

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



AGENDA NO.
22.1
(MT 30607)

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 of the Initiation Of Foundation Component General Plan Amendment No. 240036 (GPA240036) – Request: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Mixed Use Area (CD: MUA), to allow for submittal of an application for residential development for senior assisted living that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas. 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 GPA240036 is initiated by the Board of Supervisors. – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – Applicant: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Existing Zoning: A-1-5 (Light Agriculture, 5-Acre Minimum) – Existing Land Use: Rural Community: Low Density Residential (RC: LDR) – Location: south of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – 17.44 Gross Acres. District 3.

On motion of Supervisor Perez, seconded by Supervisor Medina and duly carried, IT WAS ORDERED that the above matter is continued to September 1, 2026.

Roll Call:

Ayes: Medina, Spiegel, Perez, and Gutierrez
Nays: None
Absent: Washington

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 14, 2026 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: July 14, 2026
Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside State of California.

By: _____ Deputy

AGENDA NO.
22.1

xc: Planning, COB

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



ITEM: 22.1
(ID # 30607)

MEETING DATE:

Tuesday, July 14, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036 (GPA240036) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Mixed Use Area (CD: MUA), to allow for submittal of an application for residential development for senior assisted living that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas. 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 GPA240036 is initiated by the Board of Supervisors. – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – Applicant: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Existing Zoning: A-1-5 (Light Agriculture, 5-Acre Minimum) – Existing Land Use: Rural Community: Low Density Residential (RC: LDR) – Location: south of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – 17.44 Gross Acres. District 3. [100% Applicant Fees] (CONTINUE TO SEPTEMBER 1, 2026)

RECOMMENDED MOTION: That the Board of Supervisors:

1. CONTINUE TO SEPTEMBER 1, 2026.

ACTION:Policy


John Hildebrand, Planning Director 7/14/2026


Rania Odenbaugh, TLMA Director 7/8/2026

MINUTES OF THE BOARD OF SUPERVISORS

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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:

The Foundation Component General Plan Amendment No. 240036 (GPA240036) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Low Density Residential (RC: LDR) to Low Density Residential (CD: LDR) and Mixed Use Area (CD: MUA), on eight (8) parcels, totaling 17.44 gross acres, in order to allow for the submittal of an application for residential development of senior assisted living that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas.

The eight (8) parcels are located south of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Avenue.

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

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

FC-GPA240036 is a proposal to change the Foundation Component Land Use Designation from Rural Community (RC) to Community Development (CD). Specifically, the applicant proposes to amend the land use designation from Low Density Residential (RC: LDR) to Low Density Residential (CD: LDR) and Mixed-Use Area (CD: MUA). This change will allow for senior assisted living that includes small lot detached and attached dwellings, a community center, a swimming pool, tennis/pickleball courts, and open space areas.

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If the initiation for FC-GPA240036 is approved, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map, Change of Zone and subsequent applications and technical studies as required.

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 Low Density Residential (CD: LDR) Land Use Designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the LDR designation), intensive animal-keeping uses are discouraged or would be limited to ensure compatibility between the LDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre, which allows a minimum lot size of one - half acre.

The Proposed Mixed Used Area (CD: MUA) Land Use Designation provides for flexible, integrated land usage outside of Community Centers instead of limiting development to a single theme. It permits both vertical and horizontal configurations of residential, commercial, and recreational uses, incentivizing developers to maximize land efficiency and creative design. The designation fosters walkable, transit-friendly environments that offer diverse housing options, reduced travel distances, and strong neighborhood character. By focusing on integration, MUAs encourage a functional interrelationship and coherent physical design among businesses, community facilities, and housing on single or adjacent sites.

Changes to Applicant Proposal

Following the General Plan Advisory Committee (GPAC) public hearing, the applicant modified the proposed land use designation for Foundation General Plan Amendment (FGPA) Application No. 240036. The initial proposal reviewed by the GPAC requested a change from Rural Community: Low Density Residential (RC: LDR) to Community Development: Medium High Density Residential (CD: MHDR). The request was subsequently revised for the Planning Commission to Community Development: Medium Density Residential (CD: MDR). Since the drafting of the Planning Commission staff report, the applicant has further amended the request to change the Foundation Component from Rural Community: Low Density Residential (RC: LDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Mixed Use Area (CD: MUA) to address land use compatibility with the surrounding community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH:

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

Since the conclusion of the Planning Commission proceedings and leading up to the drafting of this Board of Supervisors staff report, two (2) new public comment letters have been received. When combined with the public testimony and administrative record from the prior GPAC and Planning Commission public hearings, a cumulative total of one hundred and fifty-three (153) public comments have been received to date. Of these total cumulative comments, one hundred and fifty-two (152) express strict opposition to the initiation of the General Plan Amendment, and one (1) remains neutral.

Comments against the initiation of the GPA expressed significant concern regarding land use and density incompatibility, arguing that the proposed higher-density development is inconsistent with surrounding parcels, lacks public transportation, and would permanently disrupt the existing rural lifestyle and agricultural character of the area. Specific objections centered on infrastructure and resource constraints, highlighting a critical lack of water resources, traffic congestion on local roads, and a clear need for heightened environmental and pesticide protections for working farms and citrus groves. Furthermore, opponents noted that the project provides no tangible benefit to the immediate community while introducing negative impacts such as elevated noise levels and declining property values, concluding with a formal request for improved county public noticing procedures. Conversely, the single neutral comment did not take a position on the initiation itself but emphasized that any future review must necessitate comprehensive water supply studies, fire safety measures, and a rigorous infrastructure analysis.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240036 was held before the General Plan Advisory Committee on January 13, 2025. At the opening of the public hearing, the Planning Director continued the public hearing for GPA240036 to a date certain of April 14, 2025.

On the duly public hearing to discuss FC-GPA 240036 held before the General Plan Advisory Committee on April 14, 2025, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and twelve (12) members of the public provided public testimony.

One hundred and five (105) comments were received and considered by GPAC members. Of the public comments received, one hundred and four (104) were against initiation of the General Plan Amendment, and one (1) was neutral. Comments against the initiation of GPA 240036 cited concerns such as increased traffic and population, incompatibility with the existing area, infrastructure deficiencies, and a lack of water resources. Further objections cited the need for

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environmental protection, inconsistency with surrounding parcels, an absence of community benefit, and the potential ruination of agricultural land use. Specific arguments against the proposal's consistency with the area highlighted the lack of public transportation and its poor location, asserting that these factors would negatively impact the farming community and exacerbate traffic congestion. A request for improved noticing procedures was also made. Conversely, a neutral comment focused on the necessity of additional water studies, fire safety measures, and infrastructure analysis.

Support:

Against: 2nd, 3rd, and 5th Districts

Neutral:

Not Present: 1st and 4th Districts

Abstain:

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 230036 was held before the Planning Commission on July 30, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Seventeen (17) members of the public provided public testimony, and Twenty-nine (29) comment letters were received.

Of the public comments received, all were against the initiation of the General Plan Amendment, citing incompatibility with surrounding parcels, an increase in traffic and population, and a lack of overall community benefit. Additionally, residents expressed significant concerns regarding impacts on infrastructure and local water resources, environmental and pesticide protection, elevated noise levels, declining property values, and the potential disruption or ruining of the existing agricultural use, citrus groves, and rural lifestyle.

The Planning Commission discussed the project. Issues that were discussed included balancing the need for senior housing and community spaces with the preservation of the area's agricultural heritage, rural landscape, and existing neighborhood aesthetic. Commissioners in favor noted that initiating the Foundation Component change is simply the first step in a lengthy land-use review process, emphasizing that senior housing would benefit the Hemet area provided that future designs incorporate low-density buffering and extensive community outreach. Conversely, concerns were raised regarding the transition to a Community Development component, specifically noting the need to preserve the rural, agricultural landscape south of Whittier Avenue and the potential conflicts arising from placing higher densities adjacent to working farms. The final result of the Planning Commission's discussion of the initiation is provided below.

Support: 1st and 3rd Districts

Against: 2nd and 4th Districts

Neutral:

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Not Present: 5th District
Abstain:

Community Outreach

The applicant hosted a voluntary community outreach meeting on Thursday, January 22, 2026, regarding the conceptual proposal for Foundation General Plan Amendment (FGPA) Application No. 240036. The event was held at 41885 Florida Avenue in Hemet, California, to present the initial concept for the 17.44-acre property located at 42830 Chaudhuri Circle. The meeting featured four informational stations covering the FGPA and CEQA processes, adjacent land use boundaries, regional infrastructure, and the preliminary site concept.

The current project concept proposes a two-story senior living development with on-site parking, landscape buffering, and half-acre residential lots intended to match the character of the surrounding neighborhood. The conceptual proposal excludes Medium Density Residential (MDR) land uses or six-story structures, and includes the potential preservation and adaptive reuse of the existing on-site estate structure as a resident amenity.

Community feedback focused on preliminary site planning, land use compatibility, traffic impacts, project scheduling, building heights, and utility infrastructure requirements (specifically domestic water and wastewater services). Applicant representatives addressed these inquiries and committed to conducting further community outreach if the Board of Supervisors approves the initiation, allowing the application to formally proceed.

