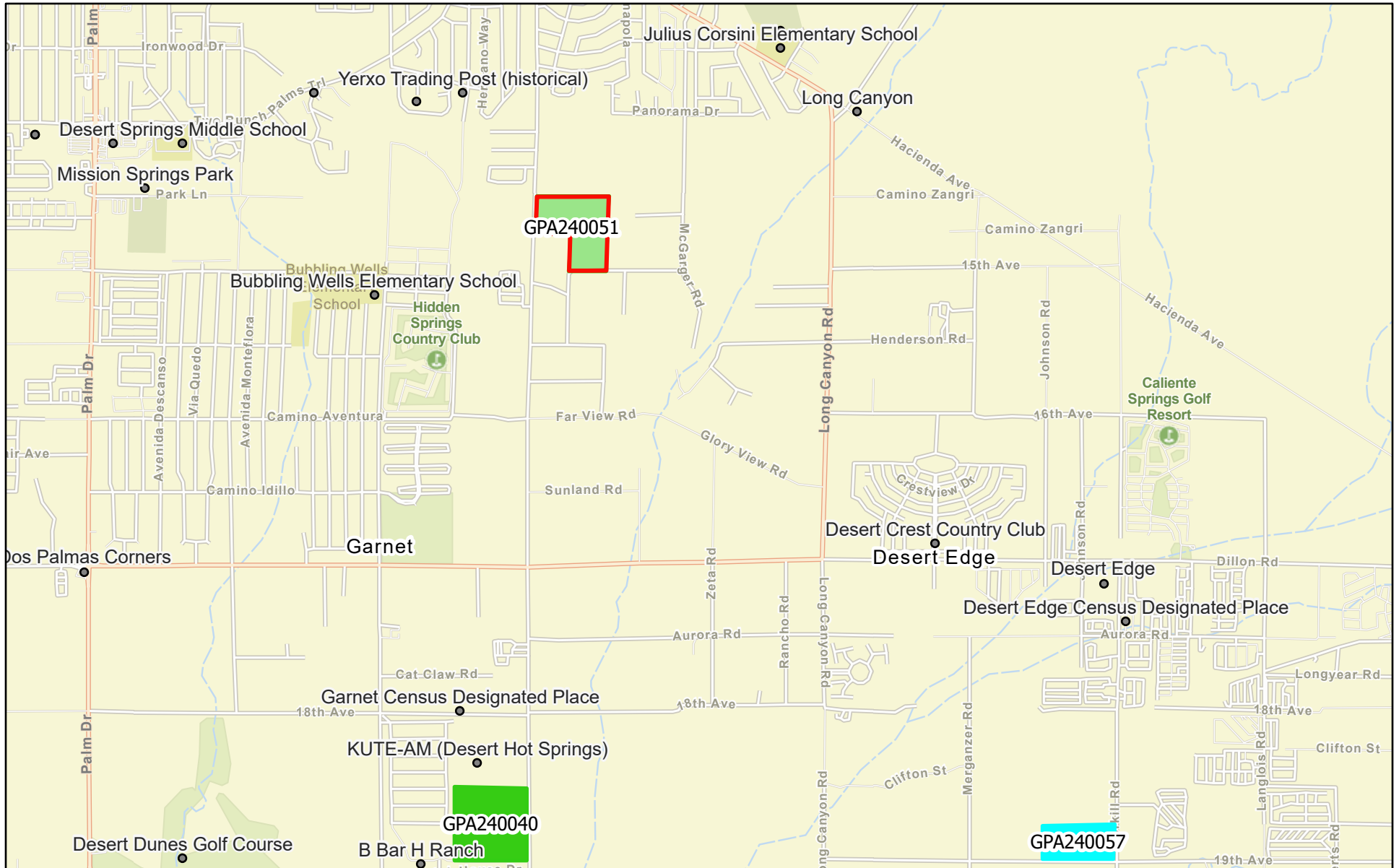


Zoning Area/District: PASS & DESERT


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




5/19/2026, 10:24:15 AM

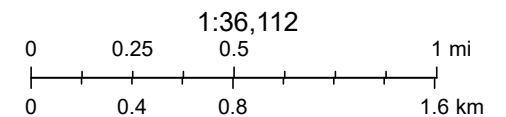
 FGPA Web Map _Query result

FGPA Web Map

 California Geographic Names Information System

 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

GPA240051

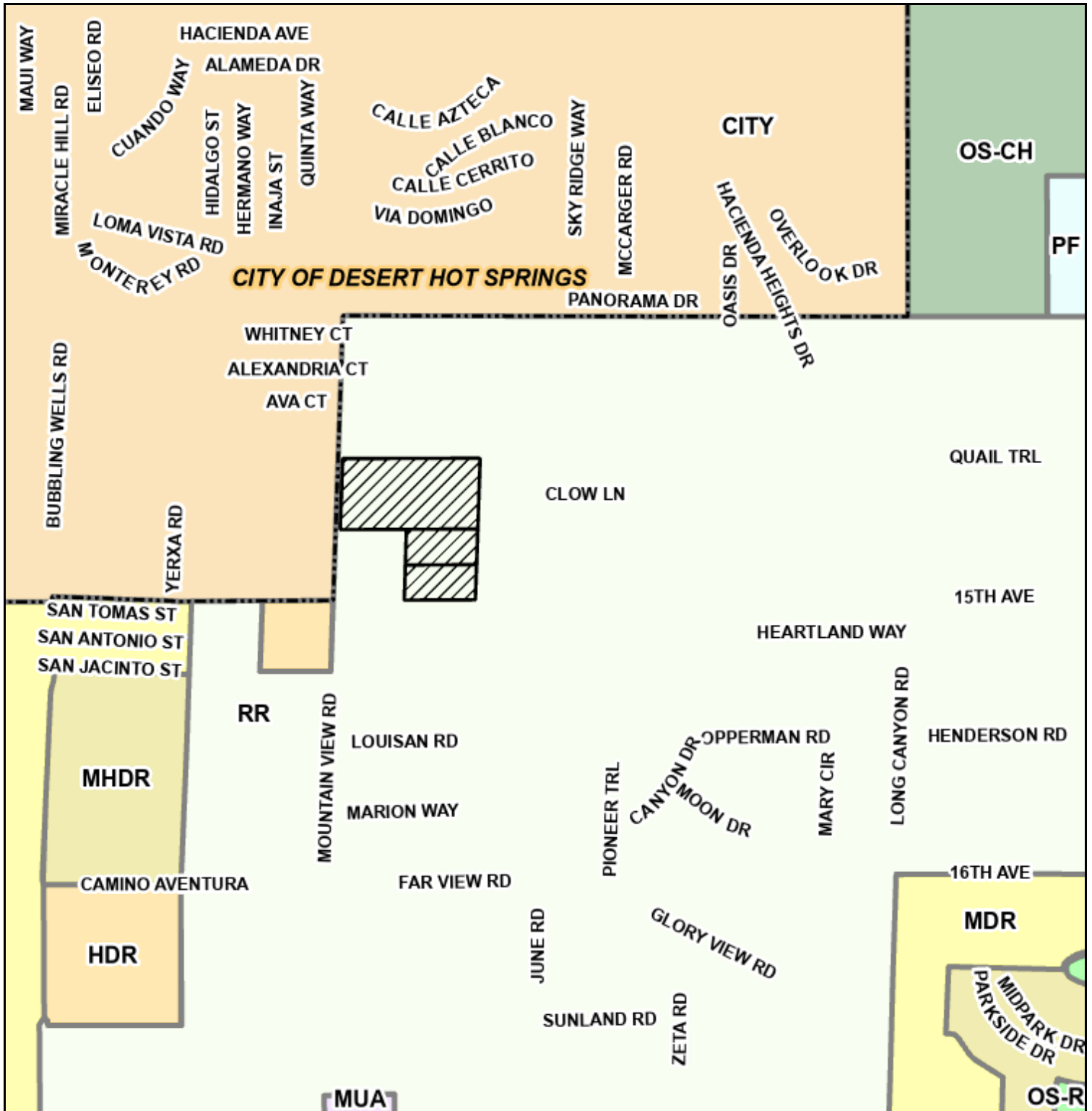
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

Date: 5-19-2026

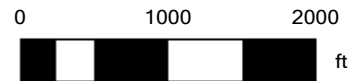
District: 4

Exhibit: 5



Zoning Area/District: PASS & DESERT

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240051

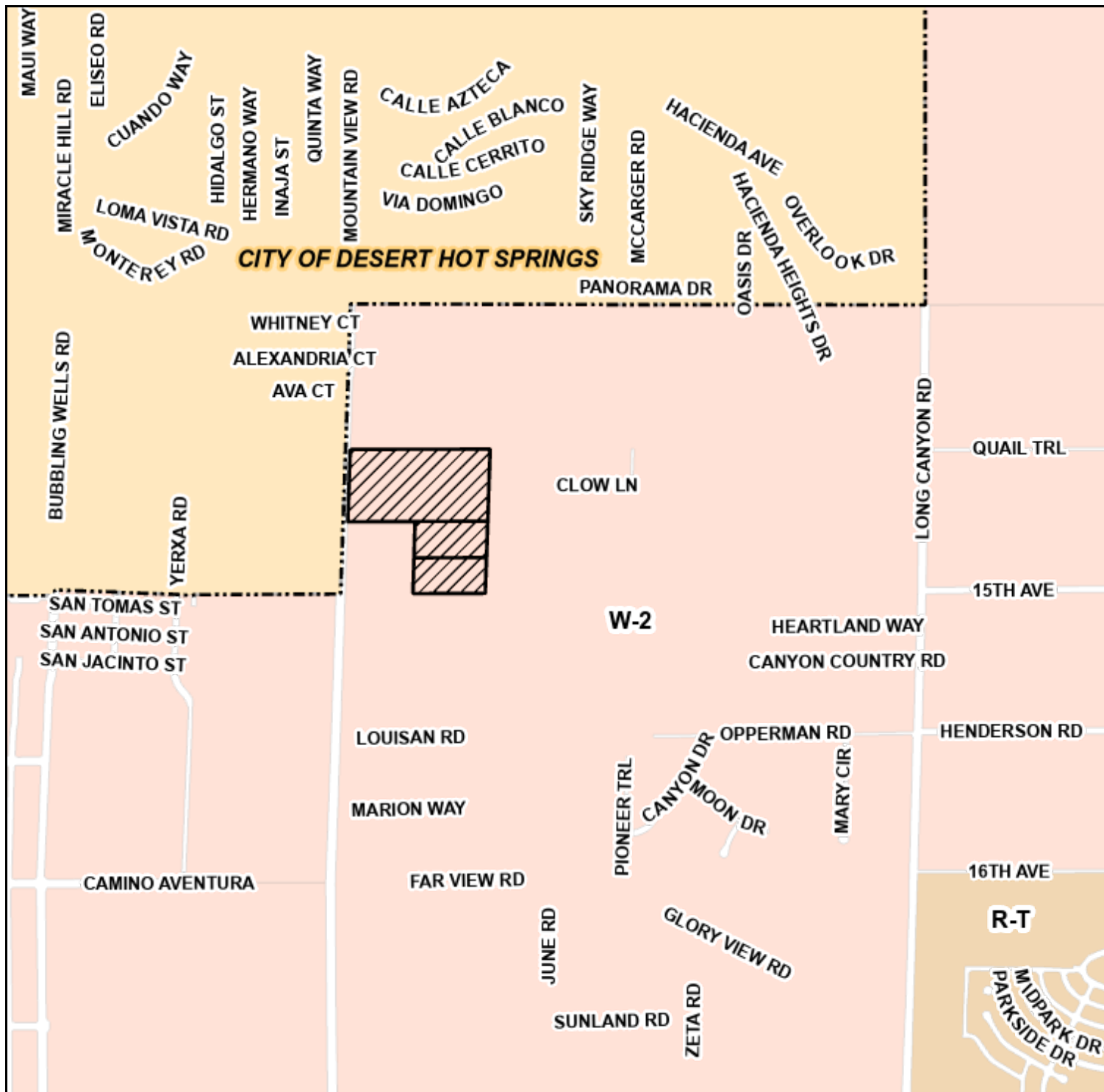
EXISTING ZONING

Supervisor: V MANUEL PEREZ

Date: 5-19-2026

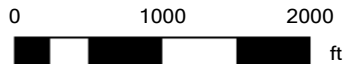
District: 4

Exhibit: 2

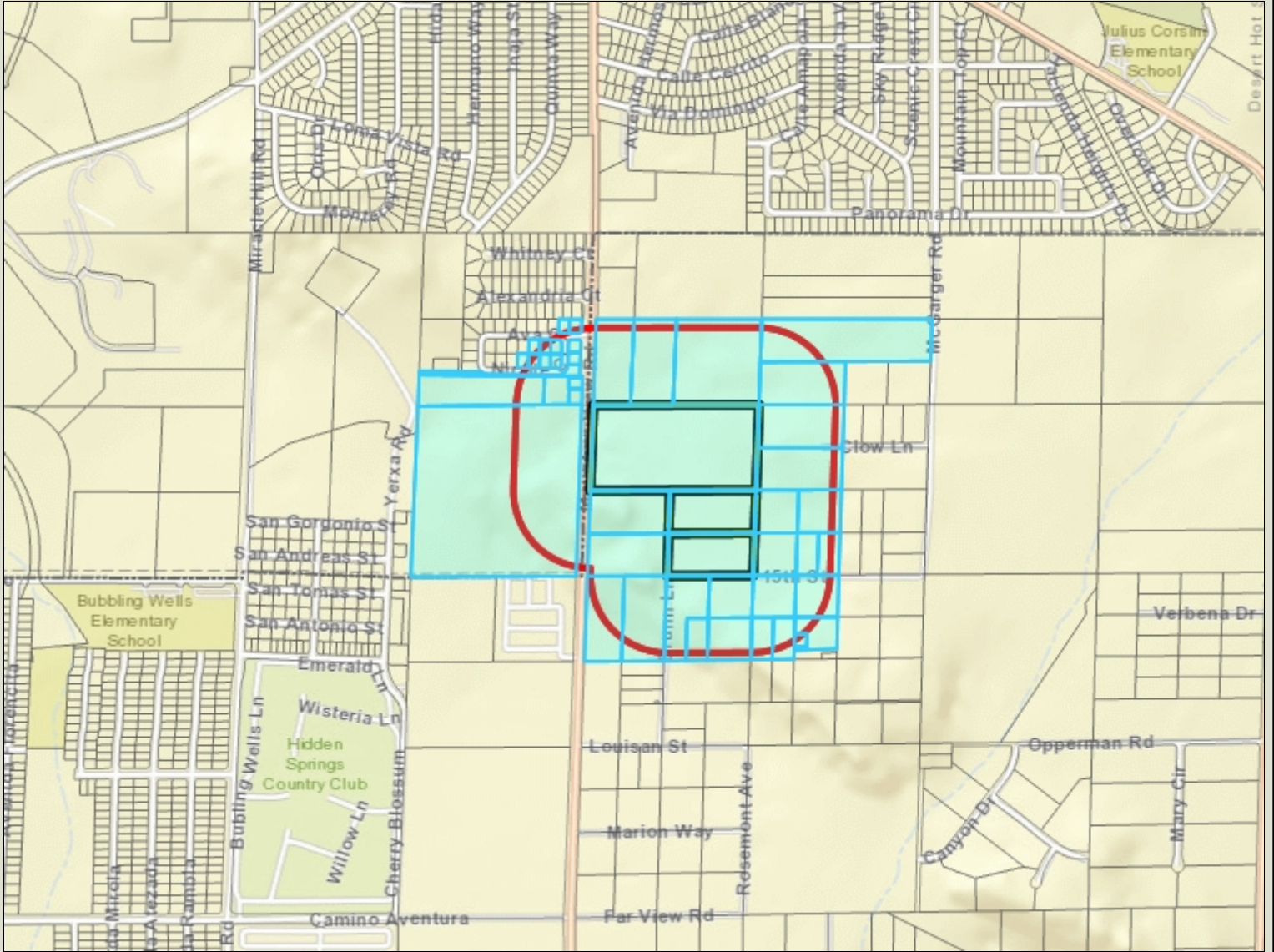


Zoning Area/District: PASS & DESERT

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Riverside County GIS Mailing Labels



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

Notes



0 1,505 3,009 Feet

A horizontal scale bar with markings at 0, 1,505, and 3,009 feet.

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

656150008
JULIE ANNA SMITH
14421 MOUNTAIN VIEW RD
DESERT HOT SPRINGS CA 92240

656150010
ADELINE ELEANOR TRUST DTD 01/27/2017
7720 SW 91ST AVE
PORTLAND OR 97223

656150011
ROR-14250 YERXA
3539 TICONDEROGA ST
SAN DIEGO CA 92117

656270003
GREATER L A DOWNTOWN
5948 ANNIE OAKLEY RD
HIDDEN HILLS CA 91302

656270009
GREATER L A DOWNTOWN
P O BOX 604
WOODLAND HILLS CA 91365

656270010
FRANK J. OCHOA
1046 VIA REGINA
SANTA BARBARA CA 93111

656270013
BONAVENTURE FUND I
606 N FIRST ST
SAN JOSE CA 95112

656270014
ANA ROSA ADAME
22615 SHEFFIELD DR
MORENO VALLEY CA 92557

656270018
FRANK C. CASTIGLIONE
68580 LOS TUNAS WAY
CATHEDRAL CITY CA 92234

656270021
RONALD MARCIONE
3593 CAVE CREEK MANOR
LAS CRUCES NM 88011

656270022
ZHQ
2100 ABBOT KINNEY BLVD STE A
VENICE CA 90291

656270023
RECTOR OF THE SOCIETY OF ST PAUL
9955 SE WASHINGTON NO 200
PORTLAND OR 97216

656270038
WILLIAM J. KIELER
66959 SAN BRUNO RD
DSRT HOT SPGS CA 92240

656270039
FRANCIS I. MCCARGAR
6169 TURNBERRY DR
BANNING CA 92220

656270045
GUY ROSEFELT
P O BOX 179
DSRT HOT SPG CA 92240

656280001
AHMSES SARA MAAT
PO BOX 2498
CATHEDRAL CITY CA 92235

656280002
STEVEN AUCLAIR
1201 GLEN COVE PKWY NO 502
VALLEJO CA 94591

656280003
ROD L. QUINN
P O BOX 176
DSRT HOT SPG CA 92240

656280005
STEVEN WILKES
PO BOX 425
DESERT HOT SPRINGS CA 92240

656280006
HOWARD G. KAZANJIAN
2223 MIDLOTHIAN DR
ALTADENA CA 91001

656280018
GEKAS HARRY C & CHRISTA M LIVING
TRUST DTD 7/19/1994
4600 PEPPERWOOD DR
LONG BEACH CA 90808

656280039
CAREY LYNN SHOWS
15300 MOUNTAIN VIEW RD
DESERT HOT SPRINGS CA 92240

656280040
TUSSORE
23501 AVENIDA LA CAZA UNIT 100
COTO DE CAZA CA 92679

656280041
STEVEN WILKES
P O BOX 425
DSRT HOT SPG CA 92240

656280042
GOODWIN SHEILA D
9172 CRAVER RD
MORONGO VALLEY CA 92256

656440001
WETTERHAHN STEVEN J TRUST
22400 N SUMMIT RIDGE CIR
CHATSWORTH CA 91311

656440002
GRISELDA BECERRA FRANCO
67980 AVA CT
DESERT HOT SPRINGS CA 92240

656440015
KEVIN E. RICHARDSON
67972 NICOLE CT
DESERT HOT SPRINGS CA 92240

656440016
SALVAY-SCARLETT TRUST DTD 01/21/21
68360 CONCEPCION RD
CATHEDRAL CITY CA 92234

656440017
SALVAY-SCARLETT TRUST DTD 1/21/2021
68360 CONCEPCION RD
CATHEDRAL CITY CA 92234

656440020
CITY OF DESERT HOT SPRINGS
65950 PIERSON BLV
DSRT HOT SPG CA 92240

656441004
SARA AVETISYAN
1124 E ELMWOOD AVE
BURBANK CA 91501

656441005
MANUEL PEREZ
67928 NICOLE CIR
DESERT HOT SPRINGS CA 92240

656441006
JACQUELINE JACKIE NALBANDYAN
10947 HUSTON ST APT 106
NORTH HOLLYWOOD CA 91601

656441007
PS LAND
9029 PARK PLAZA DR STE 104
LA MESA CA 91942

656441008
PATRICIA SARABIA
67965 AVA CT
DESERT HOT SPRINGS CA 92240

656441009
TIMOTHY BLECKA
67943 AVA CT
DESERT HOT SPRINGS CA 92240

656441010
CHARLES IMBILLI
67927 AVA CT
DESERT HOT SPRINGS CA 92240

Upper Mountain View - Riverside County

656-270-013
656-270-015
656-270-044



Total 29.34 AC





**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.1
(ID # 27252)
MEETING DATE:
Monday, March 31, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240051 (GPA240051) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of three (3) 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 three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from minimum of 10,000 square feet to 15,000 square feet for the purpose of establishing seventy (70) single-family dwellings. 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 GPA240051 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan – Applicant: Scott Taschner – Engineer / Representative: SRK Architects Inc. c/o Brian Kite – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon Road – APN(s): 656-270-013, -015, and -044 – 30.0 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

PROPOSED PROJECT

Case Number(s):	FC-GPA240051 (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):	656-270-013, -015, and -044
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 three (3) parcels, totaling 30.0 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The three (3) parcels are located south of Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon 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. 240051 (GPA240051).