IMPACT ON RESIDENTS AND BUSINESS:

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

ADDITIONAL FISCAL INFORMATION:

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

ATTACHMENTS:

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

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Attachment E – Applicant's Exhibits
Attachment F – GPAC Hearing Package
Attachment G – PC Hearing Package
Attachment H – Public Comments
Attachment I – Community Outreach Documentation


Crystal Carrillo, Senior Management Analyst 7/9/2026

RIVERSIDE COUNTY PLANNING DEPARTMENT

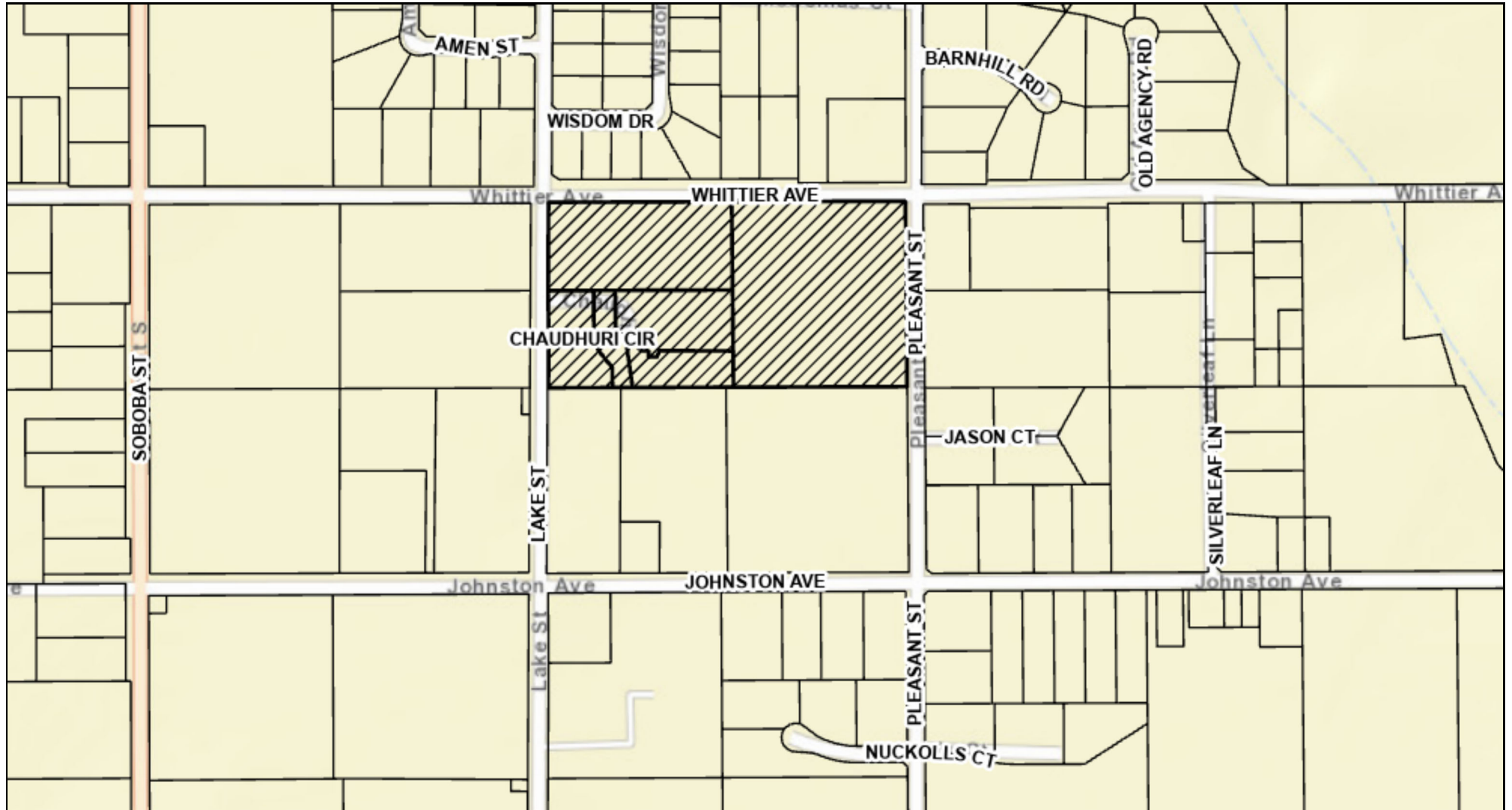
GPA240036

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

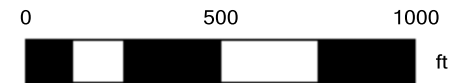
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District: 3



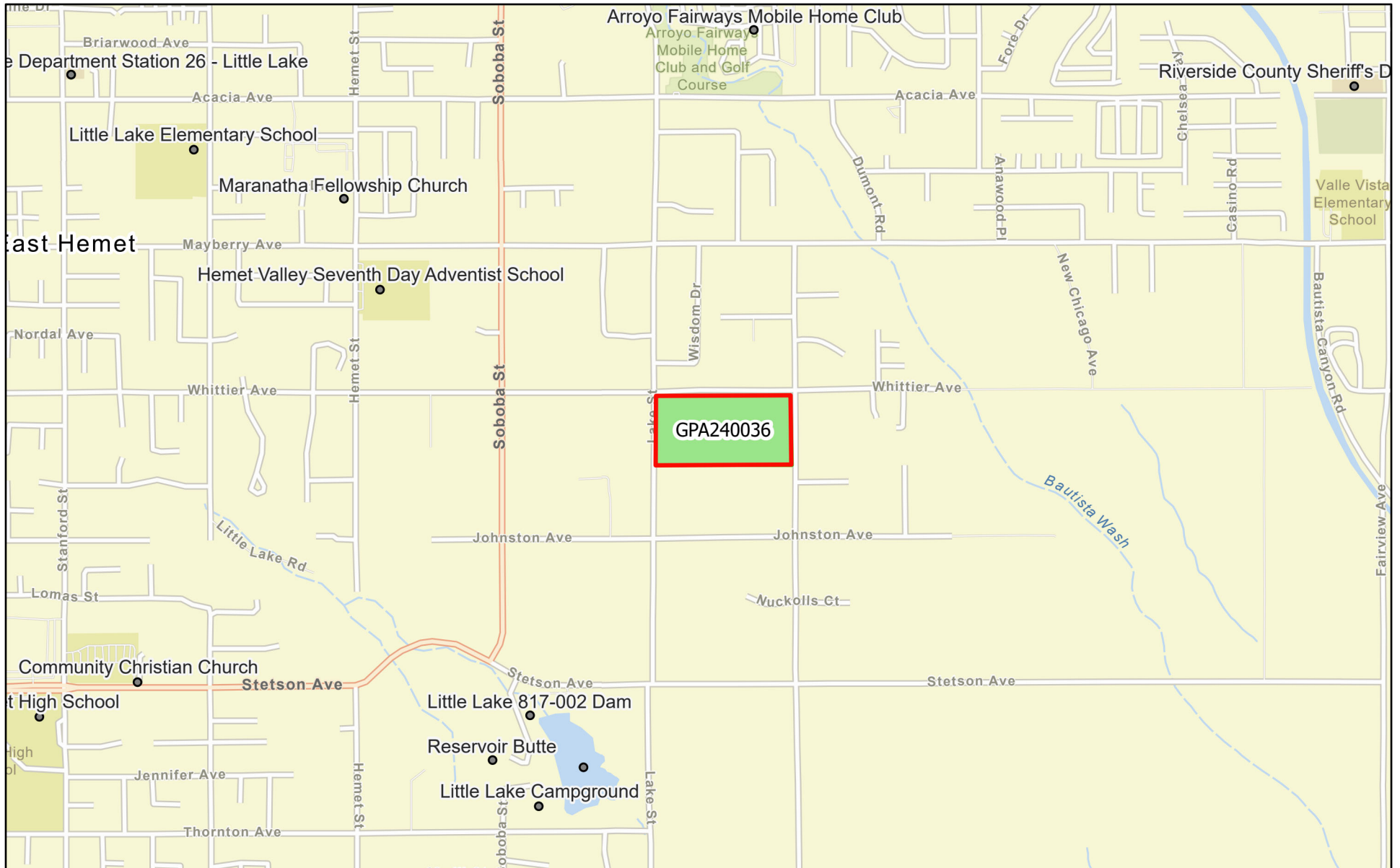
Zoning Area/District: LITTLE LAKE

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



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Foundation Component GPA Cycle Map



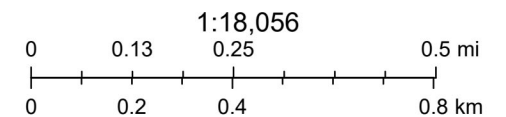
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FGPA Web Map _Query result

FGPA Web Map

• California Geographic Names Information System

Active



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

TLMA - Planning

Esri Community Maps Contributors, Loma Linda University, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS |

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240036

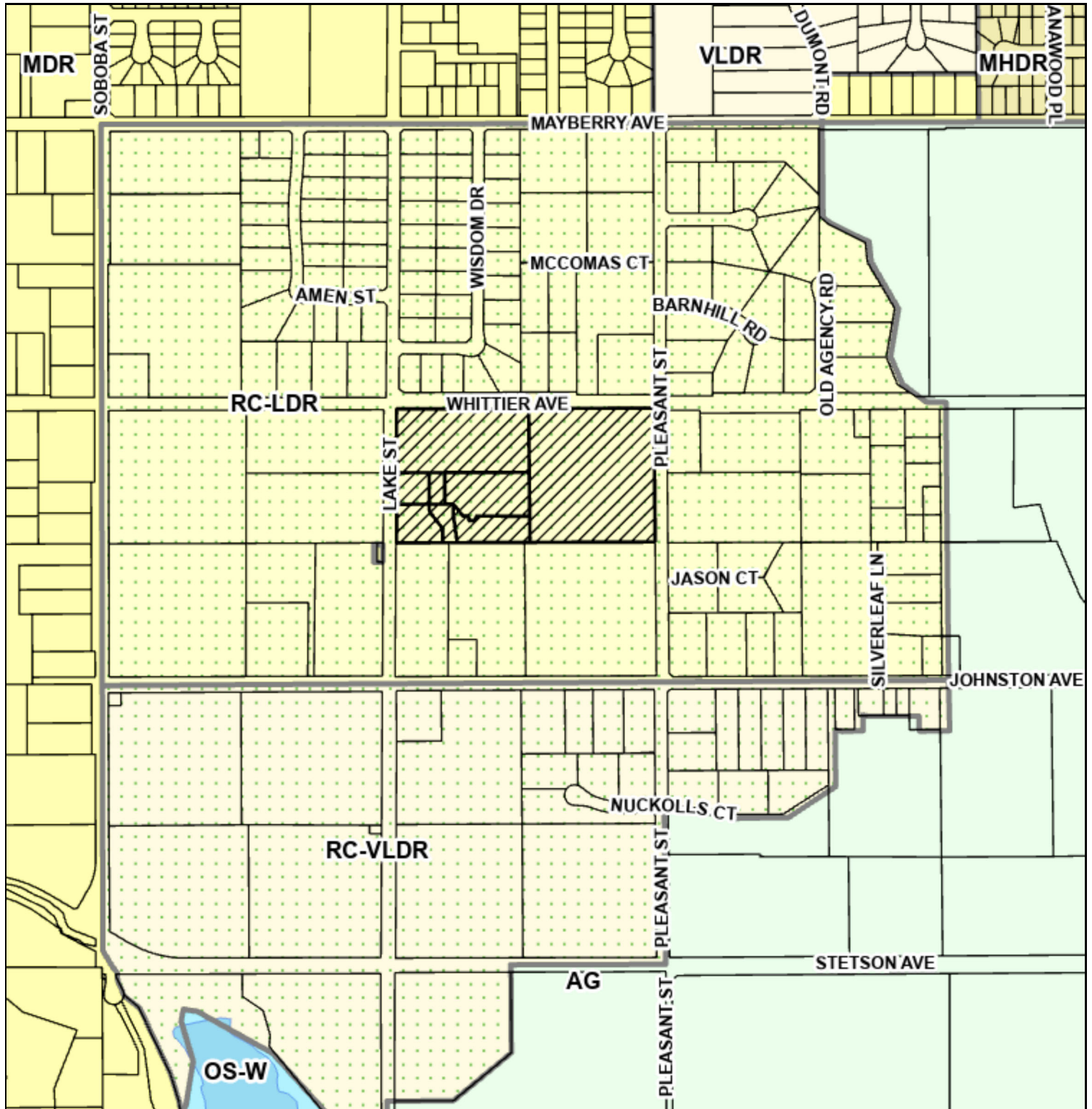
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

Date: 6-23-2026

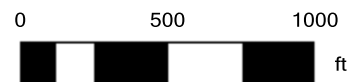
Exhibit: 5



Zoning Area/District: LITTLE LAKE

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>



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240036

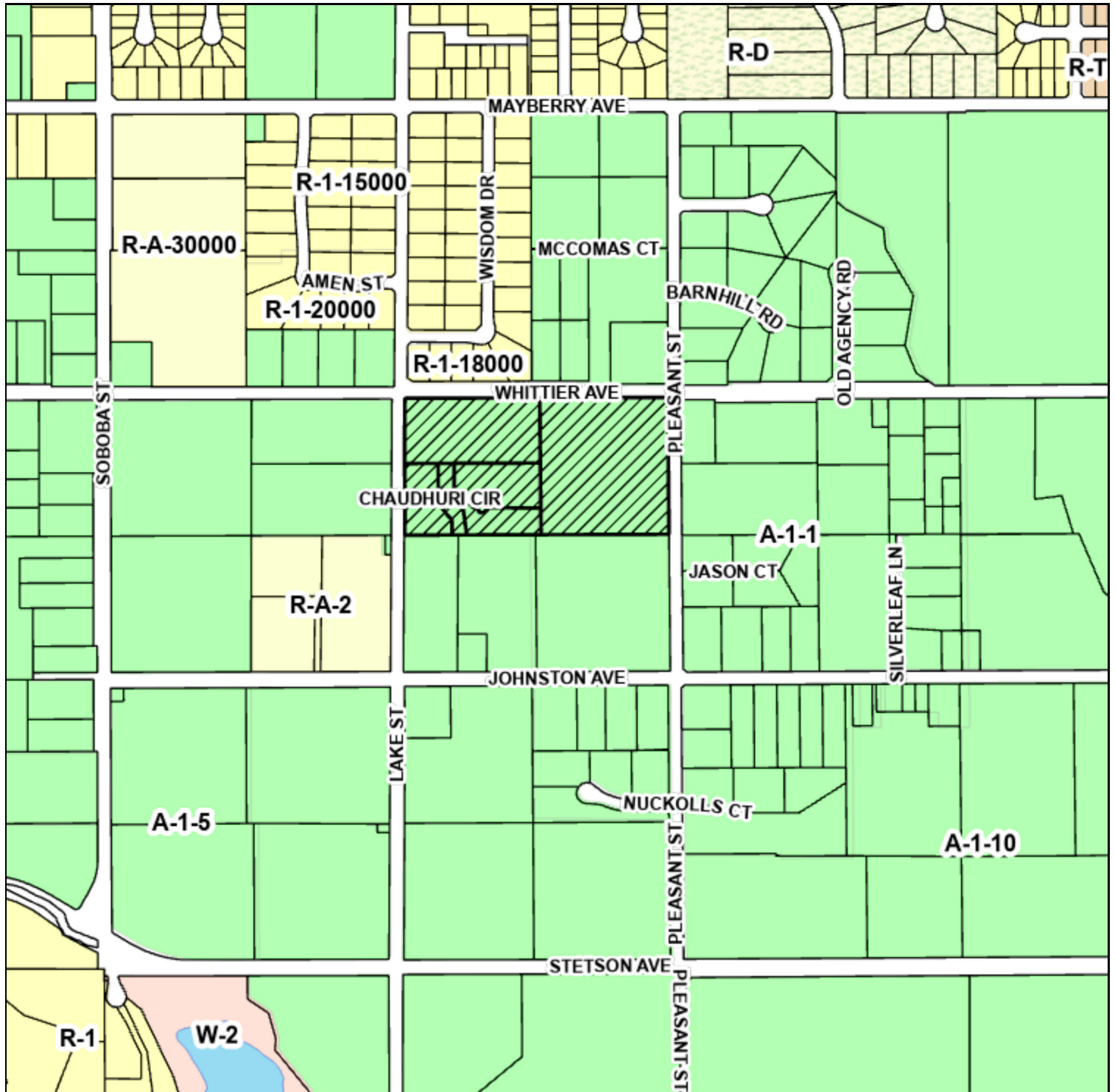
Supervisor: CHUCK WASHINGTON

Date: 6-23-2026

District: 3

EXISTING ZONING

Exhibit: 2



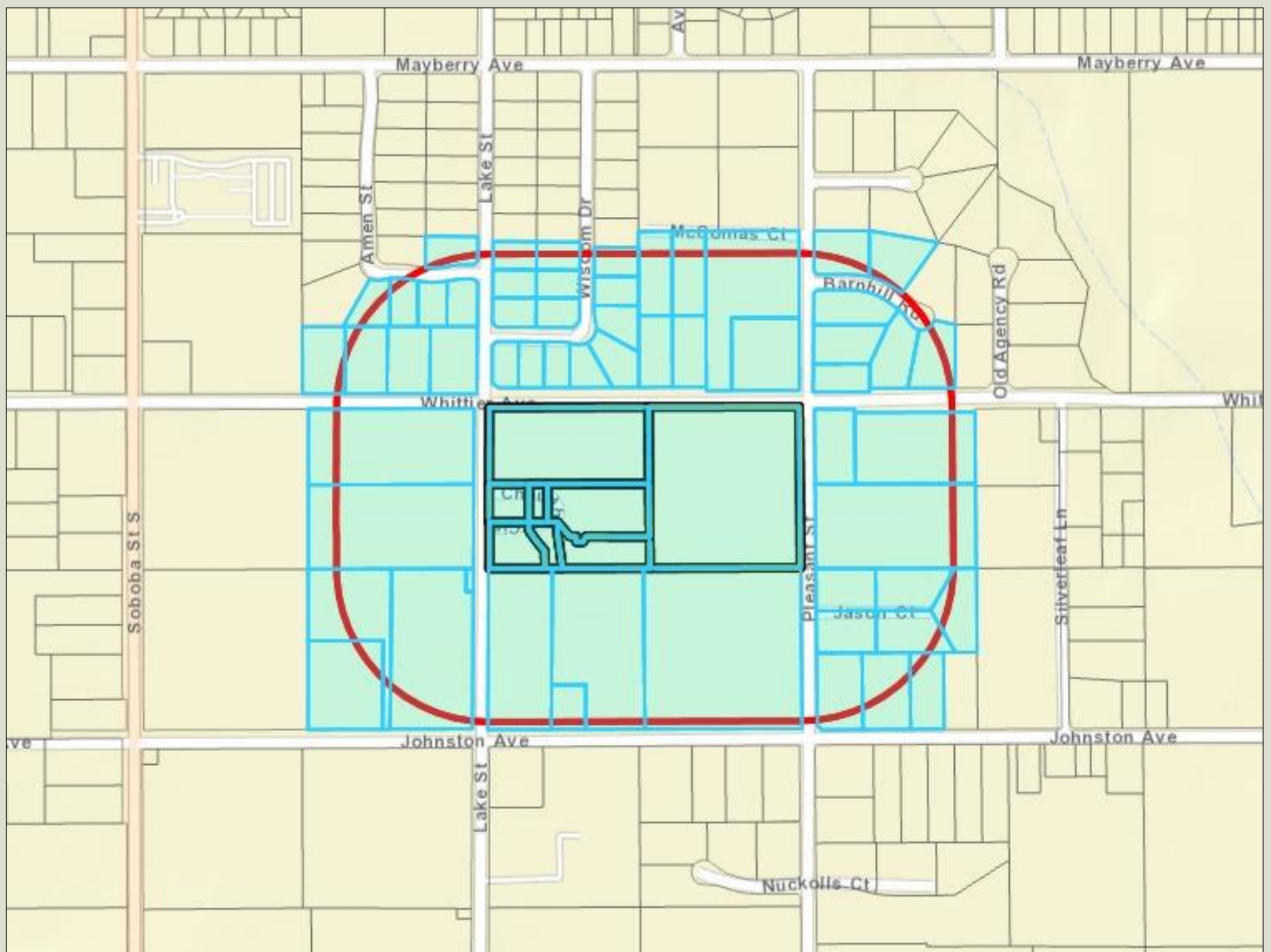
Zoning Area/District: LITTLE LAKE

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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... 6/22/2026 12:19:37 PM

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552080014
HENRY ROBERT H ESTATE OF
1220 S KIRBY ST
SAN JACINTO CA 92582