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:	Hot Springs Policy Area
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR)
East:	Desert Hot Springs City: Visitor-Serving
South:	Rural Residential (R:RR)
West:	Rural Residential (R:RR)
Existing Zoning Classification:	Controlled Development Areas (W-2)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

North:	Controlled Development Areas (W-2)
East:	Desert Hot Springs City: Visitor-Serving Commercial (VS-C)
South:	Controlled Development Areas (W-2)
West:	Controlled Development Areas (W-2)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Vacant Land
South:	Vacant Land
West:	Vacant Land

Located Within:

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

PROJECT LOCATION MAP

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

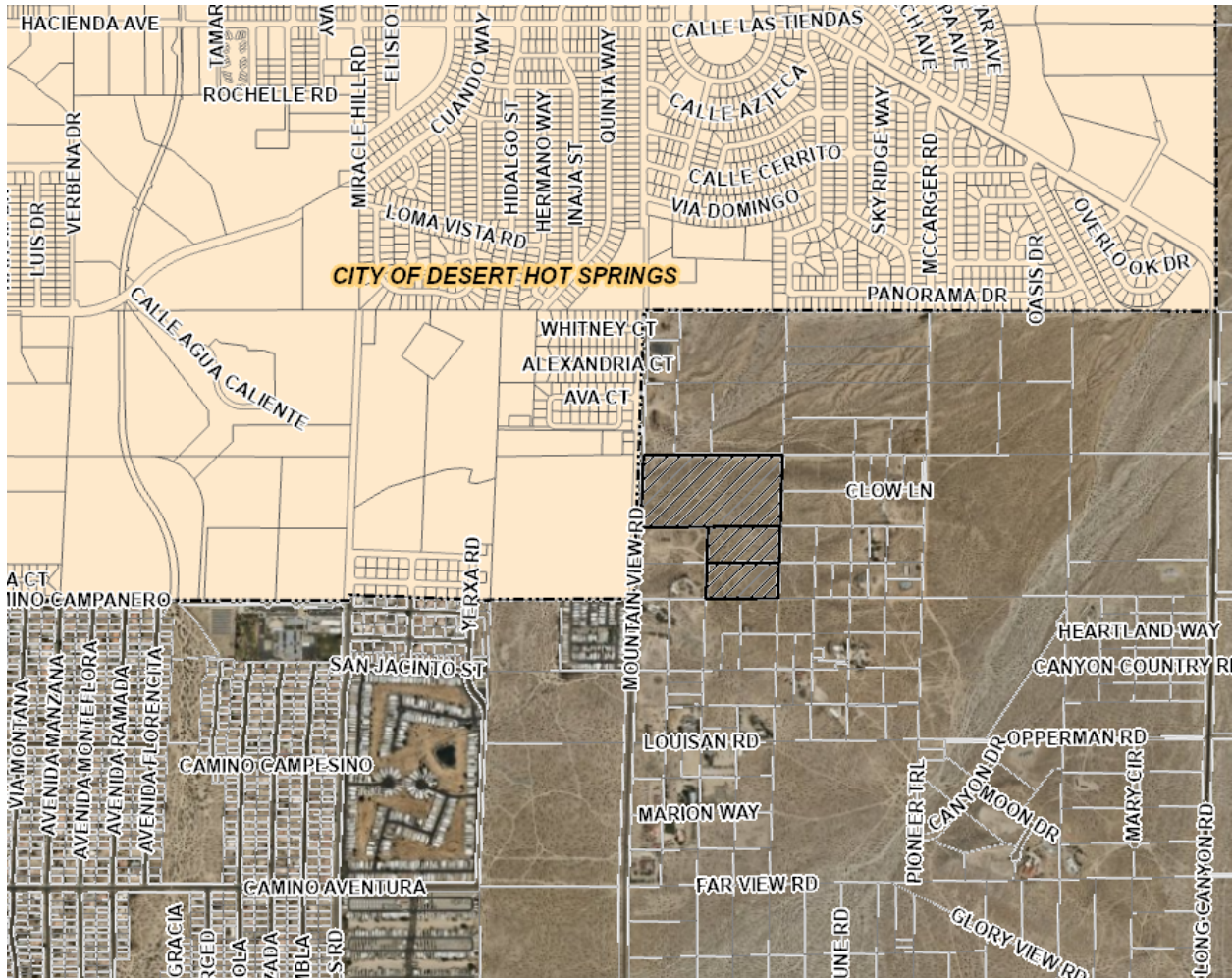


Figure 1: Project Location Map

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 (GPA240051) 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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Applicant Proposal

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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.

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

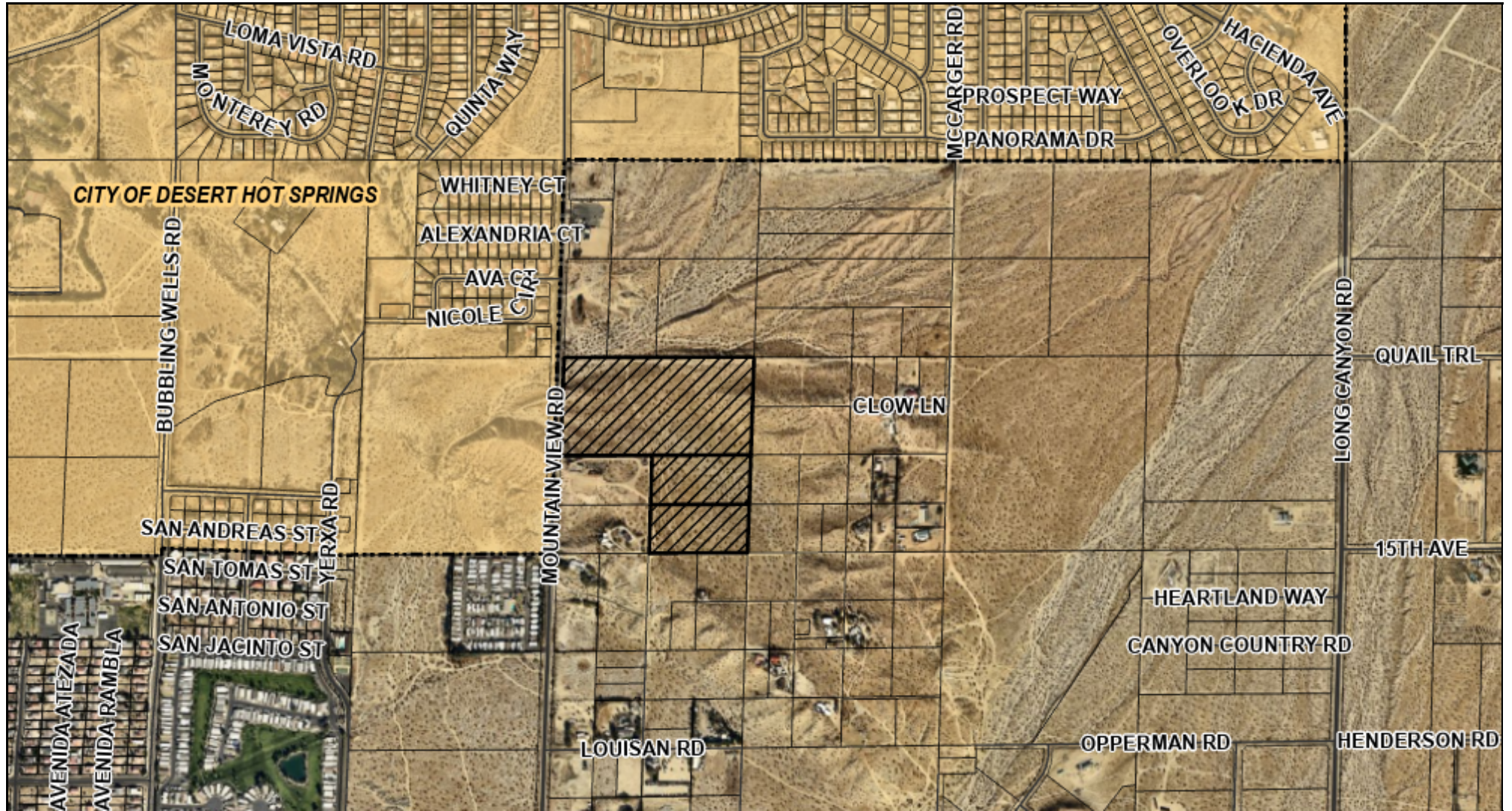
GPA240051

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

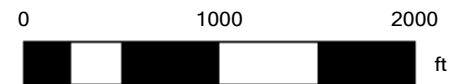
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District: 4

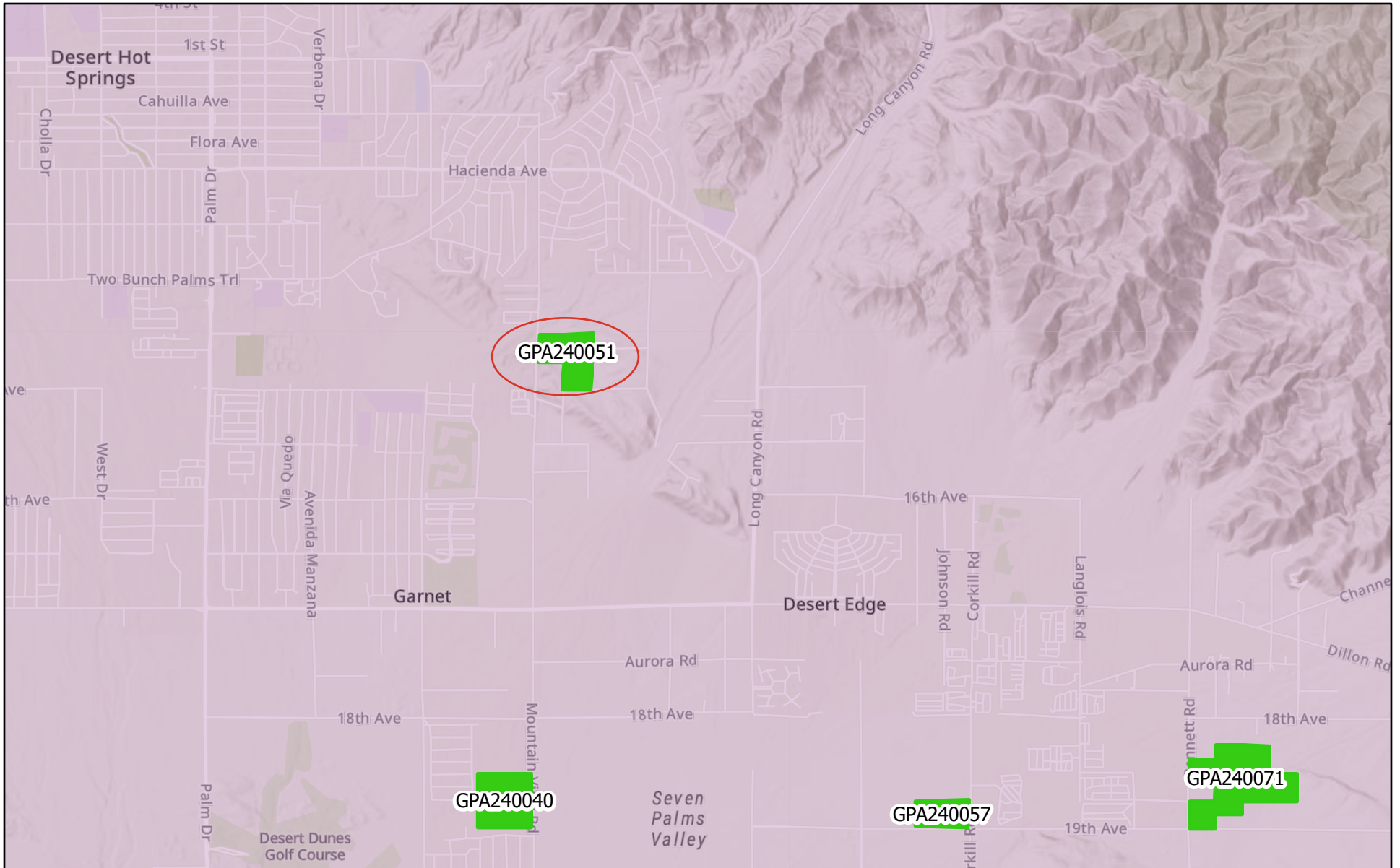


Zoning Area/District: PASS & DESERT

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

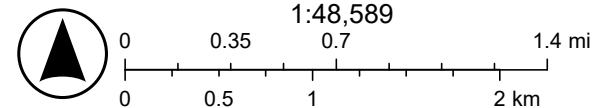


2/11/2025

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

GPA240051

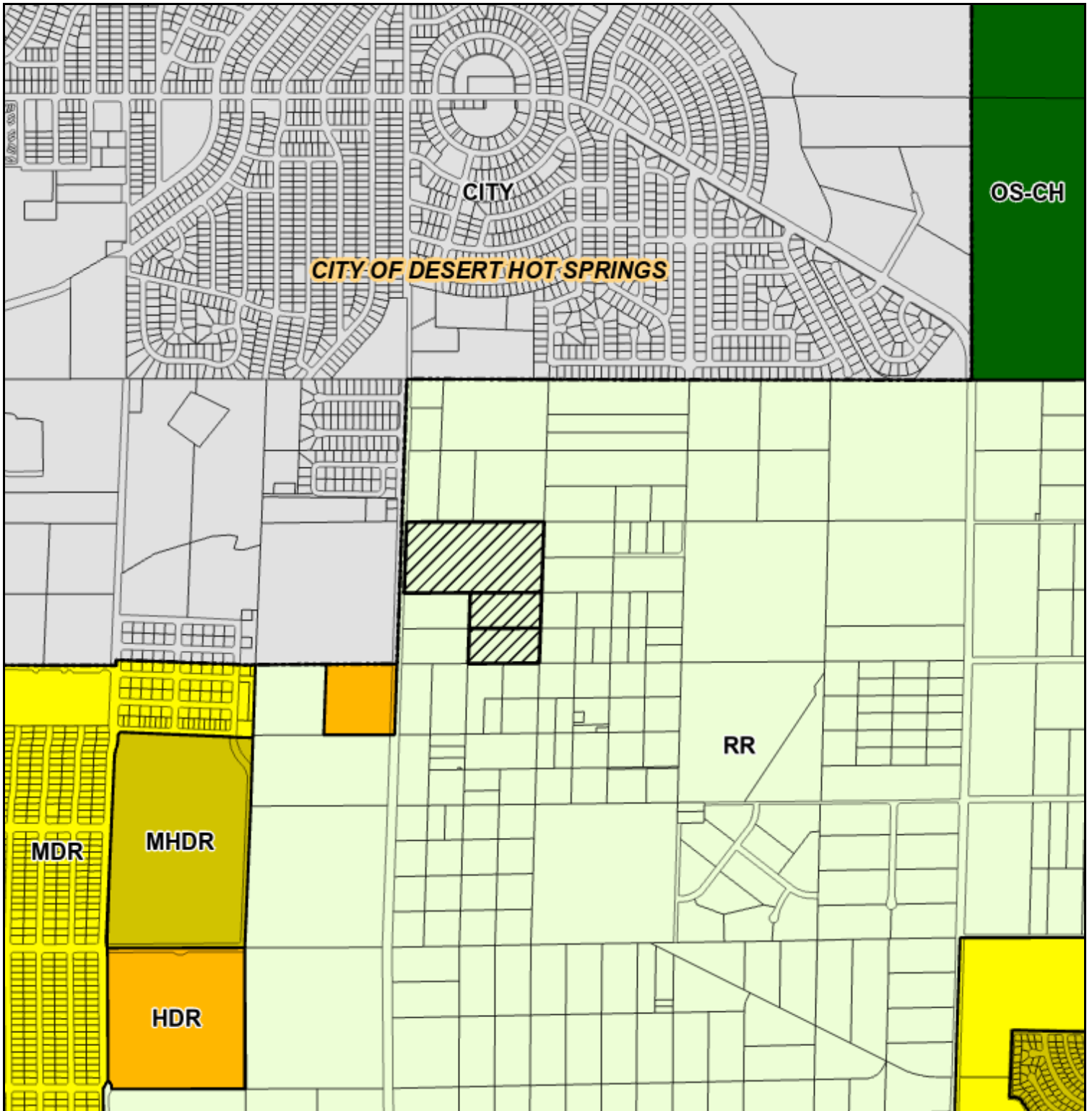
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

Date: 2-11-2025

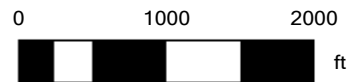
Exhibit: 5



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

GPA240051

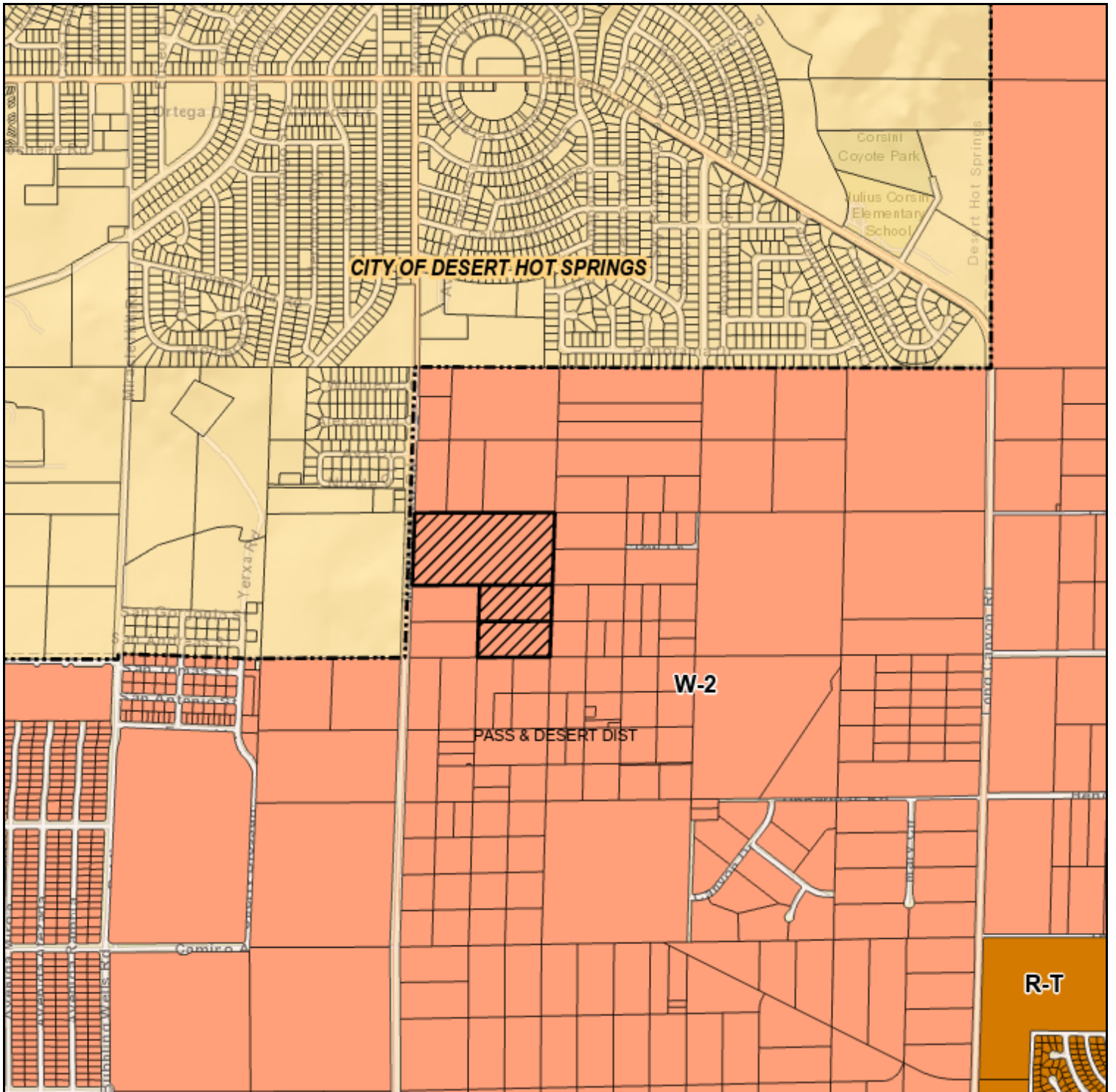
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