552080015
PATRICIA LEE BENSON CHISM
42668 WHITTIER AVE
HEMET CA 92544

552080021
ALICIA B. PEEL
42660 WHITTIER AVE
HEMET CA 92544

552080022
ROBERT SCHAFER
42734 WHITTIER AVE
HEMET CA 92544

552110007
BALTIC & MEDITERRANEAN
40525 GIBBEL RD
HEMET CA 92544

552110023
TAYLOR FAMILY TRUST UTD 09/18/2019
42820 WHITTIER AVE
HEMET CA 92544

552110024
JEFFREY S. BOWLES
42849 MCCOMAS CT
HEMET CA 92544

552110025
MCCOMAS MORGAN A REV TRUST DTD
11/6/2019
42949 MCCOMAS CT
HEMET CA 92544

552110026
NELSON FAMILY TRUST DTD 9/6/18
42946 WHITTIER AVE
HEMET CA 92544

552110043
MARK DANIEL ZEREBNY
26456 PLEASANT AVE
HEMET CA 92544

552110044
WILLISON FAMILY TRUST UDT DT 2/11/22
43039 BARNHILL AVE
HEMET CA 92544

552110045
JANET M. BISSET
43083 BARNHILL RD
HEMET CA 92544

552110046
MARK NAGEL
43087 BARNHILL RD
HEMET CA 92544

552110051
LARRY L. CLARK
43056 BARNHILL RD
HEMET CA 92544

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SALVAGGIO FAMILY TRUST DTD 8/29/2003
43020 BARNHILL RD
HEMET CA 92544

552110075
RATAN L. TIWARI
1225 E LATHAM AVE NO A
HEMET CA 92543

552110077
CAMEZ PETER JAMES FAMILY TRUST
42984 WHITTIER AVE
HEMET CA 92544

552190001
LATHAM MANAGEMENT & CONSULTING
SERVICES INC
6800 INDIANA NO 130
RIVERSIDE CA 92506

552190005
MADDALENA MARABELLA SHAFER
PO BOX 5190
HEMET CA 92544

552190009
LATHAM MANAGEMENT & CONSULTING
SERVICES INC
41889 E FLORIDA AVE
HEMET CA 92544

552190023
GARY L. MCMILLAN
29379 RANCHO CALIF RD 201
TEMECULA CA 92591

552190032
AMY BARNEY
43120 JOHNSTON AVE
HEMET CA 92544

552190050
KELLY R. LEE
140 E STETSON AVE NO 121
HEMET CA 92543

552190051
MICHAEL SCHLOSSER
43155 JASON CT
HEMET CA 92544

552190052
KATHLEEN M. JAFFKE
43020 JASON CT
HEMET CA 92544

552190054
MARTIN O. SOYLAND
43100 JASON CT
HEMET CA 92544

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JAVIER VASQUEZ OROZCO
43005 WHITTIER AVE
HEMET CA 92544

552190063
WILKINSON TRUST DATED 8/29/2018
43065 WHITTIER AVE
HEMET CA 92544

552190064
JEFF J. VAN ZEE
43000 JOHNSTON AVE
HEMET CA 92544

552190065
AUTUMN ELIZABETH CLARK
43074 JOHNSTON AVE
HEMET CA 92544

552190066
LATHAM MANAGEMENT & CONSULTING
SERVICES INC.
41899 E FLORIDA AVE
HEMET CA 92544

552190069
CHAUDHURI SUNANDA ESTATE OF
41889 STATE HIGHWAY 74
HEMET CA 92544

552210002
MICHAEL JOSEPH PLYLEY
PO BOX 1512
SAN JACINTO CA 92581

552210003
MAX S. DEMOSS
26593 LAKE ST
HEMET CA 92544

552210004
CORONADO DAVID ESTATE OF
PO BOX 1064
SAN JACINTO CA 92581

552210013
LAGUNA MUTUAL WATER CO
27781 FAIRVIEW AVE
HEMET CA 92544

552210017
JOYCE MARIE PICCHIOTTINO WAHL
42642 JOHNSTON AVE
HEMET CA 92544

552210019
FANTASTIC WELLNESS
136 BURGESS
IRVINE CA 92618

552410006
CATABAY FAMILY REVOCABLE LIVING
TRUST DTD 10/10/25
1757 RUBIO CIR
OXNARD CA 93030

552410007
DANIEL W. NELSON
920 W FRUITVALE
HEMET CA 92545

552410008
MATTHEW DAVIDSON
26404 LAKE ST
HEMET CA 92544

552410009
BLACHER DAVIDSON
26395 WISDOM DR
HEMET CA 92544

552410010
NEETA JARIWALA
26377 WISDOM DR
HEMET CA 92544

552410011
BURIAN FAMILY REVOCABLE LIVING TRUST
EXECUTED ON 12/17/2019
26359 WISDOM DR
HEMET CA 92544

552411007
WALSTON SHAWN & SHYALEA REVOCABLE
TRUST DTD 05/17/2023
26364 WISDOM DR
HEMET CA 92544

552411008
KEVIN LEE DEVRIES
26382 WISDOM DR
HEMET CA 92544

552411009
FRANK ZINTZUN
26400 WISDOM DR
HEMET CA 92544

552411010
MC HARRY JAMES & CHARLOTTE MC
HARRY REVOCABLE TRUST
26418 WISDOM DR
HEMET CA 92544

552411011
RAY A. DAMPIER
26436 WISDOM DR
HEMET CA 92544

552411012
ANGELICA MARIA GUTIERREZ
26454 WISDOM DR
HEMET CA 92544

552411013
DEWITT C. RUSSELL
5552 SHANNON RIDGE LN
SAN DIEGO CA 92130

552411014
MUHAMMAD NAVEED
26490 WISDOM DR
HEMET CA 92544

552420014
JAMES L. GREEN
26355 LAKE ST
HEMET CA 92544

552421001
KENNETH W. YARNALL
26457 AMEN ST
HEMET CA 92544

552421002
CARLOS C. MICHEL
26439 AMEN ST
HEMET CA 92544

552421003
MITCHELL REVOCABLE LIVING TRUST DTD
2/12/26
26421 AMEN ST
HEMET CA 92544

552421004
DAVID AL ZAMORA
26403 AMEN ST
HEMET CA 92544

March 25, 2024 (Revised 7/29/2025)

J.N. 2018-1845

Applicant/Owner: Kali Chaudhuri | Latham Mgt. & Consulting, Inc.
Engineer/Representative: KWC Engineers (KWC)

Reference: Riverside County - 2024 Foundation General Plan Amendment

PROPERTY LOCATION & ACREAGE

The property identified within this 2024 Foundation General Plan Amendment (FGPA) cycle application is generally located at 42830 Chaudhuri Circle, in Riverside County near Hemet, California. The properties are bounded by Whittier Avenue to the north, Lake Street to the west, Johnson Avenue to the south, and Pleasant Street to the east. Consisting of approximately 17.5 acres, the property has been historically vacant with periods of agricultural use.

APN LIST | FGPA REVISION PARCELS

- 552-190-001
- 552-190-002
- 552-190-003
- 552-190-009
- 552-190-066
- 552-190-067
- 552-190-069
- 552-190-070

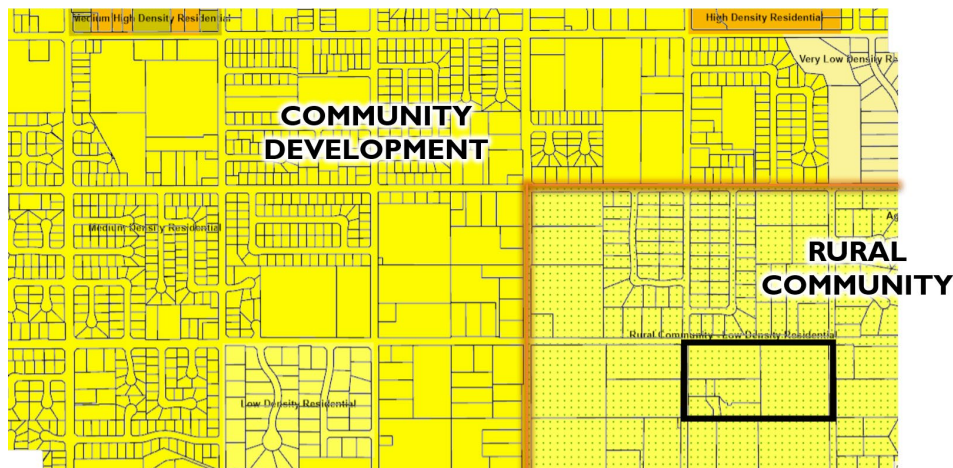
EXISTING LAND USE DESIGNATIONS

Foundation Designation:	Rural Community
General Plan Land Use Designation:	Rural Community - Low Density Residential

PROPOSED LAND USE DESIGNATIONS (See Figure 1 – Proposed Foundation Component)

Foundation Designation:	Community Development
General Plan Land Use Designation:	Mixed Use/LDR (18,000 sf lots)

The property ownership consists of approximately 17.5 acres and the existing property uses consist of four large residential structures and vacant properties. One of the existing primary dwelling units is a 28,000 square foot estate that is proposed to be incorporated into the “Implementing Project” for conversion into a community center. The APN List identifies which parcels are included within the foundation designation revision from Rural Community to Community Development. The property is located approximately one block or 1,400 feet to the south and east of the lands designated as Community Development as identified within the image below:



With a foundation designation change to Community Development, the proposed land uses would be established through processing of a zone change, Plot Plan/CUP, and tentative tract map (TTM) as the implementing project. This revision supports the County's goals/policies of the General Plan, provides opportunities to meet area plan goals and policies, and promotes the ability to plan for responsible growth to support local community needs for housing and job creation.

ANTICIPATED IMPLEMENTING PROJECT

The applicant is requesting a foundation component revision from Rural Community to Community Development. The Implementing Project will likely consist of a Plot Plan/Conditional Use Permit for an Assisted Living facility along with a tentative tract map that subdivides the properties along the Lake, Whittier and Pleasant right-of-way frontages. The subdivided lots are proposed to mimic Tract 31264 (located immediately north of the Property) utilizing an 18,000 square foot minimum lot size. The 18,000 s.f. lots will serve as a buffer between existing residents and the Assisted Living facility/property. The implementing project will focus on providing a housing need within this area of Riverside County which is also located within approximately a half mile from the Florida Avenue corridor. The implementing project will be coordinated with the Riverside County Planning Department and local community members/stakeholders on a thorough planning process that will identify improvements, amenities, and infrastructure that will serve the project itself and the local community.

Land Use Concept

The purpose of the Land Use Concept as shown in **Figure 2** is to provide land uses that respect the adjacent and existing land uses while providing an Assisted Living development community that is able to access an array of onsite amenities and enjoy the historical large residence as a community center. The Assisted Living facility property is sized to allow for reasonable expansion over time, onsite parking, preservation of the existing estate amenities, and sufficient landscape and open space buffering along its perimeter.

The TTM lot sizes are generally consistent with the northerly tract minimum lot sizes of 18,000 s.f.. The purpose of this subdivision is to provide neighborhood consistency in street scene and lot size. Each lot will take access/front the adjacent public right-of-way. The converted community center is designed to encourage open space usage and incorporate unique amenities for the residents that may include a community garden, access to the converted mansion estate as the main community center, access to the swimming pool, existing pond, tennis/pickle ball courts, and other landscape/open space buffer areas. The

implementing project will include ample onsite parking for residents and incoming guests as well as NEV parking for onsite circulation where appropriate.

The focal point of the project will be the preservation of the existing estate and conversion to an assisted living facility and community center. The assisted living facility will be incorporated within an adjacent to the existing estate structure and will be consistent with existing structure heights and general location within the designated parcel. The new community center will preserve the Chaudhuri family legacy within portions of the converted structure. Future residents will have the opportunity to learn about the founder, Dr. Kali Chaudhuri, his family, and his family's history. The future Homeowner's Association/operator will oversee the continued preservation of the home, offer portions of the house for bookings and reservations, and coordinate activities and services for the local residents and community utilizing its vast grounds and amenities.

Access points to the project will be proposed along Lake Street, Whittier Avenue, and Pleasant Street. It is anticipated the project would provide offsite roadway improvements along the frontage of the property with appropriate tapering back to existing. The implementing project application would likely include a tentative tract map, plot plan/CUP, a zone change, and the subsequent technical studies.

FOUNDATION AMENDMENT FINDINGS

As identified within the 2021 Riverside County General Plan, Administration Element – Foundation Amendment Findings, the *"foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision; and that they would not create an internal inconsistency among the elements of the General Plan."*

The proposed Foundation change is consistent with the Administration Element findings by identifying *"substantial evidence that new conditions and circumstances"* are applicable due to the following details, characteristics, and justifications:

1. The FGPA is the initial planning process to support identifying land use opportunities to support the local housing, and more specifically, senior/life-cycle housing needs of the area. The proposed Community Development designation will support additional housing opportunities within a sub-one mile proximity to the Florida Avenue corridor. As identified within the San Jacinto Valley Area Plan, additional housing will support Land Use Policy SJVAP 1.1 of the Florida Avenue Corridor Policy Area.
2. Infrastructure for water and sewer service is available along each roadway access corridor (**See Figure 3 – Existing Infrastructure**). Consistent with Land Use Policy LU5.1, the Specific Plan will identify phasing of the implementing project and each development phase will ensure adequate upgrades and improvements are provided to serve the new development areas and support the local community.

In addition, the following items confirm the proposed foundation changes *"do not conflict with the overall Riverside County Vision; and that they would not create an internal inconsistency among the elements of the General Plan"*..:

3. The proposed Community Development Component designation would support a logical

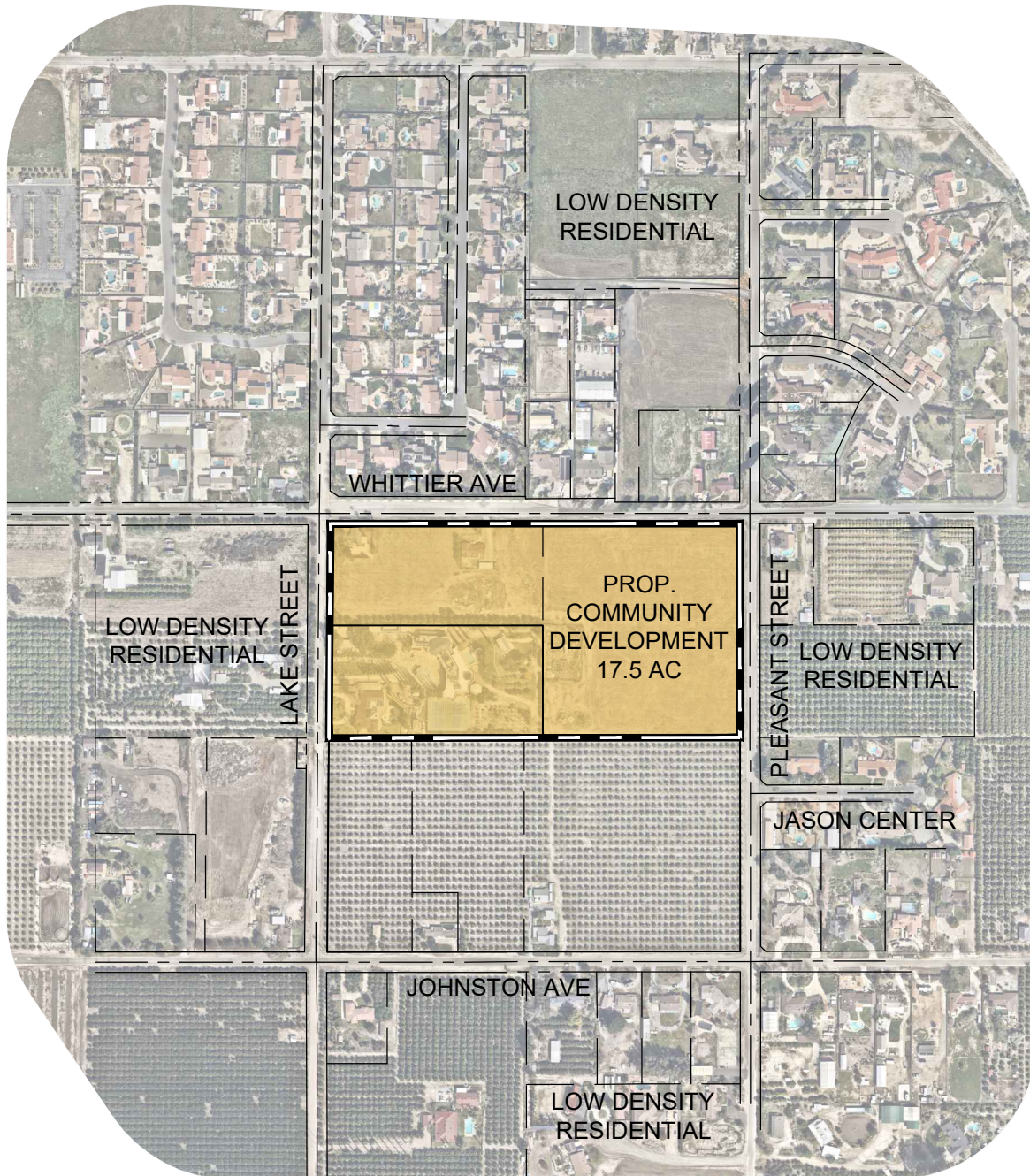
approach to providing additional housing that is financially feasible for the senior community.

4. The proposed Community Development Component Designation would implement Land Use Policy LU3.3 which encourages the development of a unique community that exhibits a sense of place and quality of design. The implementing project as described will establish a unique opportunity to preserve the historical aspects of the area while creating a special communal membership.
5. The proposed Community Development Component Designation would implement Land Use Policy LU4.1 (a through v) which encourages enhancements to surrounding project areas which would include innovative designs, enhanced streetscapes and landscaping, as well as integration of pedestrian connectivity.
6. The Community Development Component designation would support Land Use Policies LU8.1 by promoting land uses that will support local businesses and commercial centers along Florida Avenue.
7. The proposed Community Development Component Designation would implement Land Use Policy LU9.3 which encourages the incorporation of open space, greenbelt separators and recreational amenities into Community Development areas. By providing for the implementation of a comprehensive tentative tract map and accompanying community center, the implementing project is intended to incorporate conserved open space, greenbelt separators, and recreational amenities to improve the quality of life for the local residents.
8. The proposed Community Development Component Designation would implement Land Use Policy LU13.1 which encourages localized opportunities that help reduce the reliance on automobile transportation and dependency. The implementing project will support a land use that generally includes a reduced VMT, but also provides for localized entertainment through the enhanced community center.
9. The proposed Community Development Component Designation would implement Circulation Element Policy C1.4 which encourages the use of existing infrastructure. The implementing Specific Plan intends to set forth a plan for the efficient use of existing and planned infrastructure within proximity to Florida Avenue and adjacent to the site's frontage, thus providing for the logical and efficient extension of roadway, drainage, sewer and water infrastructure facilities and services within this region of the County, see **Figure 3 – Existing Infrastructure**.
10. The proposed Community Development Component designation would support Housing Element Goal 4, Policy H5.3 which encourages development of housing that supports accessibility to seniors. The implementing project is designed to be an age-restricted community that is supported by an enhanced community center and supports the local economy and development of the Florida Avenue commercial-retail centers.
11. The proposed Community Development Component designation would support Healthy Community Policy HC4.2 which promotes services that enable residents to meet their daily needs without driving significant vehicle miles. The implementing project will include localized entertainment within the community center as well as access to businesses, goods, and services within the Florida Avenue corridor less than 1 mile from the project.