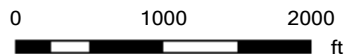
Date: 2-11-2025

Exhibit: 2

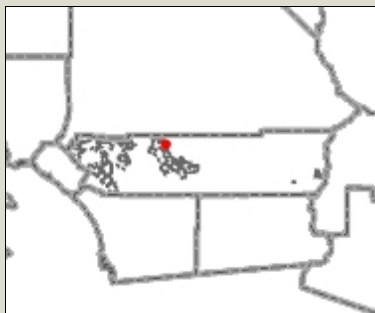
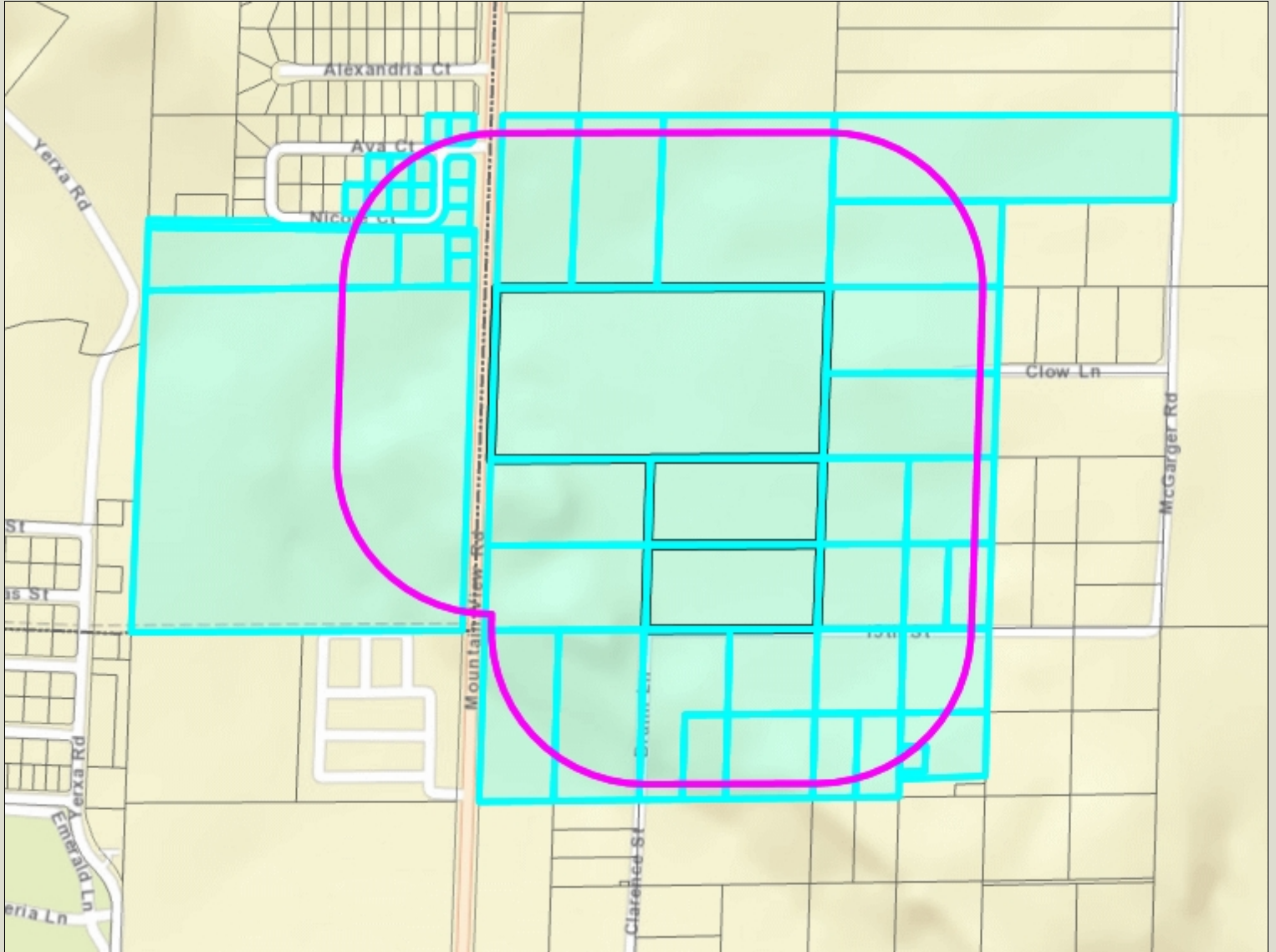


Zoning Area/District: PASS & DESERT

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Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 752 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 1:56:28 PM

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01/27/2017
7720 SW 91ST AVE
PORTLAND OR 97223

656150011
ROR-14250 YERXA
3539 TICONDEROGA ST
SAN DIEGO CA 92117

656150012
CASSANDRA LYNN TURNER
10549 COUNTY RD # 121
BRYCEVILLE FL 32009

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5948 ANNIE OAKLEY RD
HIDDEN HILLS CA 91302

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P O BOX 604
WOODLAND HILLS CA 91365

656270010
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SANTA BARBARA CA 93111

656270013
BONAVENTURE FUND I
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656270014
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DENVER CO 80206

656270023
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PORTLAND OR 97216

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DSRT HOT SPGS CA 92240

656270039
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BANNING CA 92220

656270045
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656280005
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LIVINGSTON TX 77399

656280006
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656280040
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2630 MISSOURI AVE
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P O BOX 425
DSRT HOT SPG CA 92240

656280042
GOODWIN SHEILA D
P O BOX 1368
MORONGO VALLEY CA 92256

656440001
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22400 N SUMMIT RIDGE CIR
CHATSWORTH CA 91311

656440002
GRISelda BECERRA FRANCO
67980 AVA CT
DESERT HOT SPRINGS CA 92240

656440015
KEVIN E. RICHARDSON
67972 NICOLE CT
DESERT HOT SPRINGS CA 92240

656440016
SALVAY-SCARLETT TRUST DTD 01/21/21
68360 CONCEPCION RD
CATHEDRAL CITY CA 92234

656440017
SALVAY-SCARLETT TRUST DTD
1/21/2021
68360 CONCEPCION RD
CATHEDRAL CITY CA 92234

656440020
CITY OF DESERT HOT SPRINGS
65950 PIERSON BLV
DSRT HOT SPG CA 92240

656441004
SARA AVETISYAN
1124 E ELMWOOD AVE
BURBANK CA 91501

656441005
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67928 NICOLE CIR
DESERT HOT SPRINGS CA 92240

656441006
JACQUELINE JACKIE NALBANDYAN
10947 HUSTON ST APT 106
NORTH HOLLYWOOD CA 91601

656441007
PS LAND
9029 PARK PLAZA DR STE 104
LA MESA CA 91942

656441008
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67965 AVA CT
DESERT HOT SPRINGS CA 92240

656441009
TIMOTHY BLECKA
67943 AVA CT
DESERT HOT SPRINGS CA 92240

656441010
CHARLES IMBILLI
67927 AVA CT
DESERT HOT SPRINGS CA 92240

Upper Mountain View - Riverside County

656-270-013
656-270-015
656-270-044



Total 29.34 AC





*John E. Hildebrand,
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supplemental Memorandum

4.1

DATE: March 31, 2025

TO: Riverside County Planning Director

FROM: Elizabeth Mora-Rodriguez, Project Planner

RE: March 31, 2025, Director's Hearing

ITEM: 4.1 – Initiation of Foundation Component General Plan Amendment No. 240051
(GPA240051) – 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.**

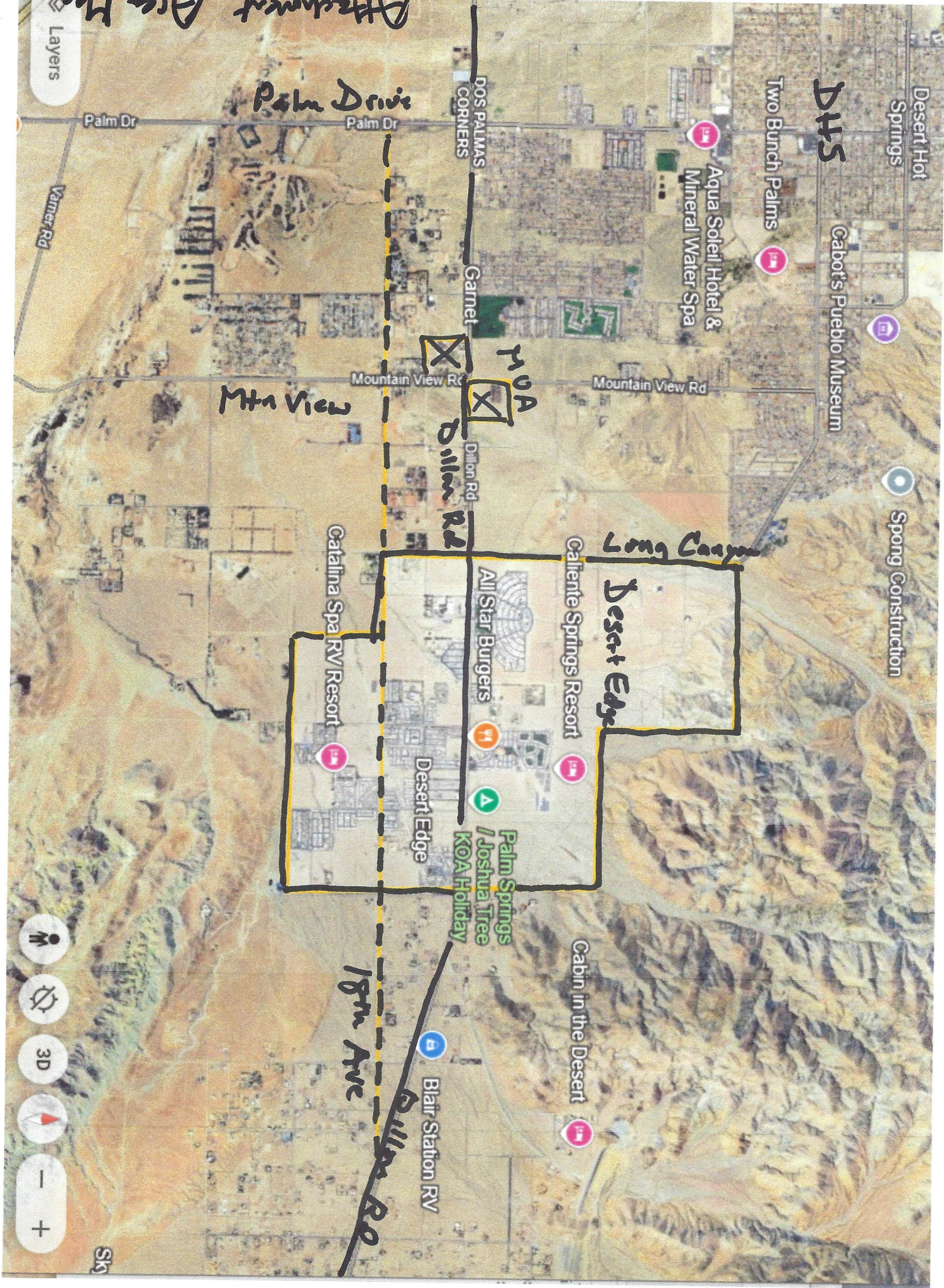
Property taxes from this area are diverted elsewhere. There are two light industrial facilities, several commercial businesses, and 25 resorts. Property values in the area have skyrocketed, improvements made without permits or environmental quality

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)



DHS

Palm Drive

Desert Hot Springs

Two Bunch Palms

Cabot's Pueblo Museum

Aqua Soleil Hotel & Mineral Water Spa

DOS PALMAS CORNERS

Garnet

Mountain View Rd

Mountain View Rd

Mtn View

MVA

Dillon Rd

Long Canyon

Desert Edge

Caliente Springs Resort

All Star Burgers

Catalina Spa RV Resort

Desert Edge

Palm Springs / Joshua Tree KOA Holiday

Cabin in the Desert

Blair Station RV

18th Ave

Dillon Rd

Layers

M

3D

+

-

Sk

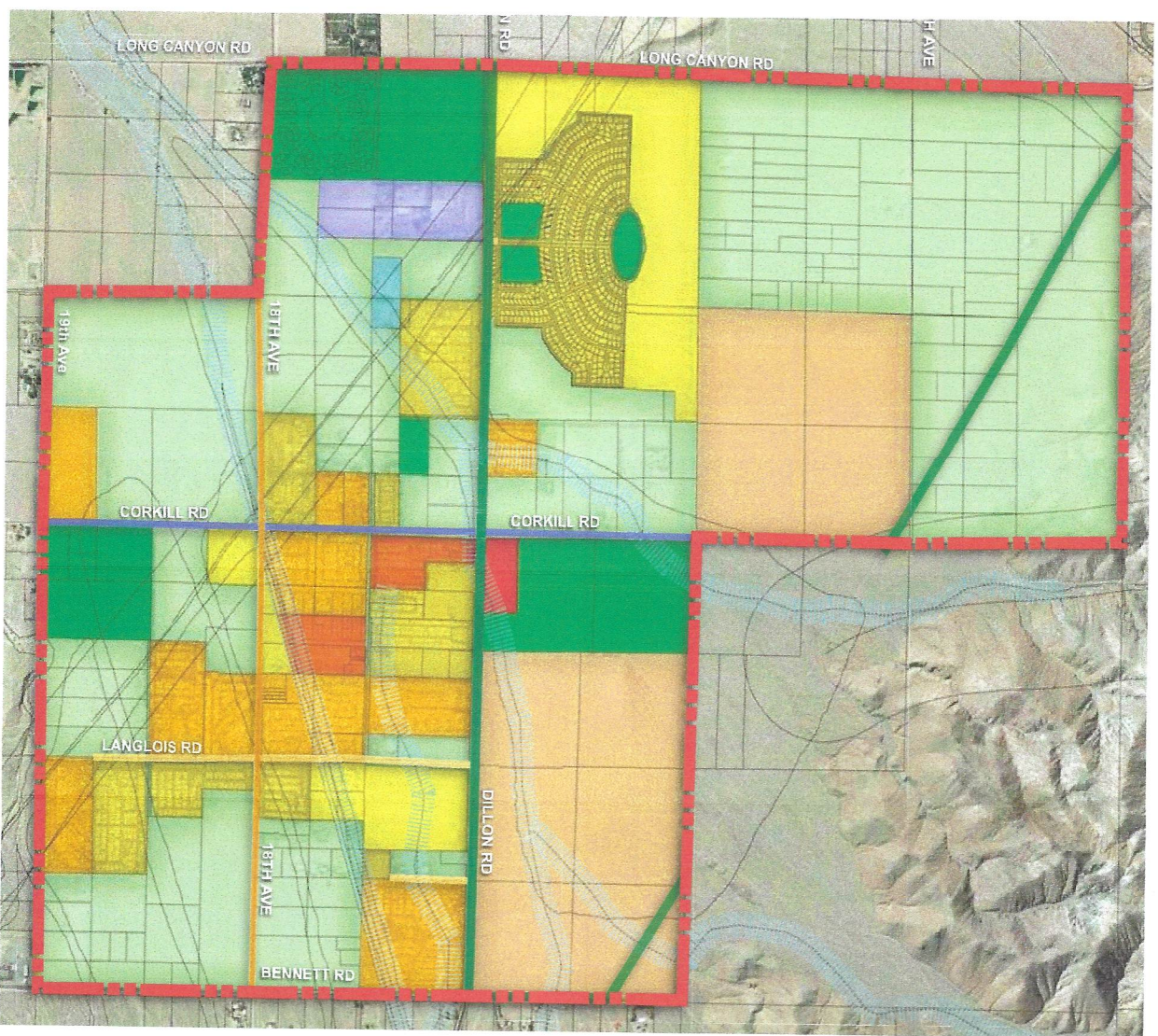
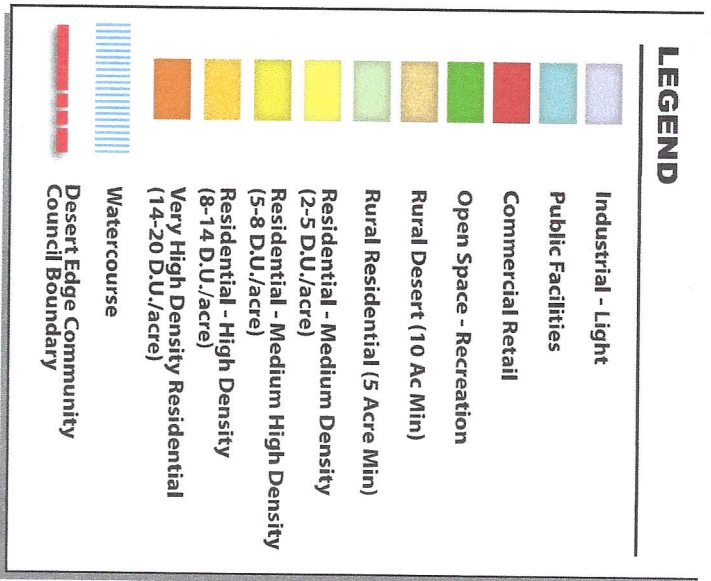


Exhibit 17 | Land-Use Plan

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 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.

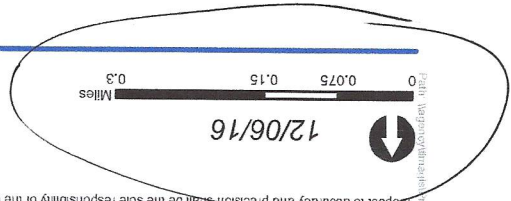
It is important to note that as these guidelines are written, the County's General Plan Update is in progress, with anticipated adoption prior to 2010. While details may change, it is logical to assume that the existing Area Plan policies will be maintained, but with greater emphasis on clustered development, 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



COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:

Desert Edge not shown 2021 LDRAP
Source: Riverside County MUA NEIGHBORHOODS:



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 this community

Mountain View - Dillon

parcels

Desert Edge - 5E 2HS - 2

WCVAP 2021

Western Coachella Valley Area Plan

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

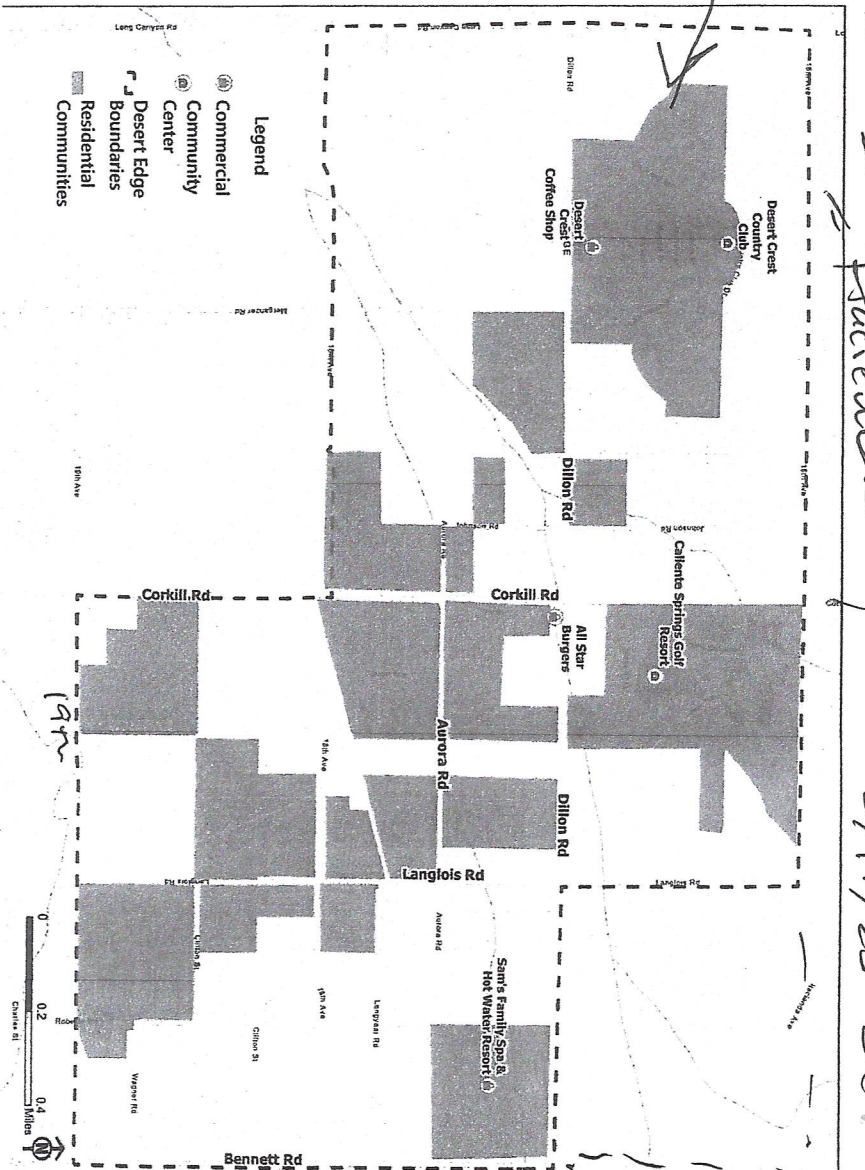
The Desert Edge community is located northeast of the City of Palm Springs, between Interstate 10 and the western foothills of Joshua Tree National Park. The community's boundaries consist of:

- 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

Source: 2023 Tigerlines Census-Designated Boundaries

Not our boundaries = census hrs



Spring 2024

Winter 2024



Summer/Fall 2024

Spring 2025

begin 2023

Attachment #4



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

(ID # 28181)

MEETING DATE:

Wednesday, July 16, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240051 (GPA240051) – Applicant: Scott Taschner – Engineer / Representative: SRK Architects Inc. c/o Brian Kite – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: South of Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon Road – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of three (3) 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 three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from minimum of 10,000 sq. ft. to 15,000 sq. ft. for the purpose of establishing seventy (70) single-family dwellings. 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 GPA240051 is initiated by the Board of Supervisors. APN(s): 656-270-013, -015, and -044 – 29.35 Gross Acres – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240051 (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):	656-270-013, -015, and -044
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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Designation from Rural Residential (R: RR) to Medium Density Residential (CD: MDR), on three (3) parcels, totaling 29.34 gross acres.

The three (3) parcels are located south of Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon Road.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240051 (GPA240051).

PROJECT DATA

Land Use and Zoning:

	Specific Plan:	N/A
	Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:		
	Existing General Plan Foundation Component:	Rural (R)
Proposed General Plan Foundation Component:		
	Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:		
	Existing General Plan Land Use Designation:	Rural Residential (R: RR)
Proposed General Plan Land Use Designation:		
	Proposed General Plan Land Use Designation:	Medium Density Residential (CD: MDR)
Policy / Overlay Area:		
	Policy / Overlay Area:	Hot Springs Policy Area
Surrounding General Plan Land Uses		
	North:	Rural Residential (R: RR)
	East:	Desert Hot Springs City: Visitor-Serving Commercial
	South:	Rural Residential (R: RR)
	West:	Rural Residential (R: RR)
Existing Zoning Classification:		
	Existing Zoning Classification:	W-2 (Controlled Development Areas)
Proposed Zoning Classification:		
	Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications		
	North:	W-2 (Controlled Development Areas)
	East:	VS-C (Desert Hot Springs City: Visitor-Serving Commercial)
	South:	W-2 (Controlled Development Areas)
	West:	W-2 (Controlled Development Areas)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Vacant Land
South:	Vacant Land
West:	Vacant Land

Located Within:

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

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240051) 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

GPA240051 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 three (3) parcels are located within the Hot Springs Policy Area in the Western Coachella Valley Area Plan.

If the initiation for GPA240051 is approved, the applicant intends to apply for an implementing project to subdivide three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from a minimum of 10,000 square feet to 15,000 square feet for the purpose of establishing seventy (70) single-family dwellings.

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.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240051 was held before the General Plan Advisory Committee on March 31, 2025. At that public hearing, the applicant presented their

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

request for the proposal, and the Committee opened the hearing for public comments. One (1) comment was submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and seven (7) members of the public provided public testimony.

Of the public comments received, six (6) comments were against initiation of a General Plan Amendment, and one (1) was in support. Comments against the initiation of the GPA cited Mountain View Rd is a concern due to poor traffic, water well issues, inadequate notice dissemination, insufficient emergency responses, and a dangerous entrance area. Additionally, the area needs circulation improvements and an environmental report.

The Committee discussed the project. Concerns about poor traffic was brought up by the Committee. 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

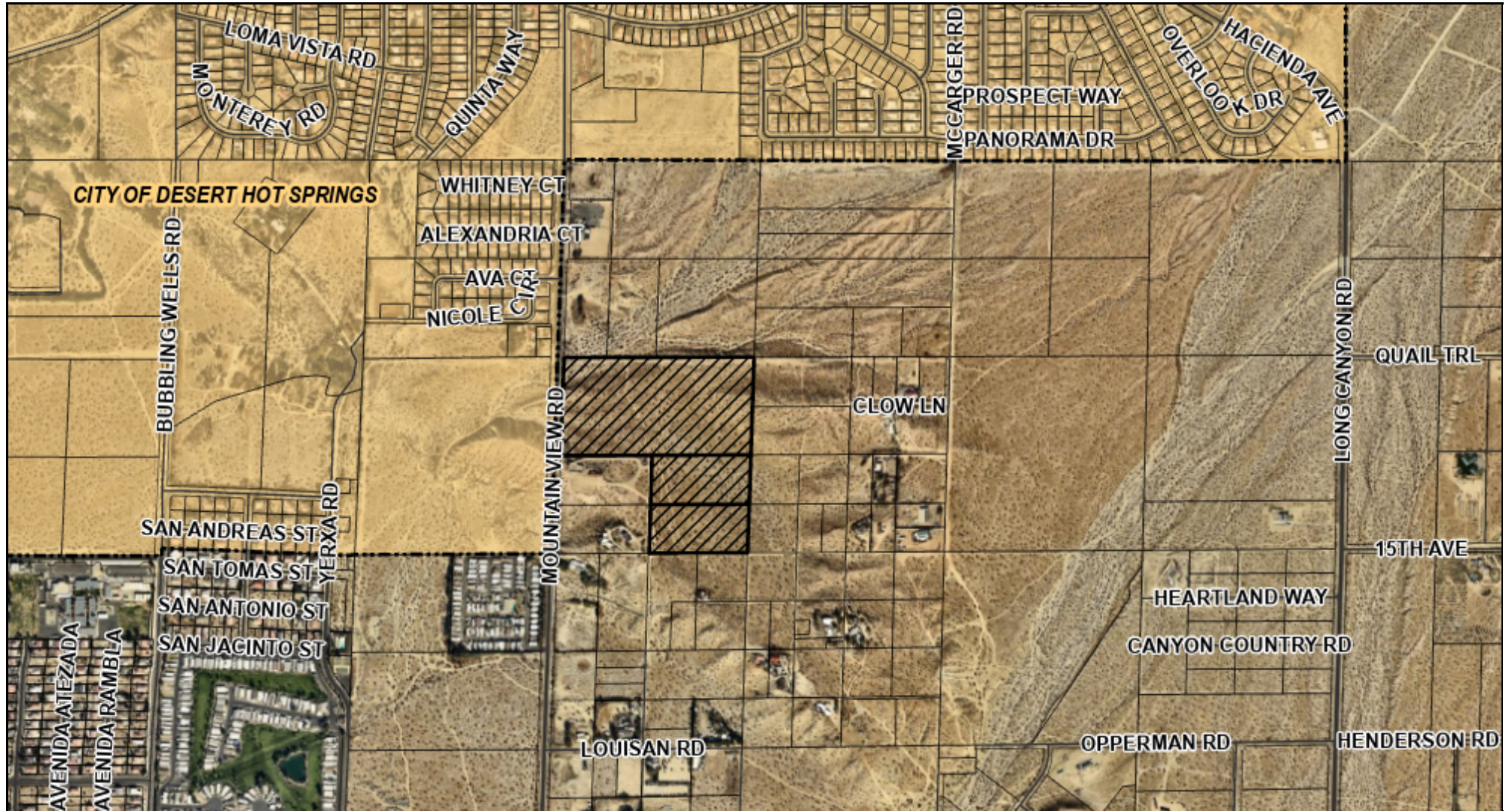
GPA240051

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

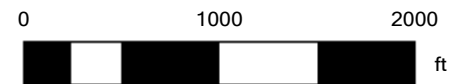
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District: 4

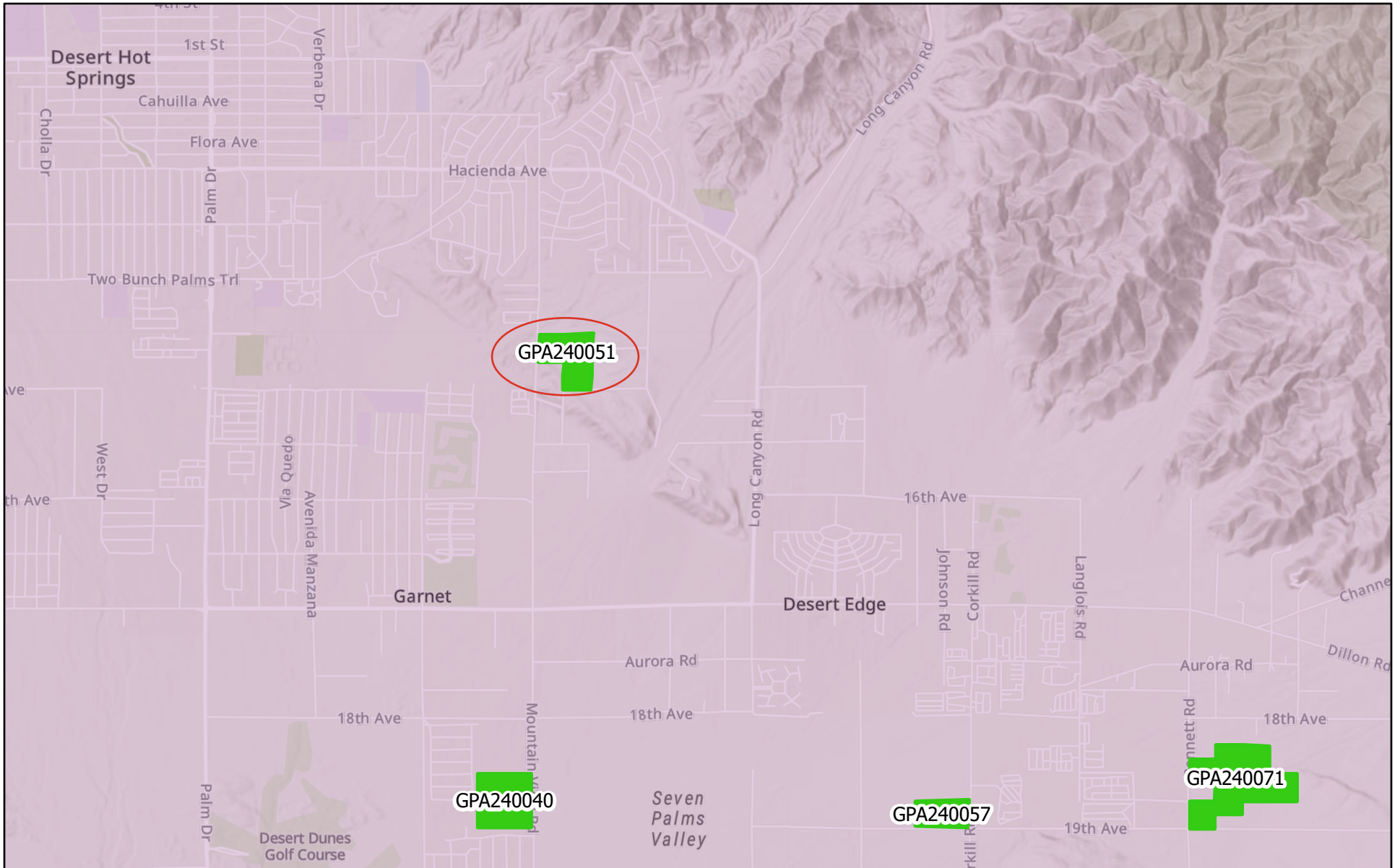


Zoning Area/District: PASS & DESERT

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

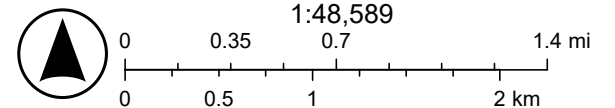


2/11/2025

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

GPA240051

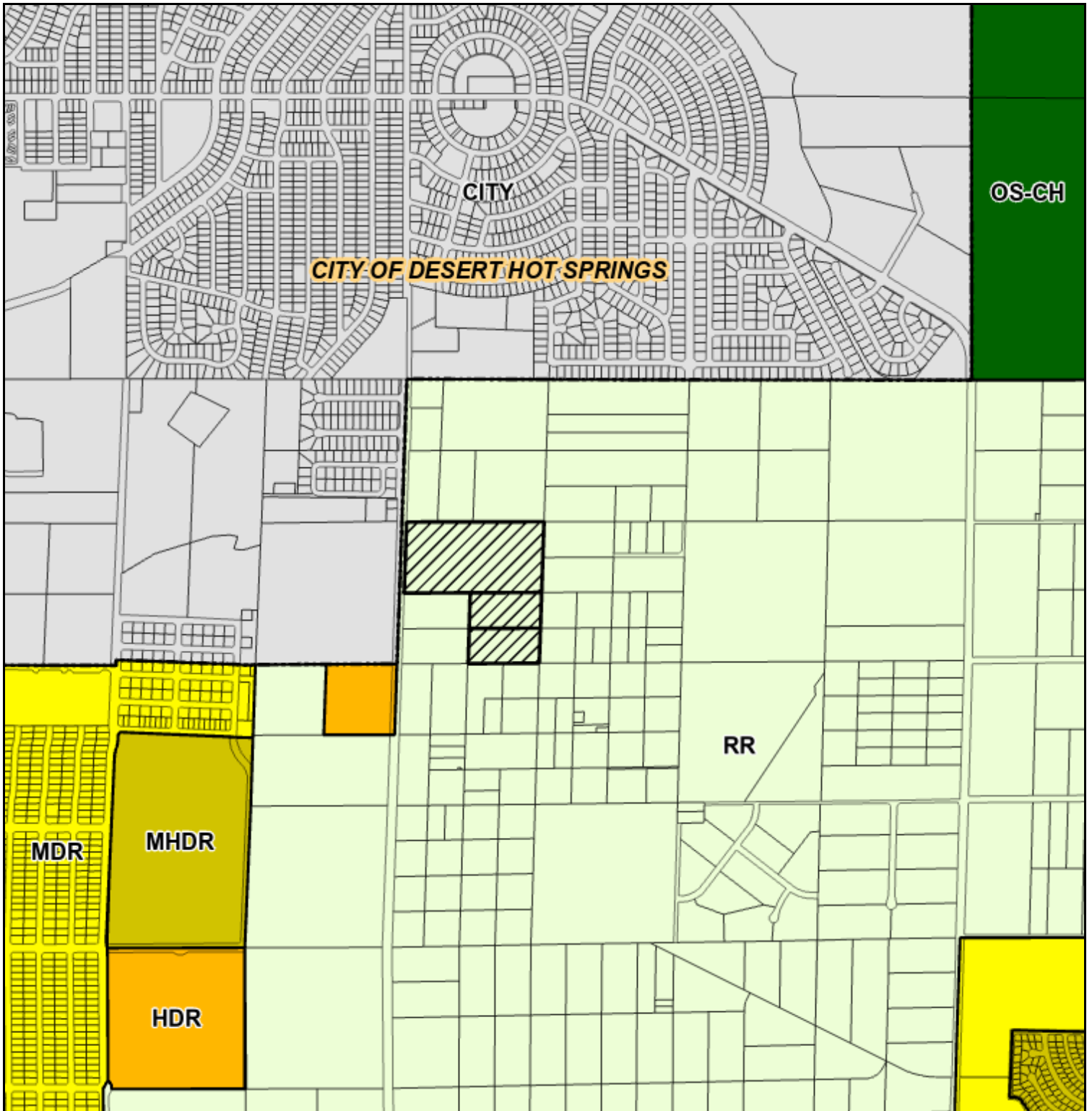
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

Date: 2-11-2025

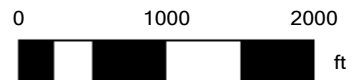
Exhibit: 5



Zoning Area/District: PASS & DESERT

Author:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240051

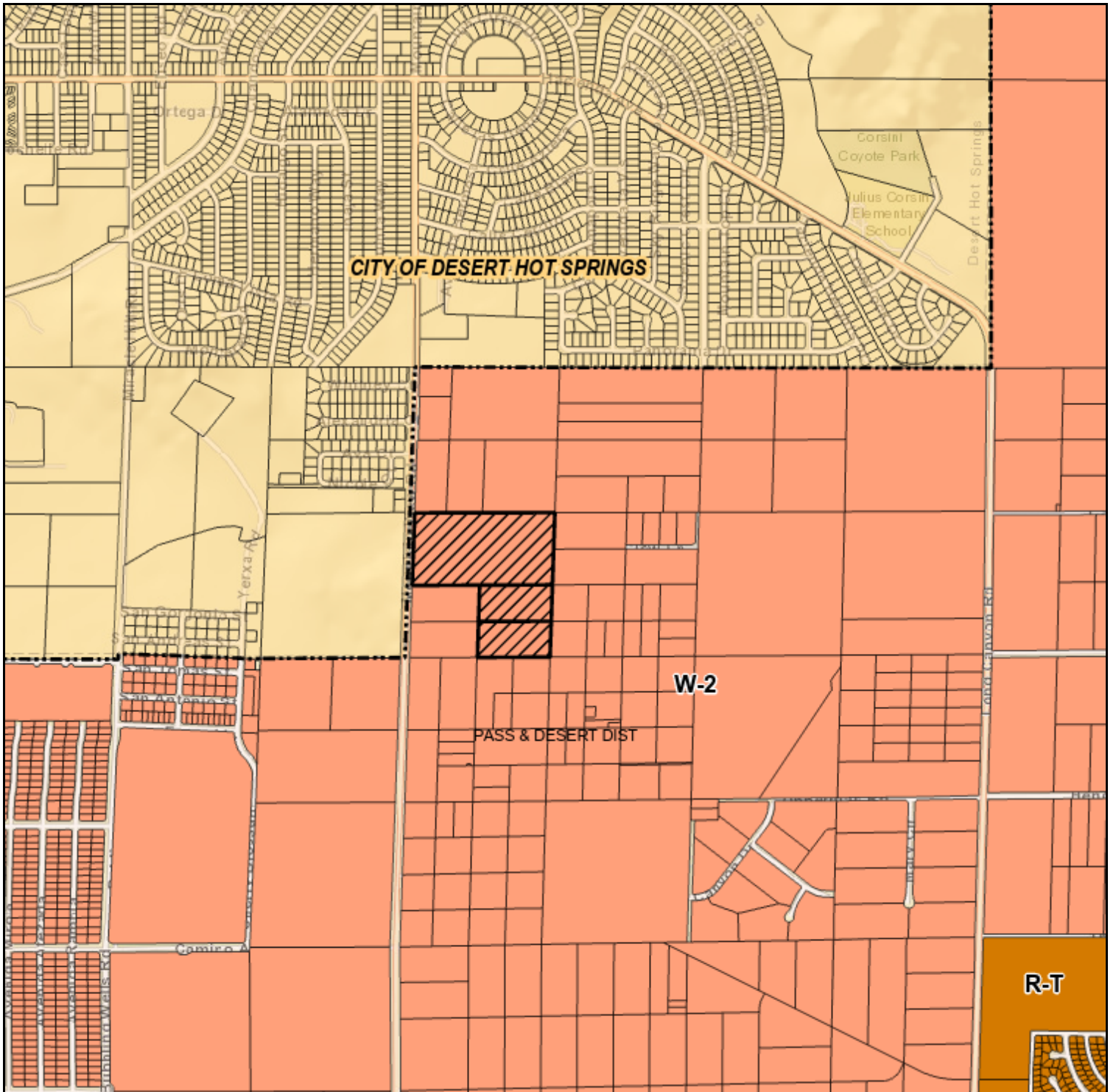
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

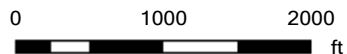
Date: 2-11-2025

Exhibit: 2

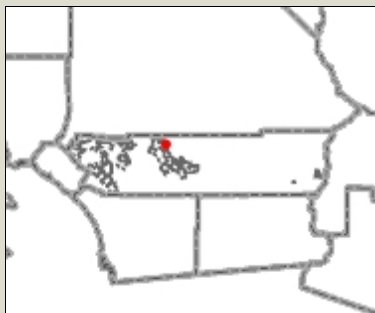
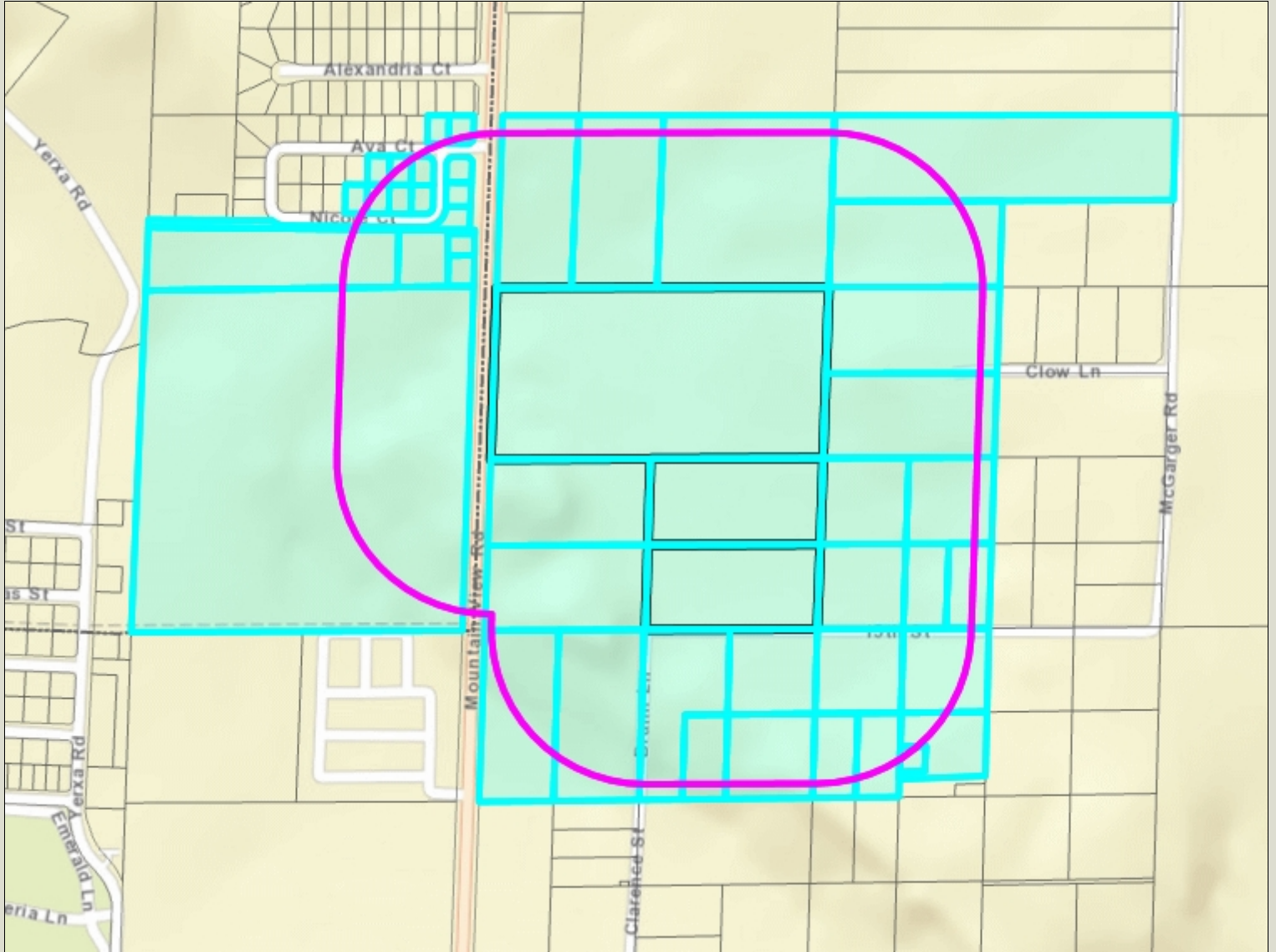


Zoning Area/District: PASS & DESERT

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 1:56:28 PM

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656150008
JULIE ANNA SMITH
14421 MOUNTAIN VIEW RD
DESERT HOT SPRINGS CA 92240