FIGURE 1

2024 FOUNDATION GENERAL PLAN AMENDMENT

PROPOSED FOUNDATION COMPONENT



LEGEND

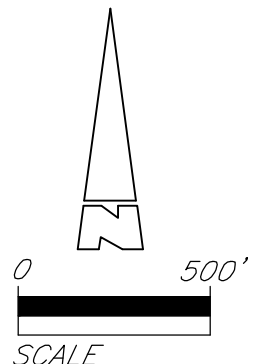


IMPLEMENTING PROJECT SITE (17.5 ACRES)

RIVERSIDE COUNTY
GENERAL PLAN FOUNDATION COMPONENT



PROPOSED COMMUNITY DEVELOPMENT FOUNDATION (17.5 ACRES)

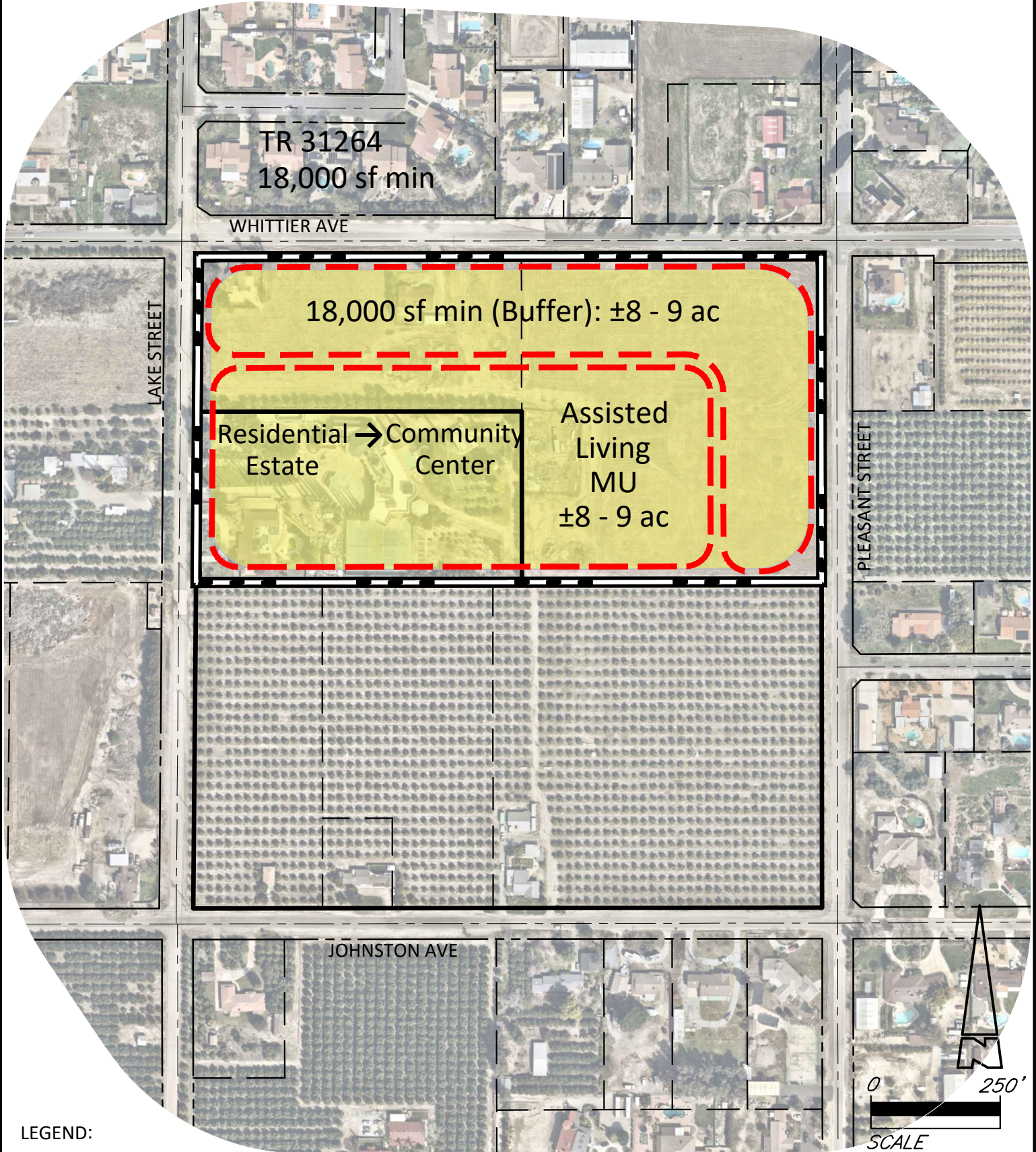


KWC ENGINEERS

CIVIL ENGINEERING • PLANNING • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 909-734-2130

DATE OF LATEST REVISION: 4/3/2024

FIGURE 2 2024 FOUNDATION GENERAL PLAN AMENDMENT LAND USE CONCEPT



LEGEND:



ASSISTED LIVING FACILITY & RESIDENTIAL TENTATIVE TRACT MAP

MU MIXED USE

KWC ENGINEERS

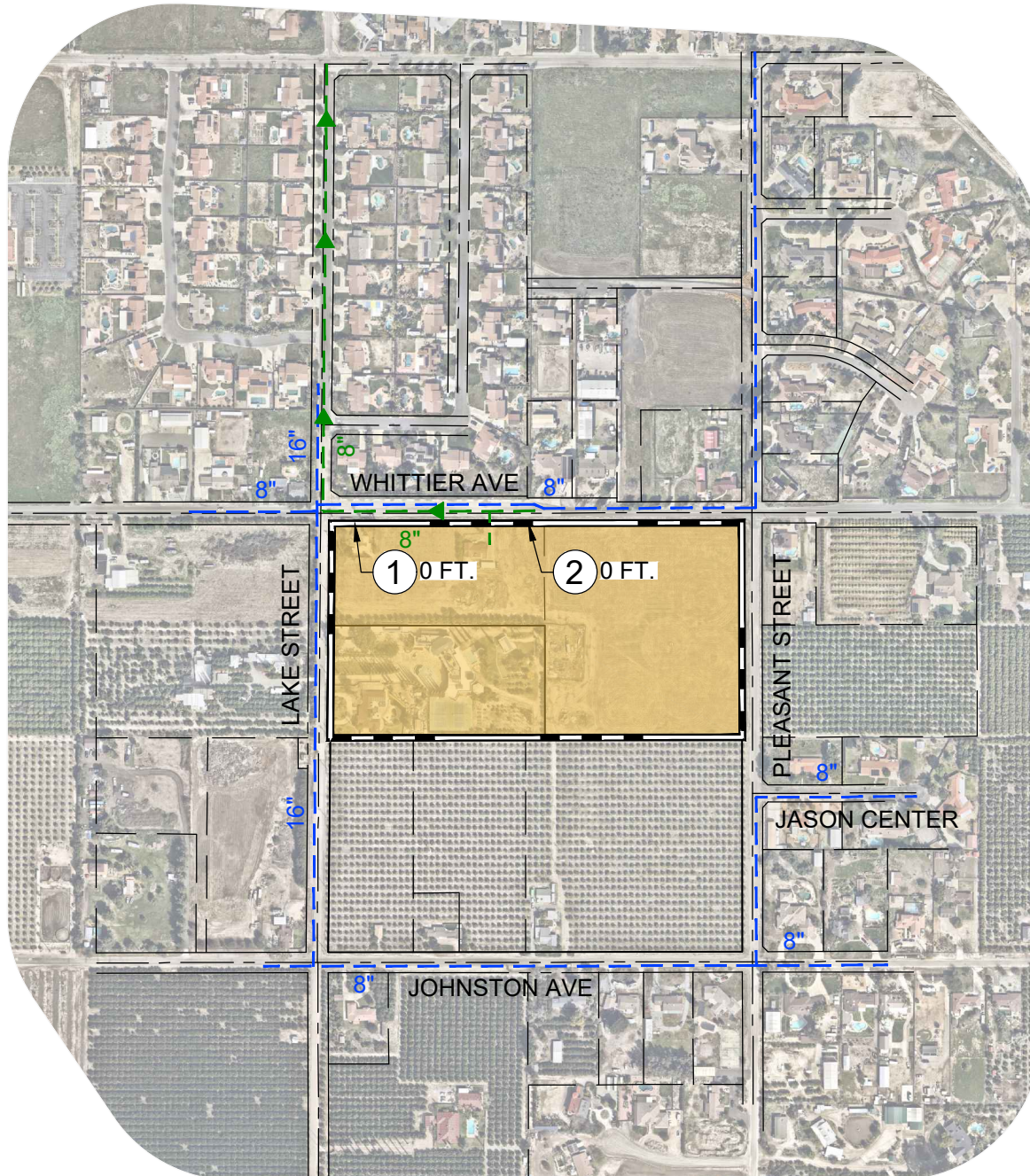
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DATE OF LATEST REVISION: 7/14/2025

FIGURE 3

2024 FOUNDATION GENERAL PLAN AMENDMENT

EXISTING WATER AND SEWER INFRASTRUCTURE



LEGEND

-  PROJECT BOUNDARY
-  COMMUNITY DEVELOPMENT

LHMWD WATER

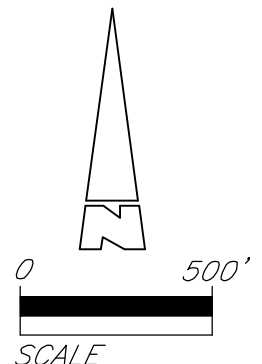
 EXISTING WATER LINE

LHMWD SEWER

 EXISTING GRAVITY SEWER LINE

DISTANCE TO:

-  EXISTING WATER LINE (0 FT)
-  EXISTING SEWER LINE (0 FT)



PROJECT RELATED PROPOSED UTILITY POINTS OF CONNECTION AND INFRASTRUCTURE UPGRADES WILL BE DETERMINED THROUGH A SUBSEQUENT IMPLEMENTING PROJECT EVALUATION.