656150010
ADELINE ELEANOR TRUST DTD
01/27/2017
7720 SW 91ST AVE
PORTLAND OR 97223

656150011
ROR-14250 YERXA
3539 TICONDEROGA ST
SAN DIEGO CA 92117

656150012
CASSANDRA LYNN TURNER
10549 COUNTY RD # 121
BRYCEVILLE FL 32009

656270003
GREATER L A DOWNTOWN
5948 ANNIE OAKLEY RD
HIDDEN HILLS CA 91302

656270009
GREATER L A DOWNTOWN
P O BOX 604
WOODLAND HILLS CA 91365

656270010
FRANK J. OCHOA
1046 VIA REGINA
SANTA BARBARA CA 93111

656270013
BONAVENTURE FUND I
606 N FIRST ST
SAN JOSE CA 95112

656270014
ANA ROSA ADAME
22615 SHEFFIELD DR
MORENO VALLEY CA 92557

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68580 LOS TUNAS WAY
CATHEDRAL CITY CA 92234

656270021
RONALD MARCIONE
3593 CAVE CREEK MANOR
LAS CRUCES NM 88011

656270022
DESERT HOUSE
P O BOX 61020
DENVER CO 80206

656270023
RECTOR OF THE SOCIETY OF ST PAUL
9955 SE WASHINGTON NO 200
PORTLAND OR 97216

656270038
WILLIAM J. KIELER
66959 SAN BRUNO RD
DSRT HOT SPGS CA 92240

656270039
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6169 TURNBERRY DR
BANNING CA 92220

656270045
GUY ROSEFELT
P O BOX 179
DSRT HOT SPG CA 92240

656280001
AHMSES SARA MAAT
PO BOX 2498
CATHEDRAL CITY CA 92235

656280002
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1201 GLEN COVE PKWY NO 502
VALLEJO CA 94591

656280003
ROD L. QUINN
P O BOX 176
DSRT HOT SPG CA 92240

656280005
STEVEN WILKES
144 RAINBOW DR NO 4465
LIVINGSTON TX 77399

656280006
HOWARD G. KAZANJIAN
2223 MIDLOTHIAN DR
ALTADENA CA 91001

656280017
WILKES STEVE & BARBARA L TRUST
PO BOX 425
DESERT HOT SPRINGS CA 92240

656280018
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4600 PEPPERWOOD DR
LONG BEACH CA 90808

656280039
CAREY LYNN SHOWS
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DESERT HOT SPRINGS CA 92240

656280040
ERICH HELLEBRANDT
2630 MISSOURI AVE
SOUTH GATE CA 90280

656280041
STEVEN WILKES
P O BOX 425
DSRT HOT SPG CA 92240

656280042
GOODWIN SHEILA D
P O BOX 1368
MORONGO VALLEY CA 92256

656440001
WETTERHAHN STEVEN J TRUST
22400 N SUMMIT RIDGE CIR
CHATSWORTH CA 91311

656440002
GRISelda BECERRA FRANCO
67980 AVA CT
DESERT HOT SPRINGS CA 92240

656440015
KEVIN E. RICHARDSON
67972 NICOLE CT
DESERT HOT SPRINGS CA 92240

656440016
SALVAY-SCARLETT TRUST DTD 01/21/21
68360 CONCEPCION RD
CATHEDRAL CITY CA 92234

656440017
SALVAY-SCARLETT TRUST DTD
1/21/2021
68360 CONCEPCION RD
CATHEDRAL CITY CA 92234

656440020
CITY OF DESERT HOT SPRINGS
65950 PIERSON BLV
DSRT HOT SPG CA 92240

656441004
SARA AVETISYAN
1124 E ELMWOOD AVE
BURBANK CA 91501

656441005
MANUEL PEREZ
67928 NICOLE CIR
DESERT HOT SPRINGS CA 92240

656441006
JACQUELINE JACKIE NALBANDYAN
10947 HUSTON ST APT 106
NORTH HOLLYWOOD CA 91601

656441007
PS LAND
9029 PARK PLAZA DR STE 104
LA MESA CA 91942

656441008
PATRICIA SARABIA
67965 AVA CT
DESERT HOT SPRINGS CA 92240

656441009
TIMOTHY BLECKA
67943 AVA CT
DESERT HOT SPRINGS CA 92240

656441010
CHARLES IMBILLI
67927 AVA CT
DESERT HOT SPRINGS CA 92240

Upper Mountain View - Riverside County

656-270-013
656-270-015
656-270-044



Total 29.34 AC





*John E. Hildebrand,
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supplemental Memorandum

4.1

DATE: March 31, 2025

TO: Riverside County Planning Director

FROM: Elizabeth Mora-Rodriguez, Project Planner

RE: March 31, 2025, Director's Hearing

ITEM: 4.1 – Initiation of Foundation Component General Plan Amendment No. 240051
(GPA240051) – 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.**

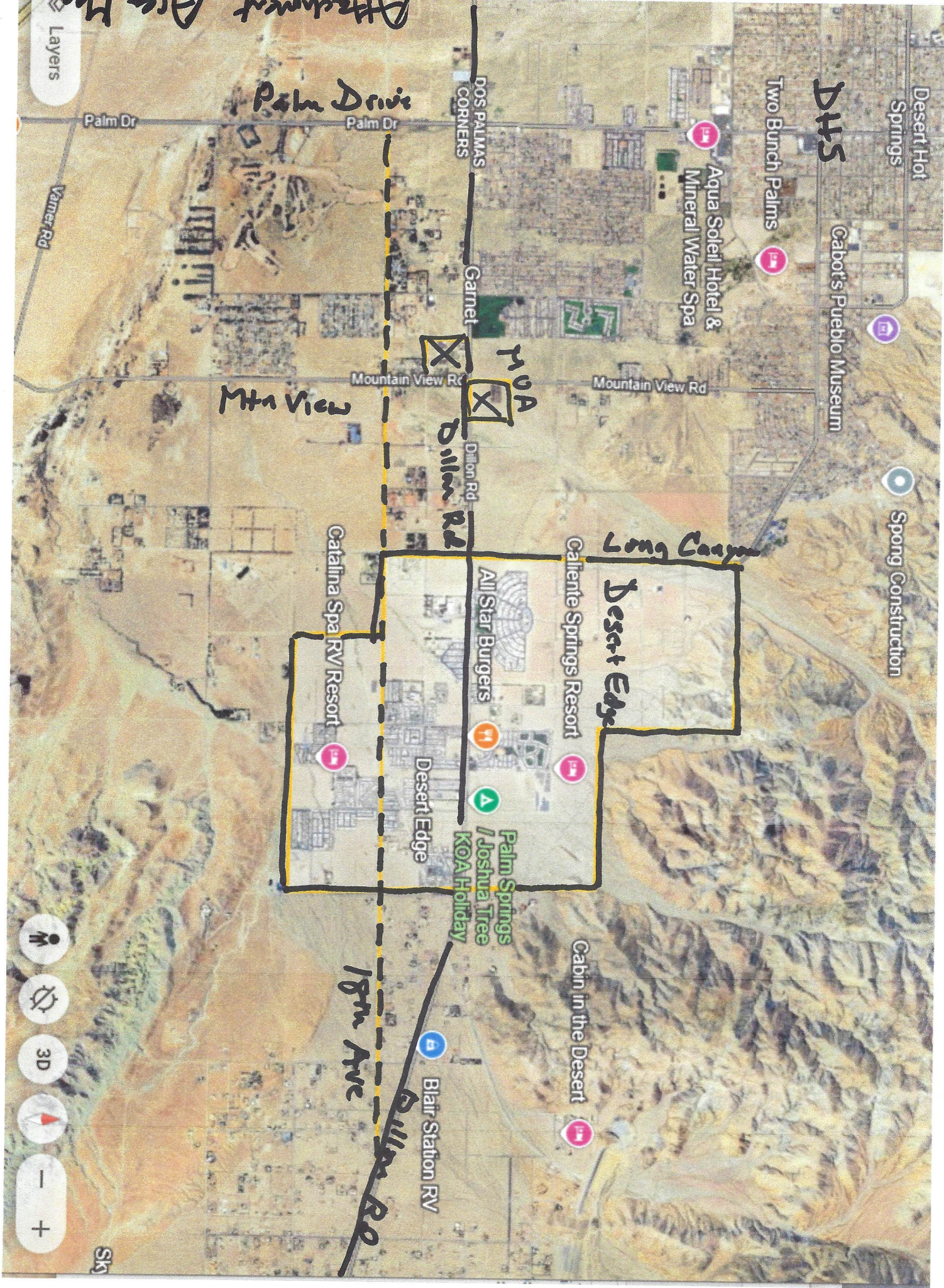
Property taxes from this area are diverted elsewhere. There are two light industrial facilities, several commercial businesses, and 25 resorts. Property values in the area have skyrocketed, improvements made without permits or environmental quality

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)



DHS

Palm Drive

Desert Hot Springs

Two Bunch Palms

Gabot's Pueblo Museum

Aqua Soleil Hotel & Mineral Water Spa

DOS PALMAS CORNERS

Garnet

Mountain View Rd

Mountain View Rd

Mtn View

MVA

Dillon Rd

Long Canyon

Desert Edge

Caliente Springs Resort

All Star Burgers

Catalina Spa RV Resort

Desert Edge

Palm Springs / Joshua Tree KOA Holiday

Cabin in the Desert

Blair Station Rd

Blair Station RV

Layers

Palm Dr

Vamer Rd



3D















-

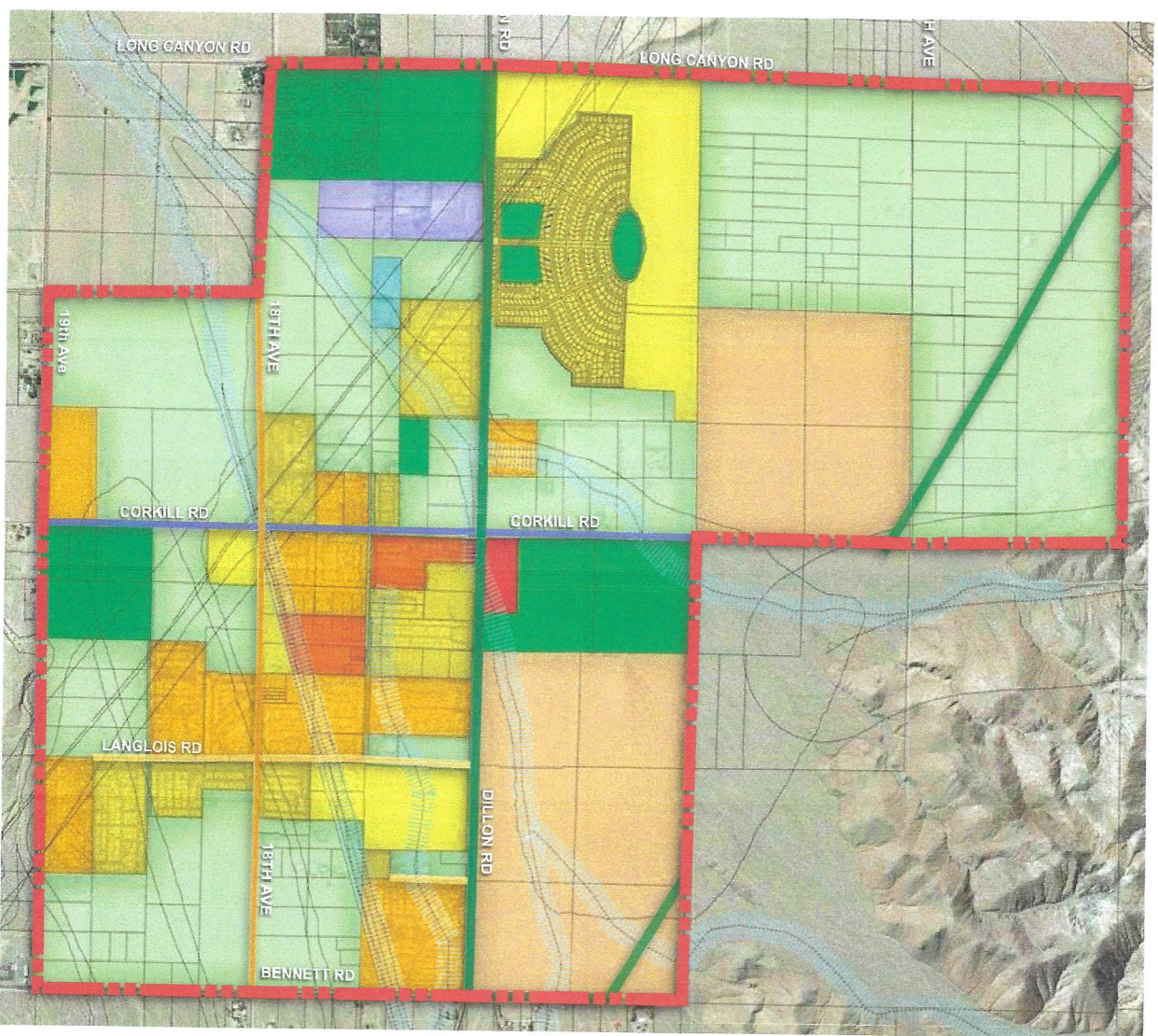
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SK

Attachment Area Map

LEGEND

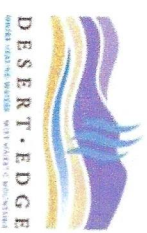
-  Industrial - Light
-  Public Facilities
-  Commercial Retail
-  Open Space - Recreation
-  Rural Desert (10 Ac Min)
-  Rural Residential (5 Acre Min)
-  Residential - Medium Density (2-5 D.U./acre)
-  Residential - Medium High Density (5-8 D.U./acre)
-  Residential - High Density (8-14 D.U./acre)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

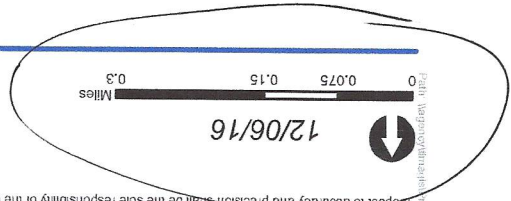
It is important to note that as these guidelines are written, the County's General Plan Update is in progress, with anticipated adoption prior to 2010. While details may change, it is logical to assume that the existing Area Plan policies will be maintained, but with greater emphasis on clustered development, 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



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WESTERN COACHELLA VALLEY
AREA PLAN

Figure 3C

has in 2016 Environmental Impact Report

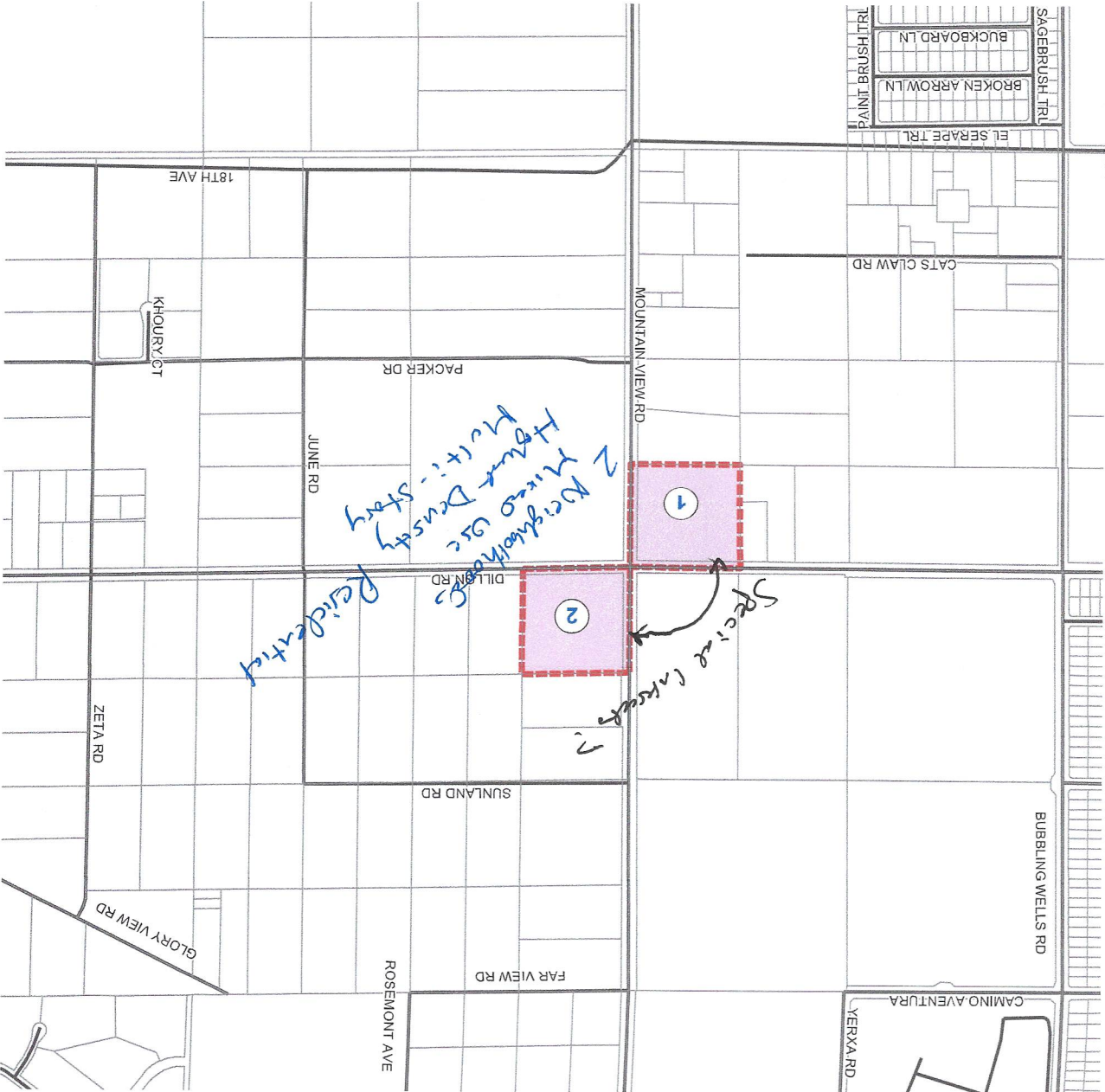
- 1- Mountain View / Dillon Roads Southwest
- 2- Mountain View / Dillon Roads Northeast

Mixed-Use Area

COMMUNITY DEVELOPMENT
LAND USE DESIGNATIONS:

MUA NEIGHBORHOODS:

Desert Edge not shown 2021 UDAP
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 (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.

- 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

WCVAP 2021

Desert Edge
= SE 2 HS
2

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 Hot Springs Community:

Highest Density Residential

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

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

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

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

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

WCVAP 8.42 Encourage vertical mixed uses to incorporate commercial, businesses, and public facilities with residential uses through multi-storied construction.

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:*

Desert Edge

Project Map

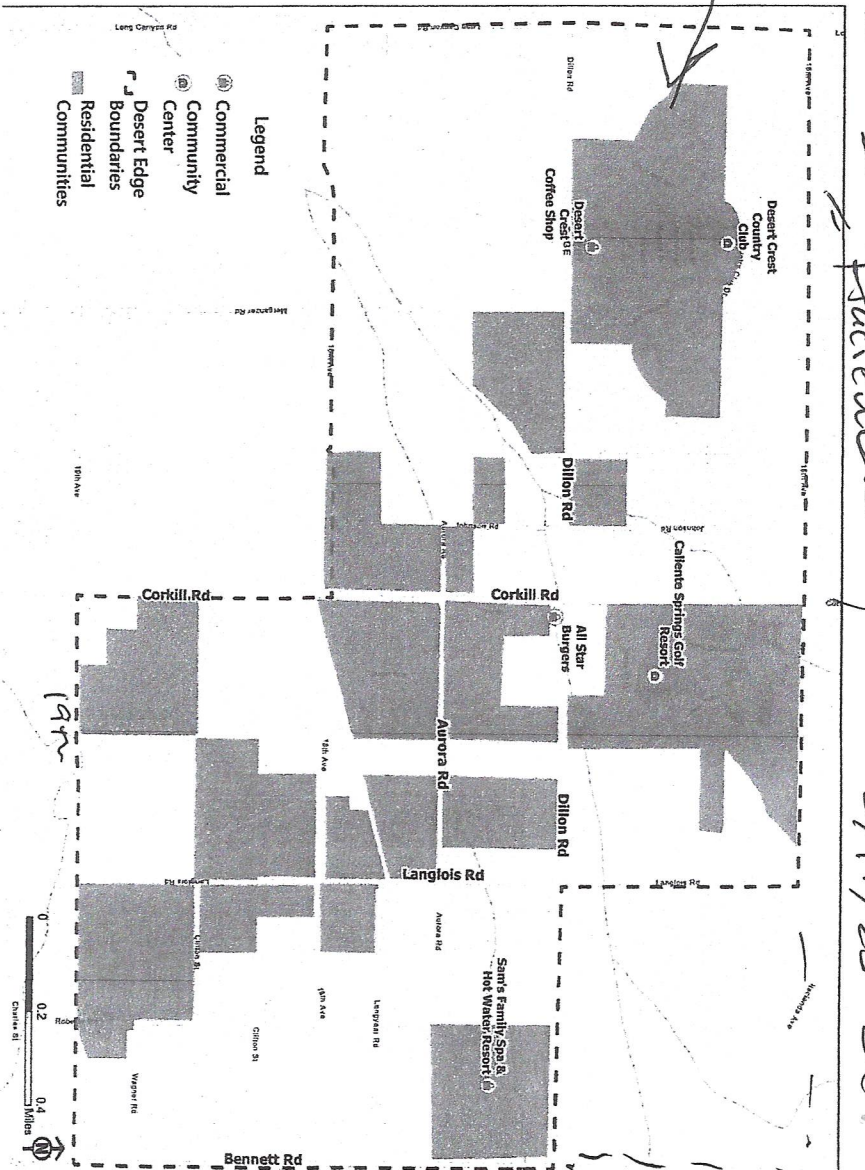
The Desert Edge community is located northeast of the City of Palm Springs, between Interstate 10 and the western foothills of Joshua Tree National Park. The community's boundaries consist of:

- 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

Source: 2023 Tigerlines Census-Designated Boundaries

Not our boundaries = census hrs



Spring 2024

Winter 2024



Summer/Fall 2024

Spring 2025

Existing Conditions

Design and Development

Draft Mobility Plan

Final Mobility Plan

begin 2023

Attachment #4



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 #: 30586

Project Description:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240051 (GPA240051) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of three (3) 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 three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from minimum of 10,000 square feet to 15,000 square feet for the purpose of establishing seventy (70) single-family dwellings. 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 **GPA240051** is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley 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 Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon Road – 29.34 Gross Acres – APN(s): 656-270-013, -015, and -044. – 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, 2nd, 3rd and 5th Districts – Support; 4th District – Absent

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

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

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

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

"Planning Our Future... Preserving Our Past"

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240051
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. 240051**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of three (3) 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 three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from minimum of 10,000 square feet to 15,000 square feet for the purpose of establishing seventy (70) single-family dwellings. 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 GPA240051 is initiated by the Board of Supervisors – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley 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): 656-270-013, -015, and -044. This proposed project is located: south of Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon Road – 29.34 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. 240051 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240051 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. 240051 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. 240051**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240051 para cambiar el Componente de Fundación del Plan General de tres (3) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud para un proyecto de implementación que subdivida tres (3) parcelas en aproximadamente setenta (70) lotes unifamiliares, con tamaños de lote que oscilarán entre un mínimo de 10,000 pies cuadrados y 15,000 pies cuadrados, con el fin de establecer setenta (70) viviendas unifamiliares. 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 GPA240051 propuesta es iniciada por la Junta de Supervisores – Cuarto Distrito de Supervisión – Distrito de Zonificación de Paso y Desierto – Plan de Área del Valle Occidental de Coachella – 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: 656-270-013, -015, y -044. Este proyecto propuesto está ubicado: al sur de Hacienda Avenue, al norte de Dillon Road, al este de Mountain View Road, al oeste de Long Canyon Road – 29.34 acres brutos en el Cuarto Distrito Supervisor.

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. 240051 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240051 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.

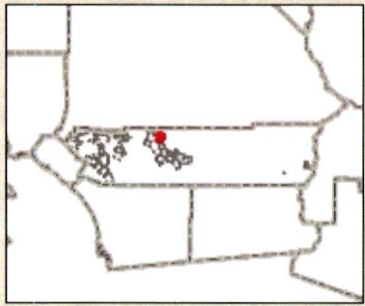
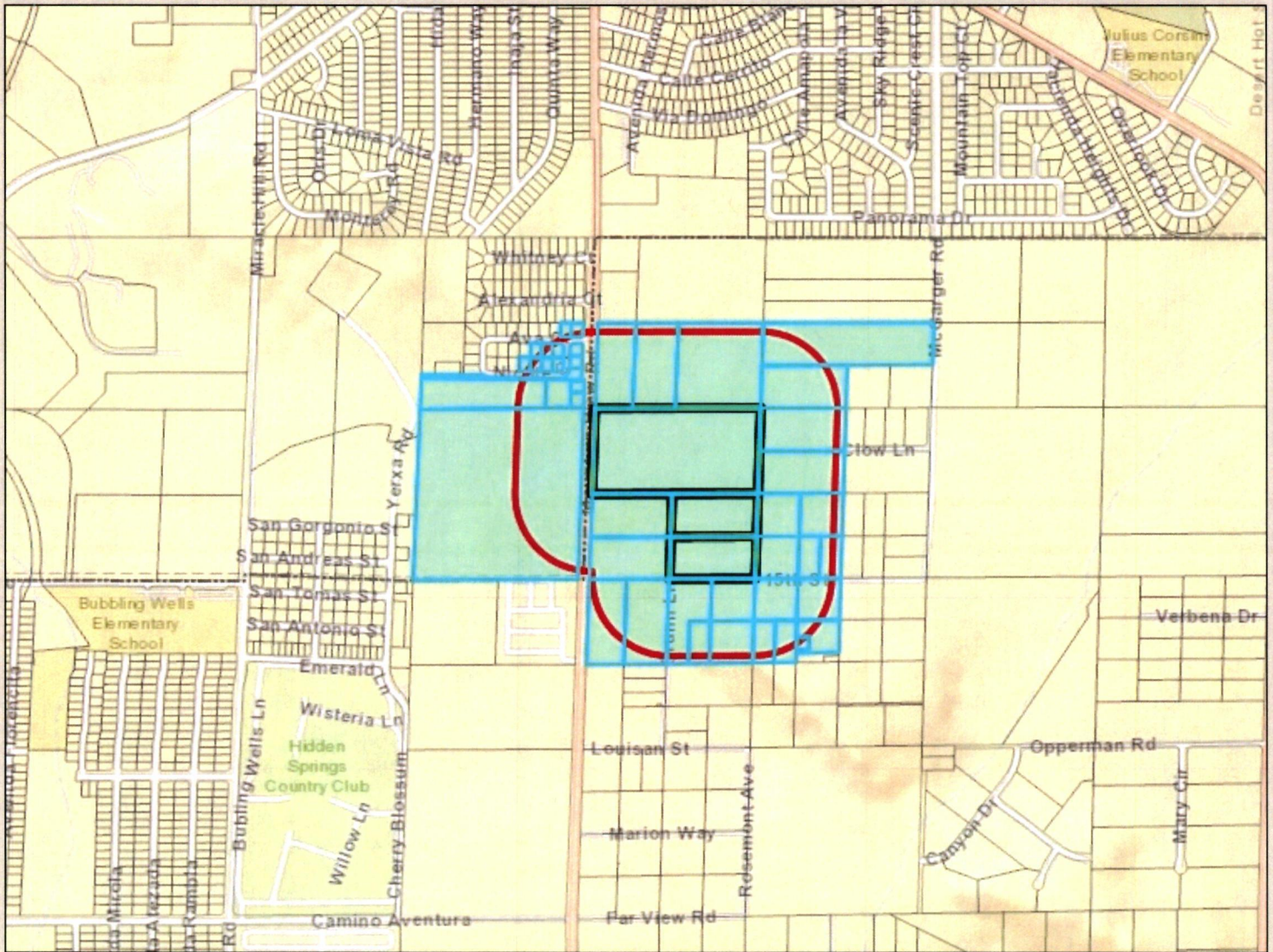
Formatos alternativos disponibles a solicitud de personas con discapacidades. Si necesita adaptaciones razonables, comuníquese con la Secretaría de la Junta al (951) 955-1069.

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

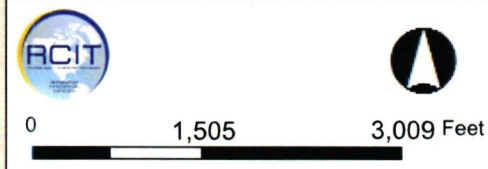
Kimberly A. Rector, Secretaria de la Junta
Por: Ana Garcia, Asistente de la Secretaria de la Junta

Riverside County GIS Mailing Labels



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

Notes



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

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3539 TICONDEROGA ST
SAN DIEGO CA 92117

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MORONGO VALLEY CA 92256

656440001
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CHATSWORTH CA 91311

656440002
GRISELDA BECERRA FRANCO
67980 AVA CT
DESERT HOT SPRINGS CA 92240

656440015
KEVIN E. RICHARDSON
67972 NICOLE CT
DESERT HOT SPRINGS CA 92240

656440016
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CATHEDRAL CITY CA 92234

656440017
SALVAY-SCARLETT TRUST DTD 1/21/2021
68360 CONCEPCION RD
CATHEDRAL CITY CA 92234

656440020
CITY OF DESERT HOT SPRINGS
65950 PIERSON BLV
DSRT HOT SPG CA 92240

656441004
SARA AVETISYAN
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BURBANK CA 91501

656441005
MANUEL PEREZ
67928 NICOLE CIR
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656441006
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NORTH HOLLYWOOD CA 91601

656441007
PS LAND
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LA MESA CA 91942

656441008
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67965 AVA CT
DESERT HOT SPRINGS CA 92240

656441009
TIMOTHY BLECKA
67943 AVA CT
DESERT HOT SPRINGS CA 92240

656441010
CHARLES IMBILLI
67927 AVA CT
DESERT HOT SPRINGS CA 92240

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240051
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. 240051**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of three (3) 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 three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from minimum of 10,000 square feet to 15,000 square feet for the purpose of establishing seventy (70) single-family dwellings. 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 GPA240051 is initiated by the Board of Supervisors – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley 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): 656-270-013, -015, and -044. This proposed project is located: south of Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon Road – 29.34 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. 240051 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240051 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.

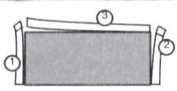
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: June 10, 2026

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

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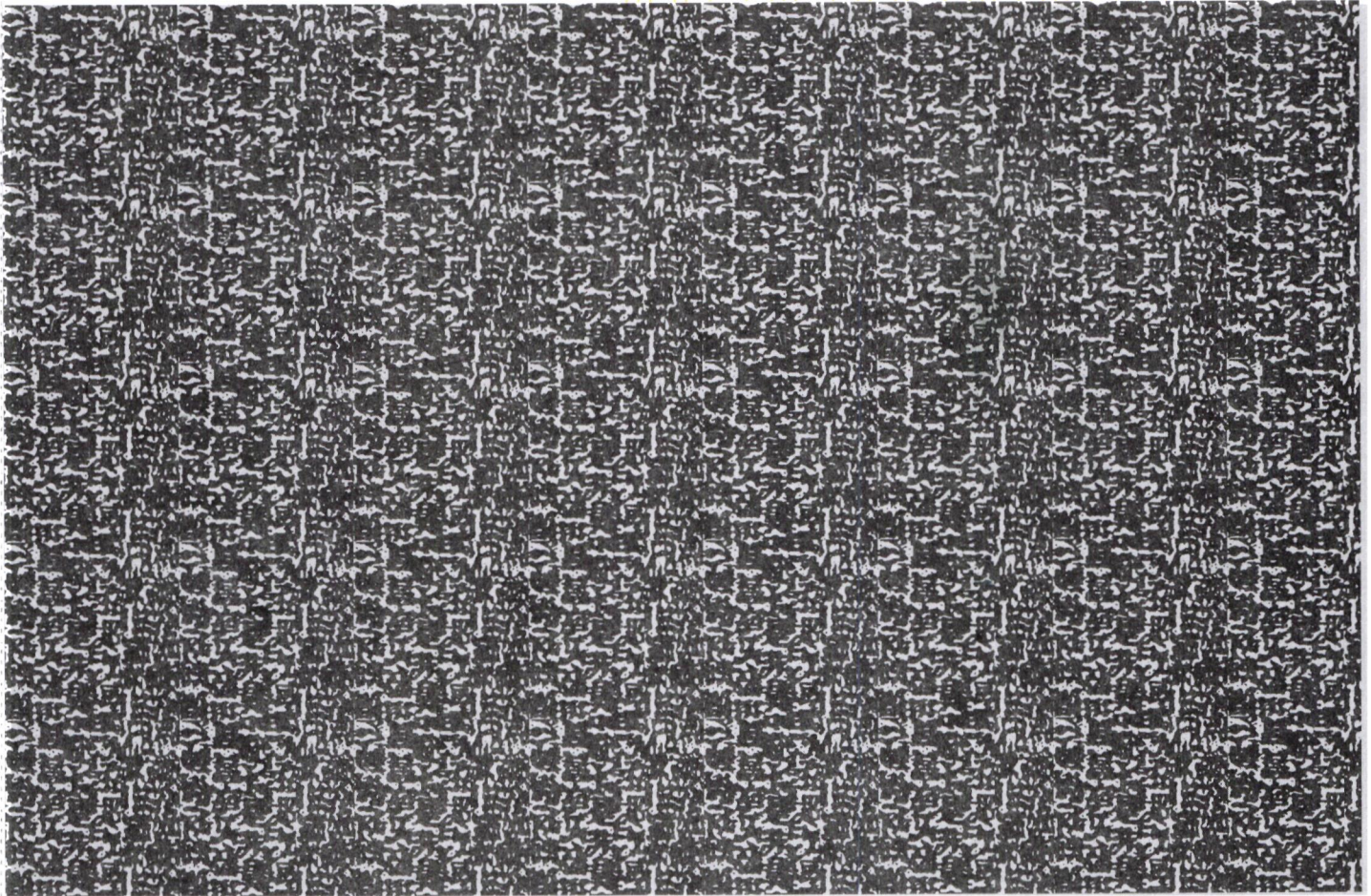
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Riverside, CA 92502-1147

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9955 SE WASHINGTON NO 200
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C
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. 240051 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. 240051**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240051 para cambiar el Componente de Fundación del Plan General de tres (3) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud para un proyecto de implementación que subdivida tres (3) parcelas en aproximadamente setenta (70) lotes unifamiliares, con tamaños de lote que oscilarán entre un mínimo de 10,000 pies cuadrados y 15,000 pies cuadrados, con el fin de establecer setenta (70) viviendas unifamiliares. 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 GPA240051 propuesta es iniciada por la Junta de Supervisores – Cuarto Distrito de Supervisión – Distrito de Zonificación de Paso y Desierto – Plan de Área del Valle Occidental de Coachella – 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: 656-270-013, -015, y -044. Este proyecto propuesto está ubicado: al sur de Hacienda Avenue, al norte de Dillon Road, al este de Mountain View Road, al oeste de Long Canyon Road – 29.34 acres brutos en el Cuarto Distrito Supervisor.

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. 240051 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240051 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

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. 240051 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. 240051**. El solicitante solicita que el Condado de Riverside considere si recomienda iniciar el GPA240051 para cambiar el Componente de Fundación del Plan General de tres (3) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR), para permitir la presentación de una solicitud para un proyecto de implementación que subdivida tres (3) parcelas en aproximadamente setenta (70) lotes unifamiliares, con tamaños de lote que oscilarán entre un mínimo de 10,000 pies cuadrados y 15,000 pies cuadrados, con el fin de establecer setenta (70) viviendas unifamiliares. 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 GPA240051 propuesta es iniciada por la Junta de Supervisores – Cuarto Distrito de Supervisión – Distrito de Zonificación de Paso y Desierto – Plan de Área del Valle Occidental de Coachella – 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: 656-270-013, -015, y -044. Este proyecto propuesto está ubicado: al sur de Hacienda Avenue, al norte de Dillon Road, al este de Mountain View Road, al oeste de Long Canyon Road – 29.34 acres brutos en el Cuarto Distrito Supervisor.

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. 240051 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240051 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.

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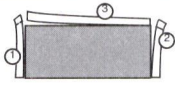
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Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta

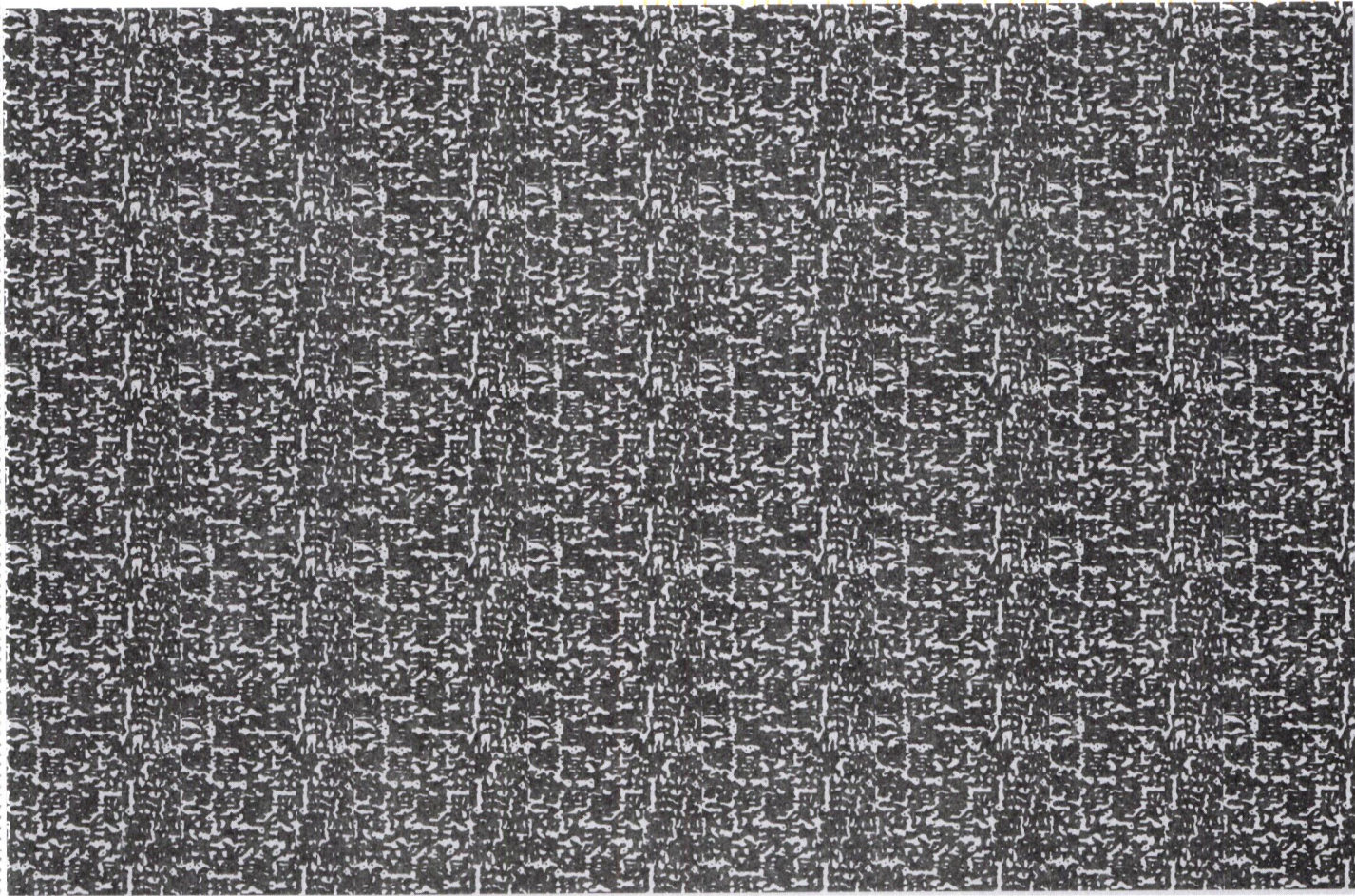
Por: Ana Garcia, Asistente de la Secretaria de la Junta



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9955 SE WASHINGTON NO 200
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C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240051
IN THE FOURTH SUPERVISORIAL DISTRICT

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*
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. 240051**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of three (3) 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 three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from minimum of 10,000 square feet to 15,000 square feet for the purpose of establishing seventy (70) single-family dwellings. 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 GPA240051 is initiated by the Board of Supervisors – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley 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): 656-270-013, -015, and -044. This proposed project is located: south of Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon Road – 29.34 Gross Acres in the Fourth Supervisorial District.

PSEMPV
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. 240051 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240051 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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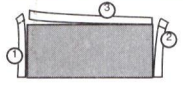
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Dated: June 10, 2026

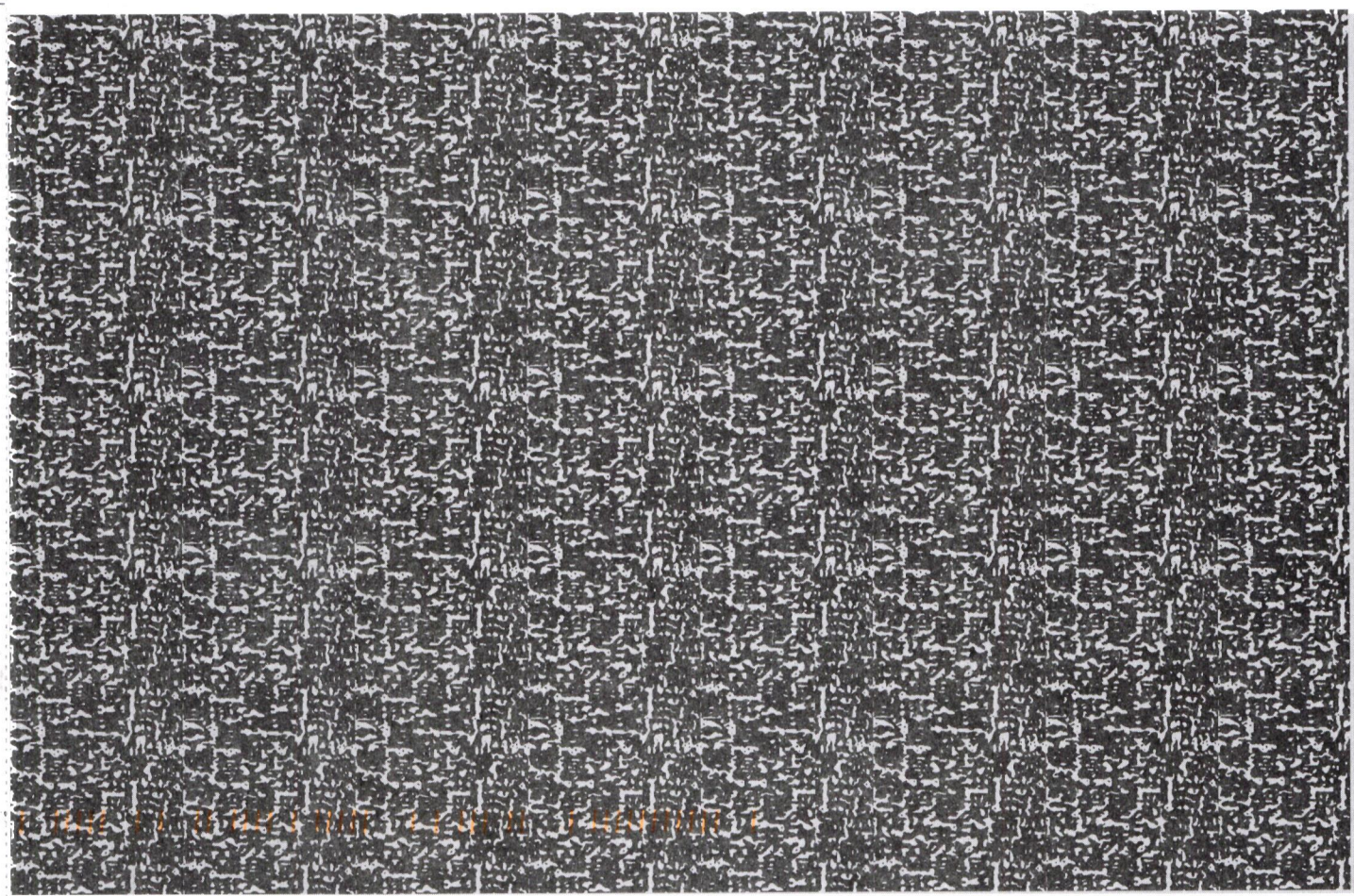
Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant



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2026 JUN 22 A 10:39

656280039
CAREY LYNN SHOWS
15300 MOUNTAIN VIEW RD
DESERT HOT SPRINGS CA 92240

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C
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. 240051 EN EL CUARTO DISTRITO DE SUPERVISIÓN

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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. 240051 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda del Plan General No. 240051 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.