DATE OF LATEST REVISION: 4/3/2024

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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.5

(ID # 27326)

MEETING DATE:

Monday, April 14, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036 (GPA240036) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Medium High Density Residential (CD: MHDR), to allow for submittal of an application for residential development for senior housing that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas. 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 GPA240036 is initiated by the Board of Supervisors. – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – Applicant: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Existing Zoning: Light Agriculture, 5-Acre Minimum (A-1-5) – Existing Land Use: Rural Community: Low Density Residential (RC: LDR) – Location: south of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – 17.5 Gross Acres – Continued from January 13, 2025 Planning Contact: : Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240036 (Initiation Proceeding)
Environmental Type:	Exemption
Area Plan No.	San Jacinto Valley
Zoning Area/District:	Little Lake District
Supervisorial District:	Third District
Project Planner:	Elizabeth Mora-Rodriguez
Project APN(s):	552-190-001, -002, -003, -009, -066, -067, -069, and -070
Continued From:	1/13/2025


John Hildebrand, Planning Director 3/26/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Low Density Residential (LDR) to Medium High Density Residential (MHDR), on eight (8) parcels, totaling 17.5 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The eight (8) parcels are located south of Whittier Avenue, north of Johnston Avenue, east of Pleasant Street, and west of Lake Street.

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. GPA240036 (GPA240036).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Low Density Residential (RC:LDR)
Proposed General Plan Land Use Designation:	Medium High Density Residential (CD:MHDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Low Density Residential (RC:LDR)
East:	Low Density Residential (RC:LDR)
South:	Low Density Residential (RC:LDR) Medium Density Residential (CD:MDR)
West:	Low Density Residential (RC:LDR)
Existing Zoning Classification:	Light Agriculture Minimum Five Acre (A-1-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture Minimum One Acre (A-1-1) and One-Family Dwellings (R-1-1800)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

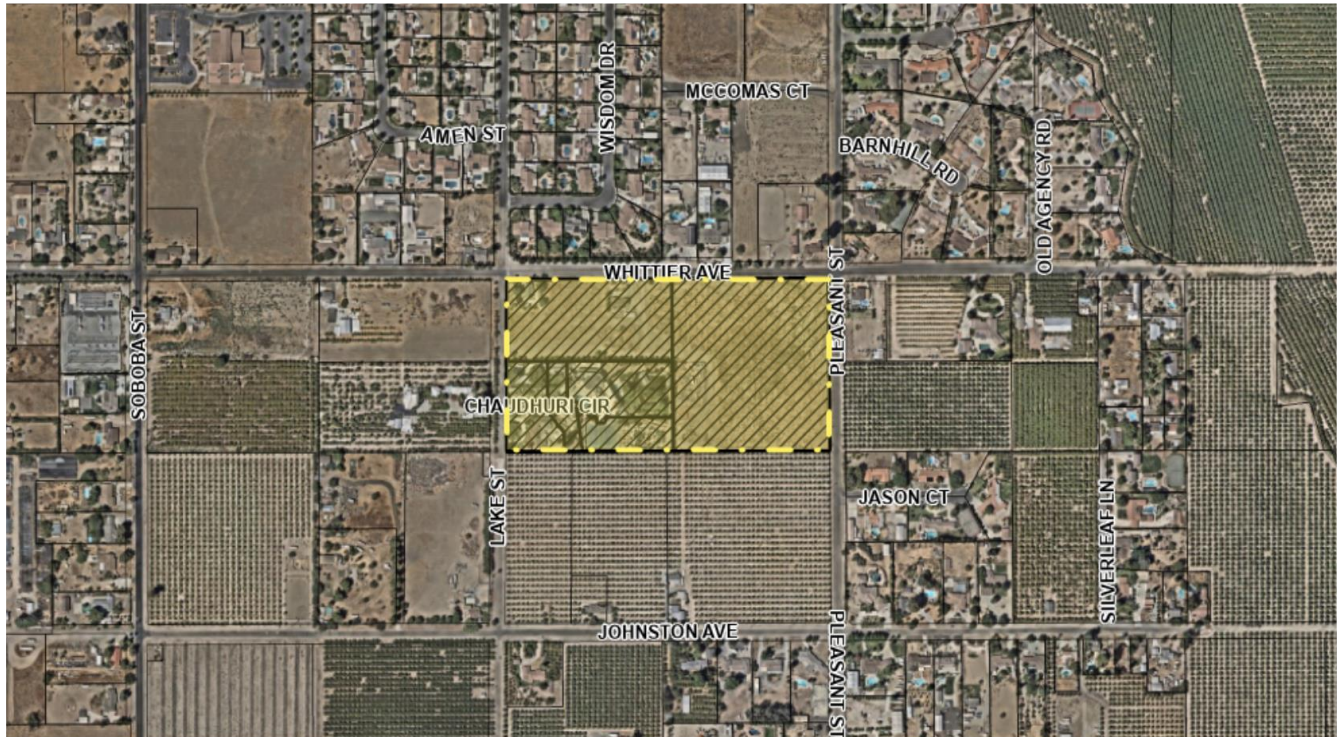
East:	Light Agriculture Minimum One Acre (A-1-1), and Residential Agricultural Minimum Two Acre (R-A-2)
South:	Light Agriculture Minimum One Acre (A-1-1) and Light Agriculture Minimum Five Acre (A-1-5)
West:	Light Agriculture Minimum One Acre (A-1-1),
Existing Use:	Residential and Vacant Land
Surrounding Uses	
North:	Single-Family Homes
East:	Single-Family Homes
South:	Single-Family Homes
West:	Single-Family Homes

Located Within:

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

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



PROJECT BACKGROUND AND ANALYSIS

Background

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240036) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240036 is a proposal to change the Foundation Component Land Use Designation from Low Density Residential (LDR) to Medium High Density Residential (MHDR). The applicant proposes to amend the land use designation from Rural Community (RC): Low Density Residential (LDR) to Community Development (CD): Medium High Density Residential (MHDR), to allow for a residential development for senior housing that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If the initiation for FC-GPA240036 is approved, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map, Change of Zone and subsequent applications and technical studies as required.

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 High Density Residential (MHDR) Land Use Designation is intended to allow for the development of smaller lot, single family residences. Typical allowable uses in this category include detached, small-lot single family homes, patio homes, and townhouses. The potential for clustered development is provided for in this category. The density range is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

Twenty-nine (29) comment letters with a total of ninety-three (93) public comments were received as of the drafting of this staff report. Of the public comments received, ninety-two (92) were against initiation of a General Plan Amendment, and one (1) was neutral. Comments against the initiation of the GPA Comments indicated opposition and concerns about increase in traffic and population, incompatibility with the area, infrastructure, lack of water resources, protection of the environment, inconsistency with the surrounding parcels, no benefit to the community and ruining of the AG use. Neutral comment cited additional water studies, fire safety and infrastructure.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240036 was held before the General Plan Advisory Committee on January 13, 2025. At the opening of the public hearing, the Planning Director continued the public hearing for GPA240036 to a date certain of April 14, 2025.

ATTACHMENTS

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

- 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 – Public Comments**

RIVERSIDE COUNTY PLANNING DEPARTMENT

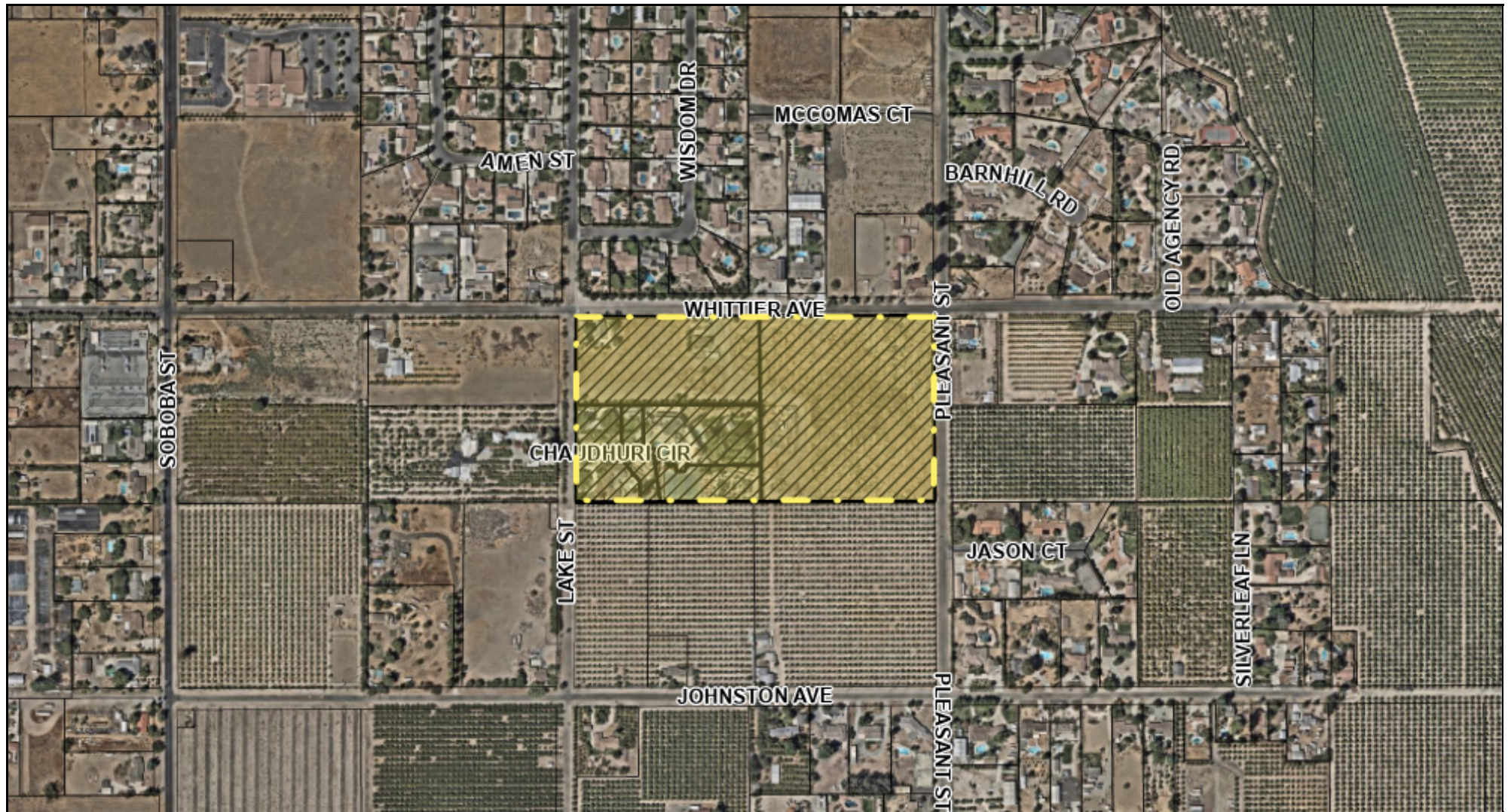
GPA240036

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

Date: 11-26-2024

District: 3



Zoning Area/District: LITTLE LAKE

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



FGPA Status Map



12/10/2024

 FGPA Web Map

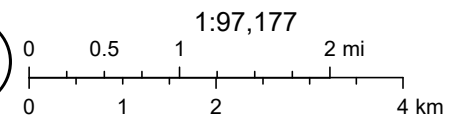
Supervisor Districts - SUPERVISORIAL DISTRICTS