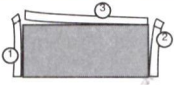
Fecha: 10 de Junio de 2026

Kimberly A. Rector, Secretaria de la Junta

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

8549033 8549080

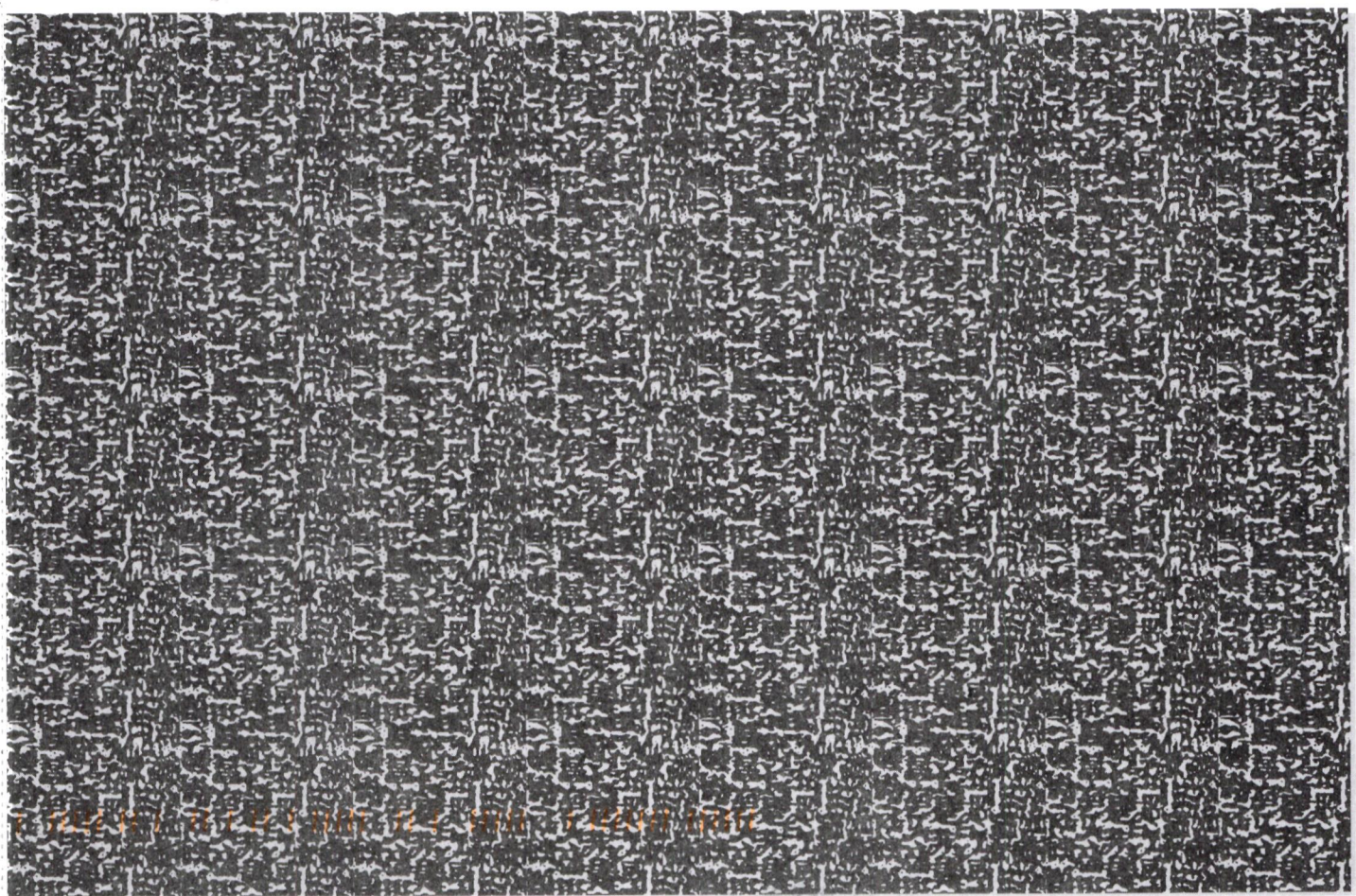
PSEMPV



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



NIXIE 911 DE 1270 0006/18/26
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 92502114747 *2152-03400-18-35

VAC 925021147

FIRST-CLASS
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US POSTAGE TM PITNEY BOWES

ZIP 92504 \$ 000.68⁰
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 10:39

656280039
CAREY LYNN SHOWS
15300 MOUNTAIN VIEW RD
DESERT HOT SPRINGS CA 92240

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

ESJLRMP 92240





*John E. Hildebrand,
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supplemental Memorandum

22.2

DATE: June 23, 2026
TO: Riverside County Board of Supervisor
FROM: Russell Brady, Principal Planner
RE: June 23, 2026, Board of Supervisor's Public Hearing
ITEM: 22.2 – Initiation of Foundation Component General Plan Amendment No. 240051
(GPA240051) – Letter of Opposition

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

Thank you.

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

From: [Alma Correa](#)
To: [Clerk of the Board](#)
Cc: [Mora-Rodriguez, Elizabeth](#); [Alma Correa](#)
Subject: Written Opposition to Initiation of Foundation Component General Plan Amendment #240051
Date: Monday, June 22, 2026 10:46:42 AM

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

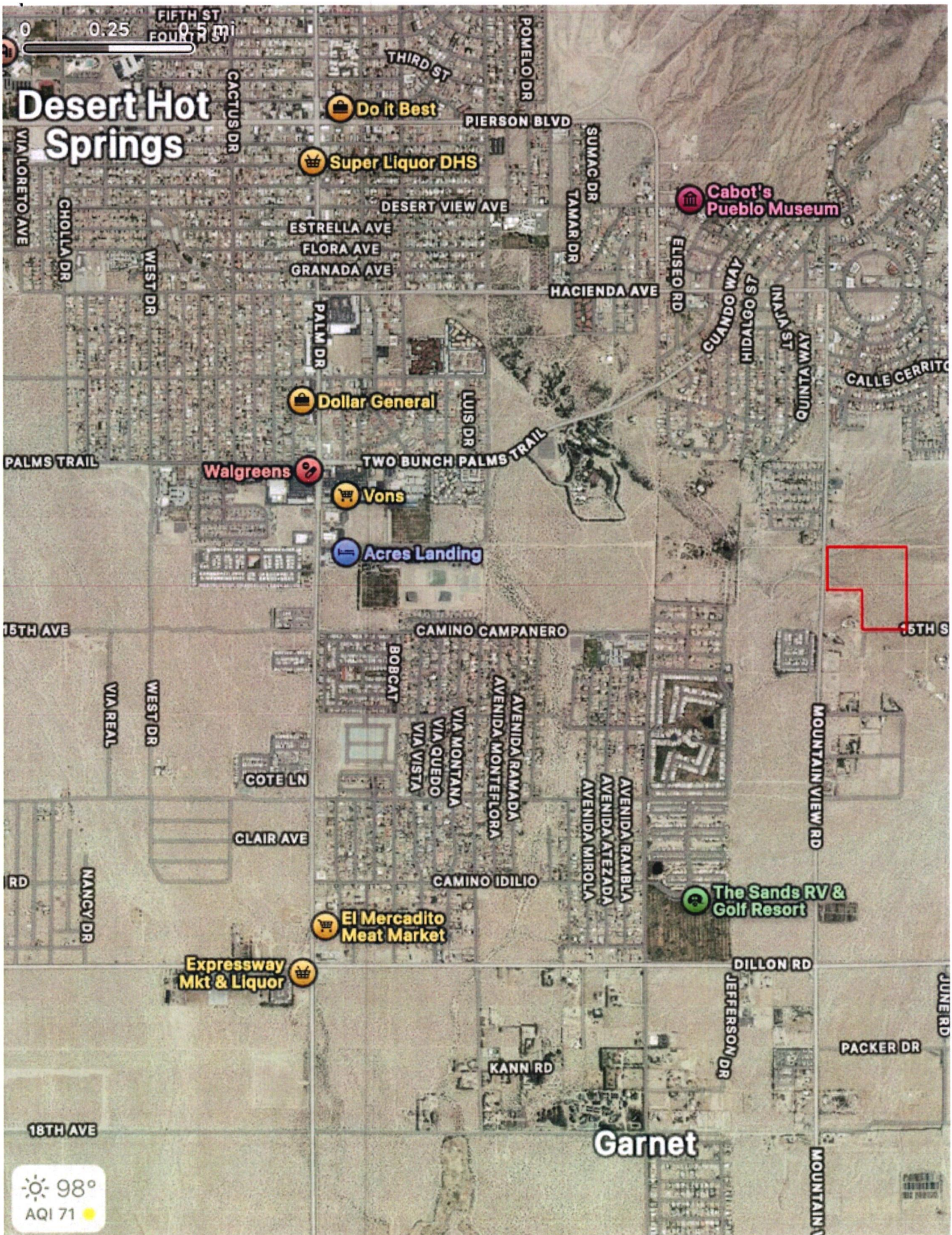
To the Clerk of the Board and Riverside County Planning Department,

I am submitting a written comment in opposition to Initiation of Foundation Component General Plan Amendment #240051 and the proposed changes in the middle of low-density zoned area of the county south of Desert Hot Springs into medium density zoning to build 70 homes. I am unable to attend the June 23, 2026 hearing but I want my opposition entered into the public record. My concerns with the proposed development include insufficient infrastructure to support 70 additional homes, insufficient road infrastructure to support traffic flow, emergency access, and public services access. I have additional concerns regarding limited water supply and drainage in this area. For these reasons, I ask that the Board not approve or advance GPA240040 and that my objection be made part of the official record.

Sincerely,
Alma Correa

--

Alma Correa, Ph.D.
acorrea1023@gmail.com
(760) 532-7458



Desert Hot Springs

Garnet

☀️ 98°
AQI 71

Good morning. My name is Daniel Zox, and I am a nearby property owner.

I respectfully urge the Board to deny this Foundation General Plan Amendment.

This proposal is not simply about 70 homes. It is a request to move approximately 30 acres from the Rural Foundation to the Community Development Foundation of Riverside County's General Plan.

The applicant has never explained why such a fundamental change to the Rural designation is necessary.

This is a significant policy decision. As you know, the General Plan is the County's long-term blueprint for growth and development. It is intended to guide development, not be changed simply because a development proposal has been submitted. Additional housing and tax revenue does not automatically justify changing the County's long-term planning framework.

They have not proved re-designation would provide public benefits sufficient to outweigh the reasons the County originally placed this land in the Rural Foundation.

The Rural designation is not an accidental or temporary placeholder. Riverside County adopted its current General Plan in 2003, and the Western Coachella Valley Area Plan has been reviewed and updated numerous times since then, most recently in 2022. The County has repeatedly had opportunities to reconsider land-use designations in this area and has chosen to retain the Rural designation. This history demonstrates that the designation reflects a deliberate and enduring planning choice rather than a temporary condition of the parcels waiting for future development.

The Area Plan states that growth should be focused in areas already served by public facilities and services and that the rural and open-space character of remote areas should be protected through rural land-use designations. It further states that the vast majority of the Western Coachella Valley should remain rural and open space, helping preserve community identity and distinct community edges, such as between Desert Edge and Desert Hot Springs.

The absence of development is not evidence that the Rural designation has failed. Preservation of open land, environmental values, scenic character, and separation from urbanized areas, particularly Desert Hot Springs north and west of the parcels, is precisely the outcome the designation was intended to achieve.

I understand that additional project review may occur later. However, today's decision is not merely whether a future project can be studied in more detail. Today's decision is whether the County should change its long-term land-use vision for these parcels. Once the designation is changed, the County has already made a significant policy determination that more intensive development is appropriate in this area. That decision should be made only after the Board is satisfied that the public benefits outweigh the reasons the County has consistently retained the Rural designation.

Serious infrastructure concerns remain unresolved. Accommodating this project may require significant roadway improvements, including major widening of Mountain View Road and surrounding roads. The surrounding road network is already limited, including a lack of eastbound connectivity. Major routes south of the area, including Indian Canyon, Gene Autry Trail, and Vista Chino, have experienced repeated closures due to flooding, wash crossings, blowing sand, and low-visibility conditions, including within the last six months. These are documented and recurring events experienced by many of us in the room. Before adding dozens of new homes, the County should understand how residents and emergency responders will reliably access the area when regional routes are disrupted.

Fire safety is also a concern. Before increasing residential density, the County should understand whether emergency response, access, water supply, insurance availability—which I have personally had difficulty securing—and related public safety infrastructure are adequate to serve additional homes in this area.

There are also environmental considerations, including potential desert tortoise habitat on these parcels, that should be fully evaluated before the County changes the land-use designation for the parcels.

This is a private applicant-initiated request. The burden should be on the applicant to demonstrate that re-designation serves the public interest and is supported by adequate infrastructure, fire safety, access planning, the fiscal impacts of required public infrastructure improvements, including who will pay for them, and environmental review.

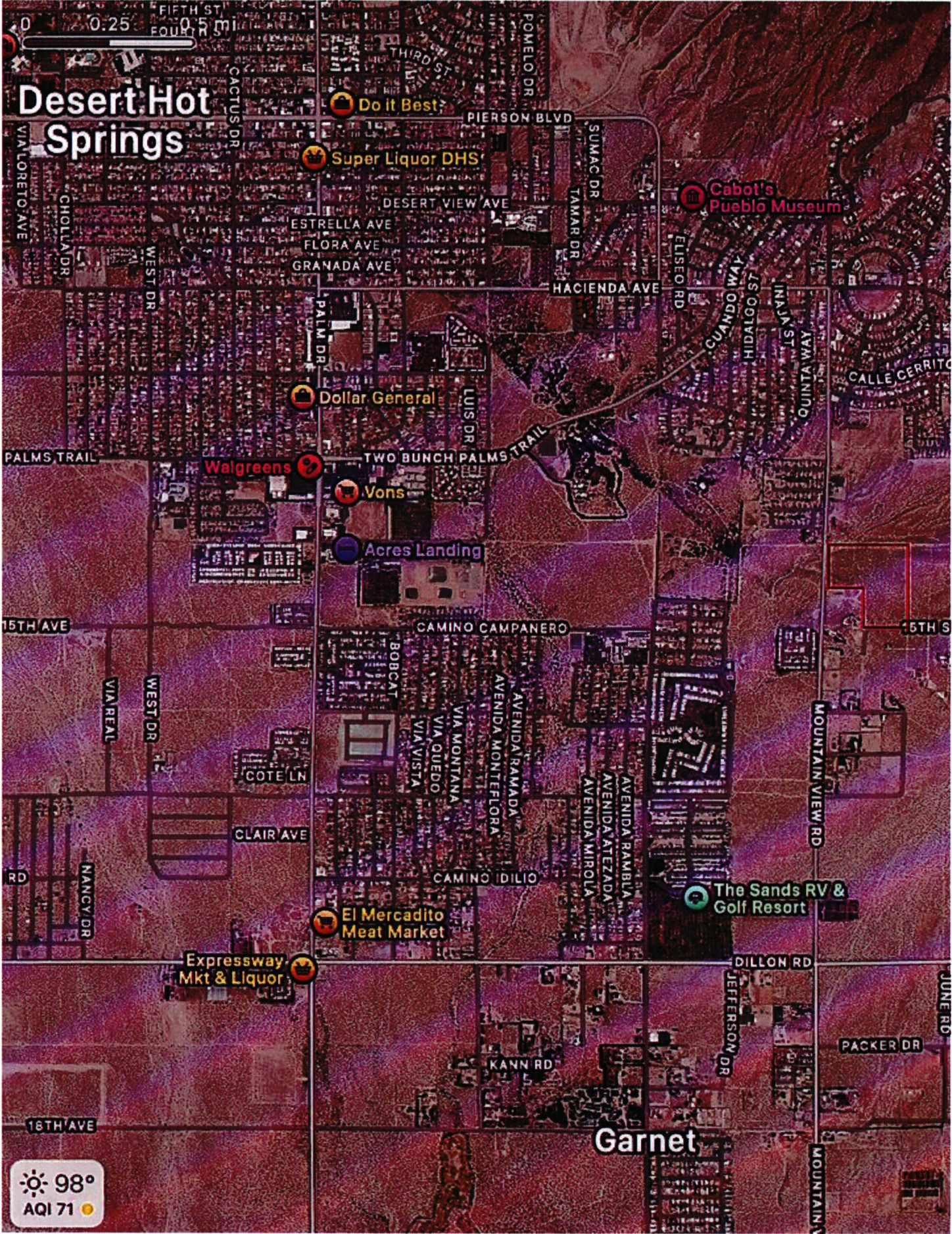
For these reasons, I respectfully ask the Board to retain the Rural designation.

Thank you.

Flores, Kate

From: Daniel Zox <dzx@posteo.net>
Sent: Tuesday, June 23, 2026 7:32 AM
To: Clerk of the Board; Mora-Rodriguez, Elizabeth
Subject: Development proposal image for Daniel Zox reading today

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.



Flores, Kate

From: Acquia Mail
Sent: Tuesday, June 23, 2026 9:59 AM
To: guyr@compuserve.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission
Attachments: proposed_project.pdf



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20260623**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 23, 2026

Submitted values are:

First Name

Guy

Last Name

Rosefelt

Address (Street, City and Zip)

PO Box 179

Phone

2135075654

Email

guyr@compuserve.com

Agenda Date

06/23/2026

Agenda Item # or Public Comment

General Plan Amendment No. 240051

22.2

State your position below

Oppose

Do you need a Spanish translator?

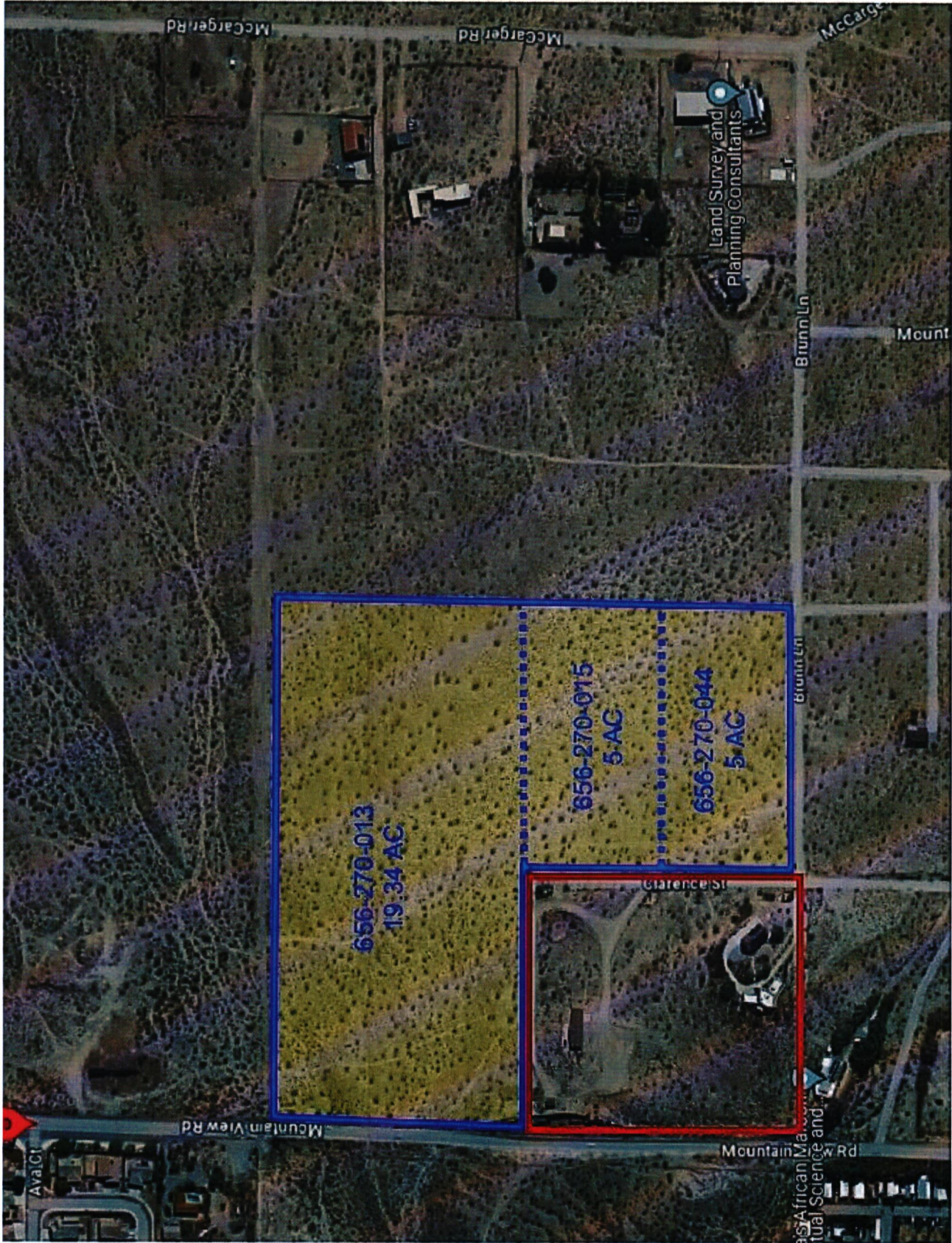
No

Comments

My and my neighbor's property are directly affected as we are the area directly wrapped around by the proposed development. We bought our properties 20 years ago with the expectation that we would be living and retiring in an area away from the city and near nature. Having 70 homes built literally at our front doors is not what we expected. There are so many available medium density properties within and outside Desert Hot Springs that there is no real reason to reclassify this parcels other than to support the greed of a developer who has no interest in the beauty of the desert or the people living in the area.

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

[proposed_project.pdf](#)



656-270-013
19.34 AC

656-270-015
5 AC

656-270-044
5 AC

656-270-014
5 AC

Land Survey and
Planning Consultants

McCarger Rd

McCarger Rd

McCarger Rd

Brunn Ln

Mount

Brunn Ln

Clarence St

Mountain View Rd

Mountain View Rd

Ava Ct

AfricanMa...
tual Science and...

Flores, Kate

From: Acquia Mail
Sent: Tuesday, June 23, 2026 11:24 AM
To: Clerk of the Board
Subject: Public Comments Web Submission



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

**Thank you,
Riverside County Clerk of the Board**

Submitted on June 23, 2026

Submitted values are:

First Name

Deborah

Last Name

Rosefelt

Address (Street, City and Zip)

14950 Mountain View Road

Phone

2135075654

Email

debbie.rosefelt@yahoo.com

Agenda Date

06/23/2026

Agenda Item # or Public Comment

2. 30586 General Plan Amendment No. 240051

State your position below

Oppose

Comments

This development is right up against my property line. Worse this project wraps around my and my neighbor's property cutting us off from the rest of my neighbors. Many of the accidents on Mountain View Road occur in front of my property showing that the road cannot support a large increase in traffic from this development. In the last 4 years, 15 accidents including the only fatality occurred near my property due to unsafe driving on a two lane road over a blind hill. The road cannot be widened to make it safer because of easements, valleys on either side of the road on either side of the hill. The infrastructure in the area of the proposed development cannot support projects like this.

Flores, Kate

From: Acquia Mail
Sent: Monday, June 22, 2026 5:48 PM
To: jona0283@gmail.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20260623**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 22, 2026

Submitted values are:

First Name

Jonathan

Last Name

Arredondo

Address (Street, City and Zip)

68444 Clow Ln

Phone

7604246220

Email

jona0283@gmail.com

Agenda Date

06/23/2026

Agenda Item # or Public Comment

30586

State your position below

22.2

Oppose

Do you need a Spanish translator?

No

Comments

I am donating my minutes to Daniel Zox

Flores, Kate

From: Alma Correa <acorrea1023@gmail.com>
Sent: Monday, June 22, 2026 10:45 AM
To: Clerk of the Board
Cc: Mora-Rodriguez, Elizabeth; Alma Correa
Subject: Written Opposition to Initiation of Foundation Component General Plan Amendment # 240051

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

To the Clerk of the Board and Riverside County Planning Department,

I am submitting a written comment in opposition to Initiation of Foundation Component General Plan Amendment #240051 and the proposed changes in the middle of low-density zoned area of the county south of Desert Hot Springs into medium density zoning to build 70 homes. I am unable to attend the June 23, 2026 hearing but I want my opposition entered into the public record. My concerns with the proposed development include insufficient infrastructure to support 70 additional homes, insufficient road infrastructure to support traffic flow, emergency access, and public services access. I have additional concerns regarding limited water supply and drainage in this area. For these reasons, I ask that the Board not approve or advance GPA240040 and that my objection be made part of the official record.

Sincerely,
Alma Correa

--

Alma Correa, Ph.D.
acorrea1023@gmail.com
(760) 532-7458

Flores, Kate

From: Acquia Mail
Sent: Monday, June 22, 2026 12:06 PM
To: DENISE@DENISEYATES.COM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20260623**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 22, 2026

Submitted values are:

First Name

Denise

Last Name

Yates

Address (Street, City and Zip)

45480 Pawnee Rd, Indian Wells, CA 92210

Phone

7608959050

Email

DENISE@DENISEYATES.COM

Agenda Date

06/23/2026

Agenda Item # or Public Comment

22.2

State your position below

22.2

Neutral

Do you need a Spanish translator?

No

Flores, Kate

From: Acquia Mail
Sent: Tuesday, June 23, 2026 11:25 AM
To: Clerk of the Board
Subject: Public Comments Web Submission



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

Thank you,
Riverside County Clerk of the Board

Submitted on June 23, 2026

Submitted values are:

First Name

Jasper

Last Name

Warren

Address (Street, City and Zip)

PO Box 179

Phone

213-507-5654

Email

guyr@compuserve.com

Agenda Date

06/23/2026

Agenda Item # or Public Comment

General Plan Amendment No. 240051

State your position below

Oppose

Comments

This development is right up against my property line. Worse this project wraps around my and my neighbor's property cutting us off from the rest of my neighbors. Many of the accidents on Mountain View Road occur in front of my property showing that the road cannot support a large increase in traffic from this development. In the last 4 years, 15 accidents including the only fatality occurred near my property due to unsafe driving on a two lane road over a blind hill. The road cannot be widened to make it safer because of easements, valleys on either side of the road on either side of the hill. The infrastructure in the area of the proposed development cannot support projects like this.

GENERAL PLAN AMENDMENT 240051

Barbara
Wilkes
22.2
6/23/26







DAVE'S TRUCK - TOTAL LOSS

MOUNTAIN VIEW RD.



4-3-2019



MOUNTAIN VIEW RD. SPEEDING SOUTH OVER HILL - FLYING OVER FENCE FACING NORTH AT REST DRIVER OK



5-18-2001 MOUNTAIN VIEW
CAR OVER BANK - WEST SIDE



MOUNTAIN VIEW RD

NOTE





7-30-2023 2 CAR COLLISION ON MTN VIEW

MOUNTAIN VIEW RD - D

MOUNTAIN VIEW RD



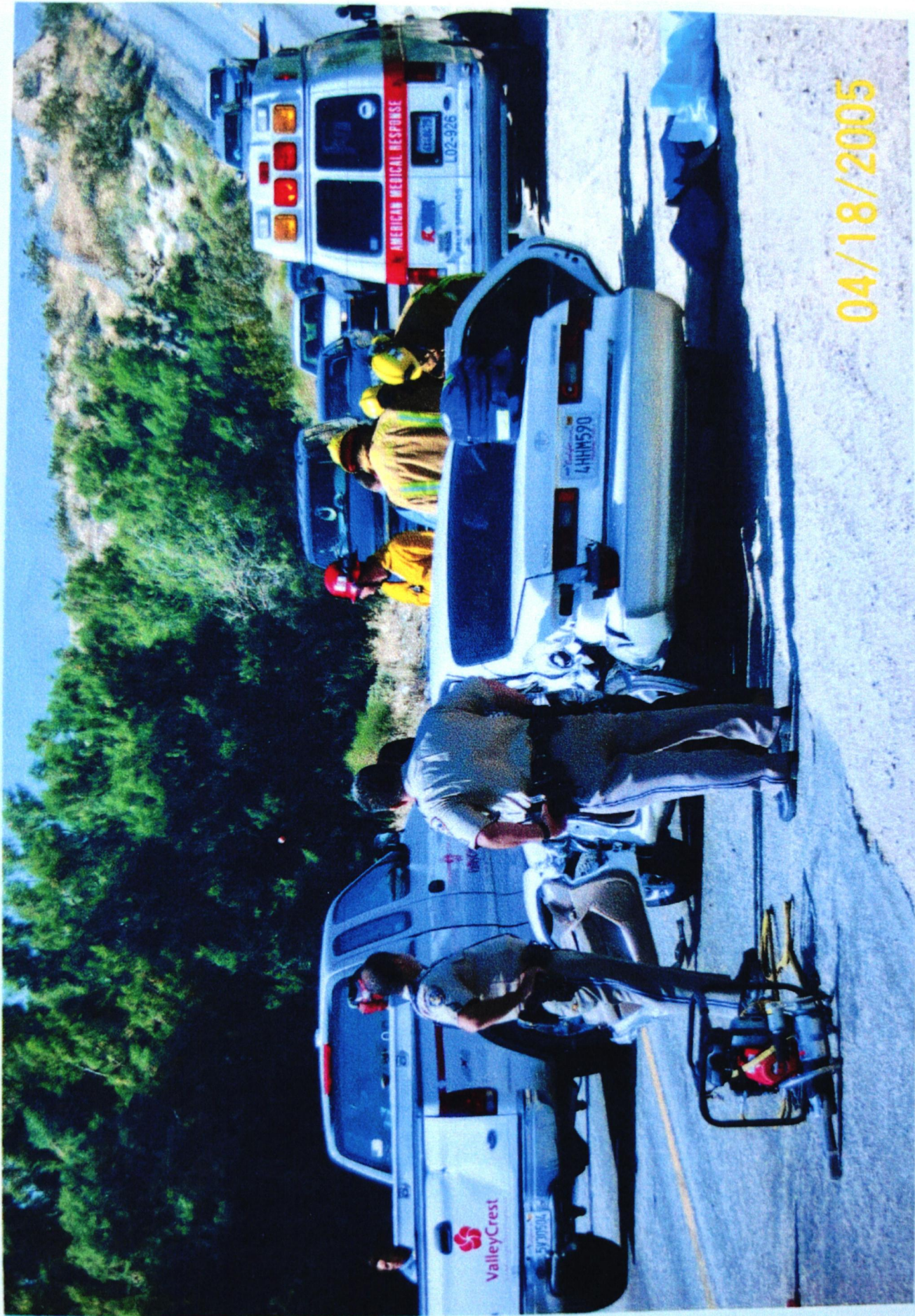
Hit Car Turn:19 into Mobile Home Park

MOUNTAIN VIEW RD

07/08/2014







04/18/2005

MOUNTAIN VIEW RD

JAWS OF LIFE



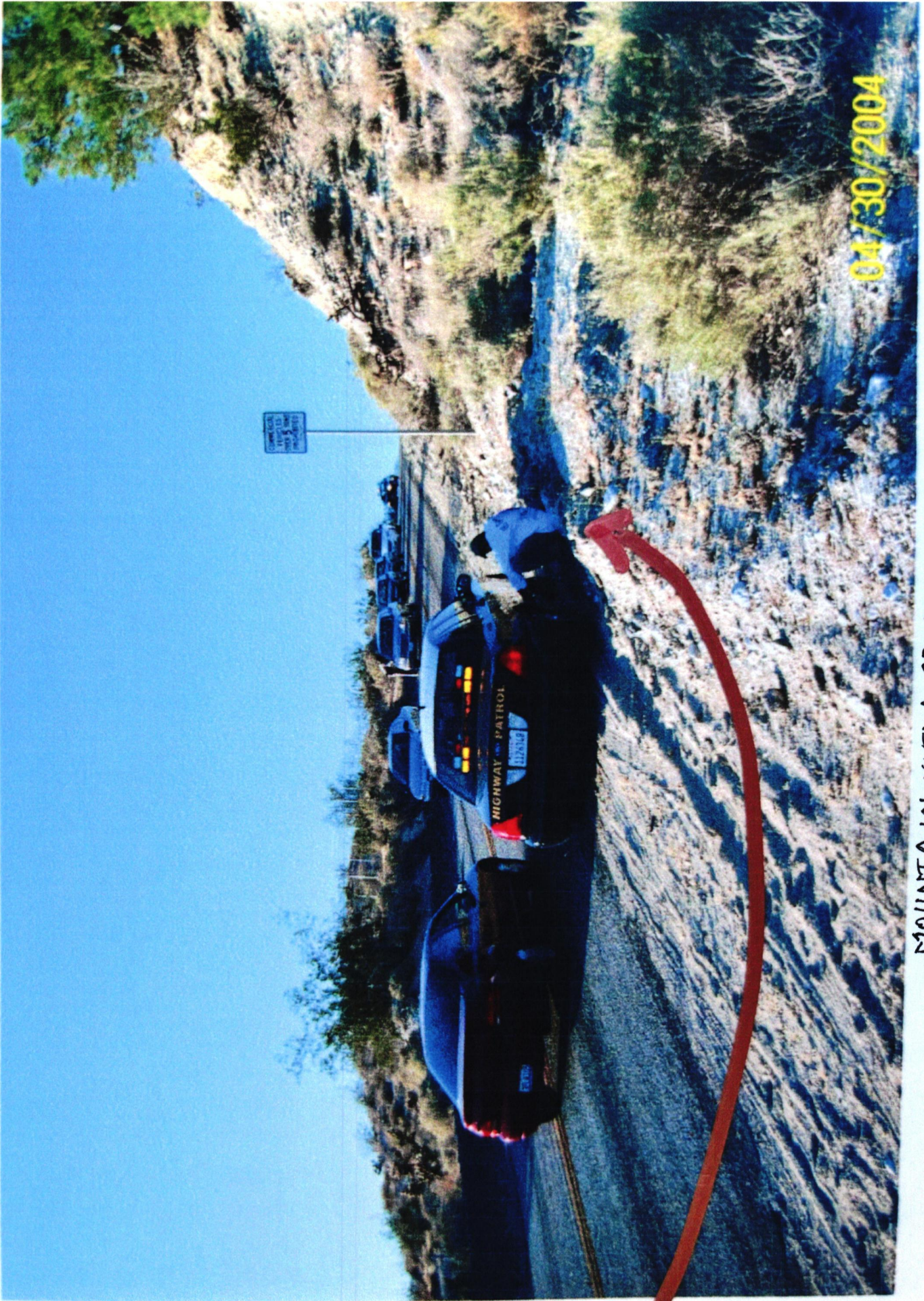
11/20/2005



MOUNTAIN VIEW RD

**STOLEN VEHICLE & NO DRIVER
NO INJURIES**



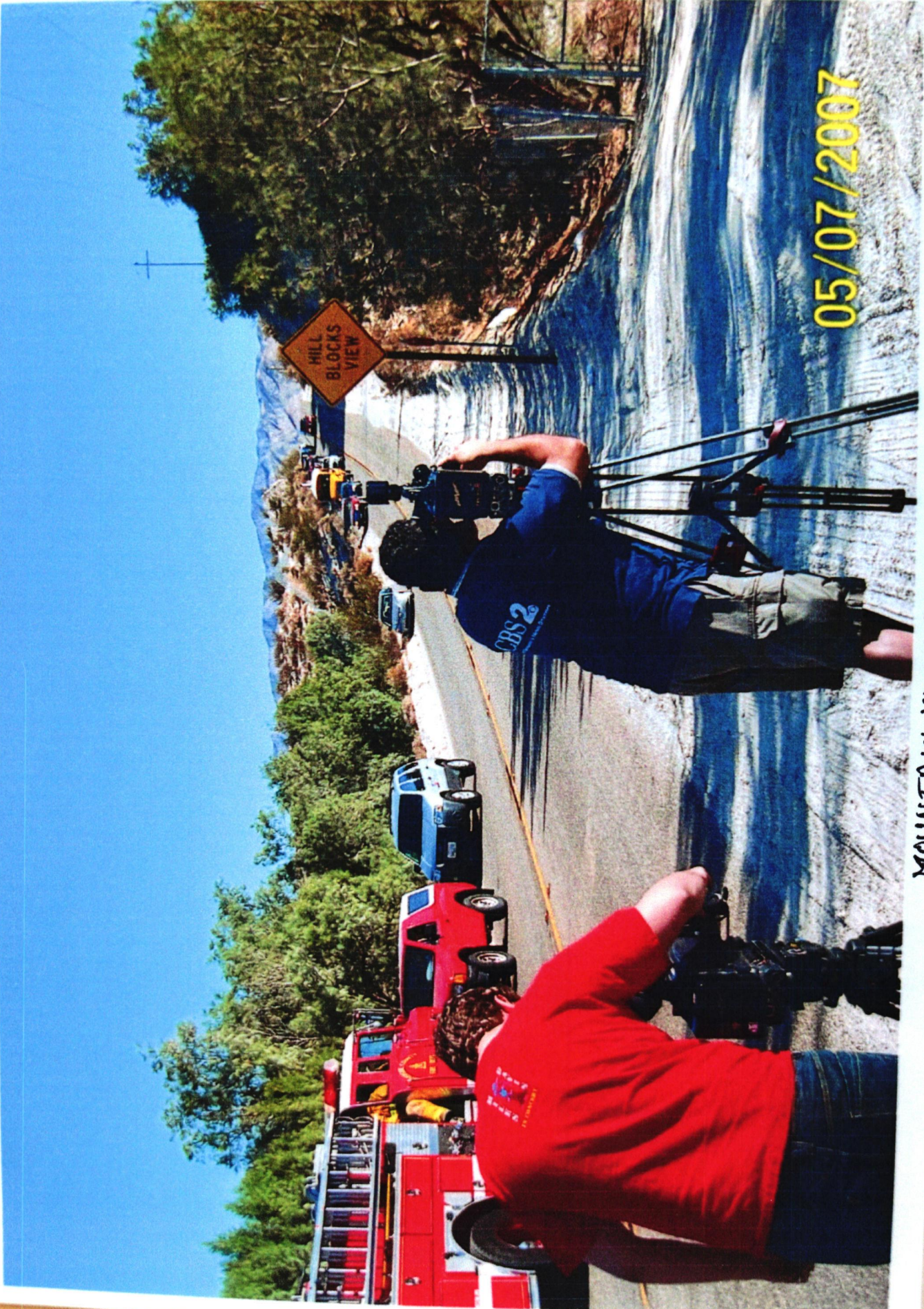


2ND CAR DRIVER

MOUNTAIN VIEW RD HILL



LOCAL TV NEWS COVERAGE



05/07/2007

MOUNTAIN VIEW RD



[Redacted]
Oh geez..people fly over that hill.
Hope another accident doesn't happen..

1d Like Reply 2

[Redacted] Author
[Redacted] yes even when
I'm turning into the trailer park it
feels like either they hit my car
cause of how fast they going or
they go on the other side of road
they need to stop tbh

1d Like Reply

[Redacted]
[Redacted] Always been a
fear of mine coming home late
at night that some idiot is
going to pass someone on that
hill and kill me.

1d Like Reply 1
Rules

fear of mine coming home late
at night that some idiot is
going to pass someone on that
hill and kill me.

1d Like Reply 1

[Redacted]
It's happened to me a few
times already someone flying
down Mountain View and
passing a vehicle just as the
top the hill! Ridiculous
Slamming my breaks each
time

21h Like Reply

Write a reply...

[Redacted]
Could not stop?

1d Like Reply

Write a comment... GIF

Write a comment... GIF

Write a comment...

Like Comment

11

[Redacted]
It's a man. He is conscious.

1h Like Reply 2

[Redacted] Author
Renee LaVoy thank you I didn't
want to get out cause there

Rules

Verizon LTE 2:57 PM 67%

Khrista's Post

Desert Hot Springs Neighborhood Group

Avoid going through Mountain View rd over
the hill before the trailer park a Grey Ford
truck has been flipped on the side right now
I'm unsure if it was a man or female inside
someone is definitely inside could not stop
police and medical are on the way. Stay safe
everyone 🙏🙏



BOARD RULES

Requests to Address Board on "Agenda" items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chair:

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

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: ~~DANIEL FOX~~ Priscilla Sánchez

Address: 12307 Pacific Ave

City: Los Angeles Zip: 90066

Phone #: 818 746 5375

Date: 6/23/26 Agenda # 22.2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose _____ Neutral _____

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

Support Oppose _____ Neutral _____

I give my 3 minutes to: Daniel Fox

Do you need a Spanish translator? Yes _____ No

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Addressing the Board & Acknowledgement by Chair:

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Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: David Del Valle

Address: 14990 Mountain View Rd

City: Desert Hot Springs Zip: 92240

Phone #: 61-930-0034

Date: 6/23/20 Agenda # 22.2

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support X _____ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: ~~Daniel Zox~~

Do you need a Spanish translator? Yes _____ No X

BOARD RULES

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SPEAKER'S NAME: Steve Wilkes

Address: P.O. Box 425

City: Desert Hot Springs Zip: 92240

Phone #: 760-413-0691

Date: 6-23 Agenda # 22.2

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support _____ Oppose _____ Neutral

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I give my 3 minutes to: Barbara Wilkes

Do you need a Spanish translator? Yes _____ No

BOARD RULES

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Online

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Guy Rosefelt

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 22.2

PLEASE STATE YOUR POSITION BELOW:

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_____ Support _____ Oppose _____ Neutral

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I give my 3 minutes to: _____

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

(Revised: 04/23/2025)

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