 3

 4

 5

World Hillshade



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240036

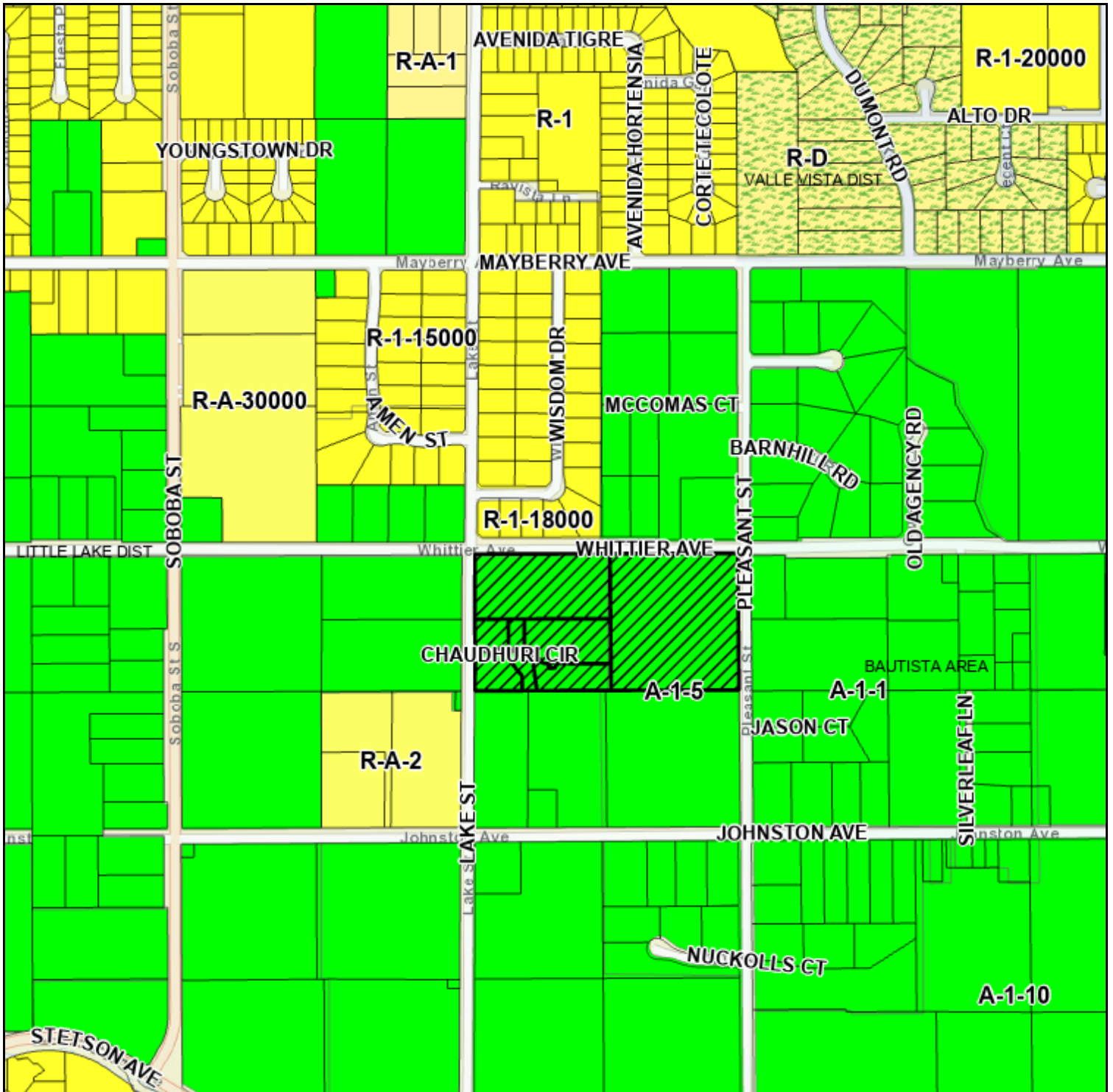
Supervisor: CHUCK WASHINGTON

District: 3

EXISTING ZONING

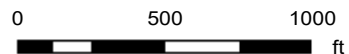
Date: 11-26-2024

Exhibit: 2

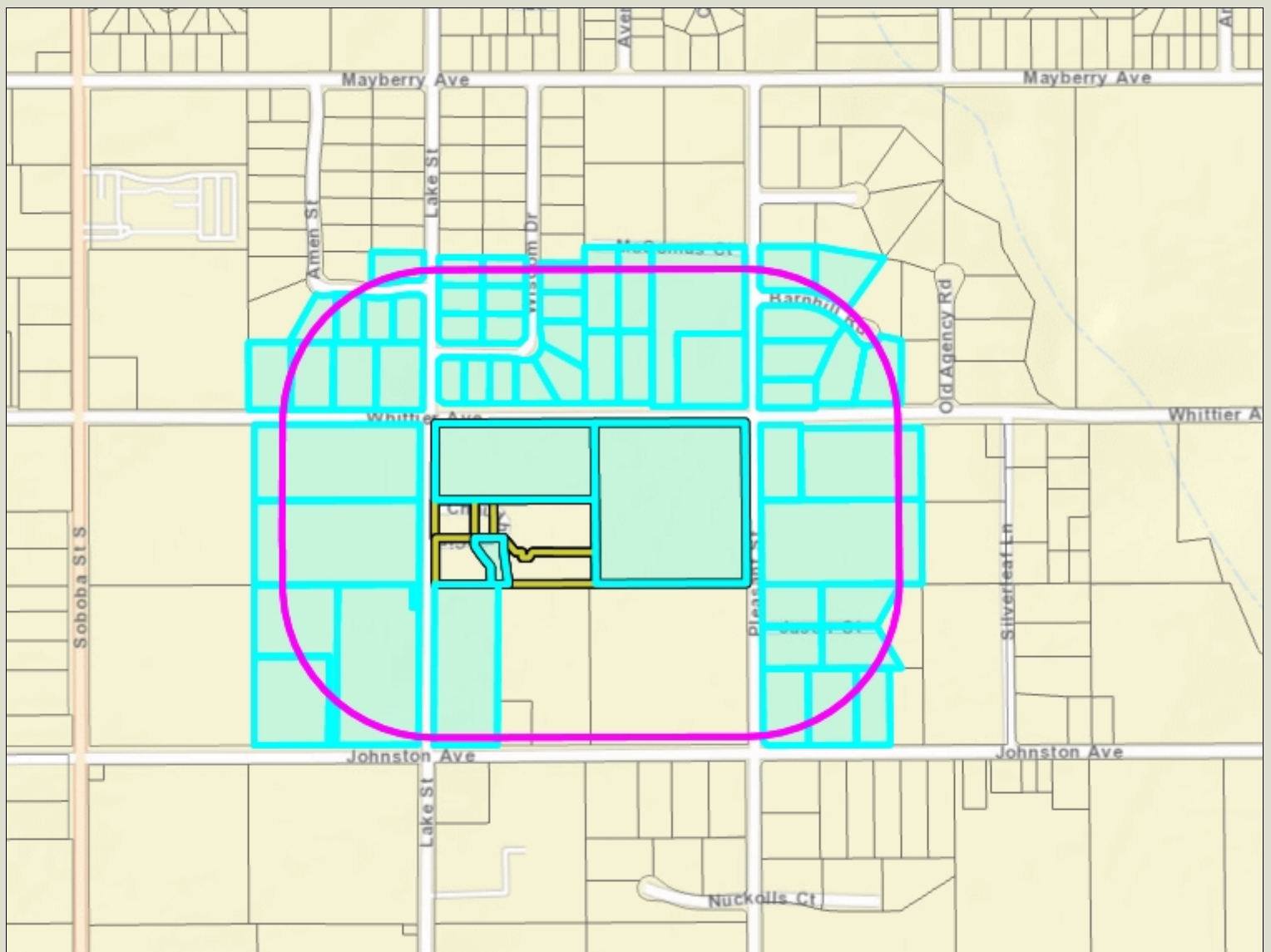


Zoning Area/District: LITTLE LAKE

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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... 11/26/2024 8:58:46 AM

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552080014
ROBERT H. HENRY
42640 WHITTIER AVE
HEMET CA 92544

552080015
PATRICIA LEE BENSON CHISM
42668 WHITTIER AVE
HEMET CA 92544

552080021
ALICIA B. PEEL
42660 WHITTIER AVE
HEMET CA 92544

552080022
ROBERT SCHAFER
42734 WHITTIER AVE
HEMET CA 92544

552110007
BALTIC & MEDITERRANEAN
40525 GIBBEL RD
HEMET CA 92544

552110023
TAYLOR FAMILY TRUST UTD 09/18/2019
42820 WHITTIER AVE
HEMET CA 92544

552110024
JEFFREY S. BOWLES
42849 MCCOMAS CT
HEMET CA 92544

552110025
MCCOMAS MORGAN A REV TRUST DTD
11/6/2019
42949 MCCOMAS CT
HEMET CA 92544

552110026
NELSON FAMILY TRUST DTD 9/6/18
42946 WHITTIER AVE
HEMET CA 92544

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MARK DANIEL ZEREBNY
26456 PLEASANT AVE
HEMET CA 92544

552110044
WILLISON FAMILY TRUST UDT DT 2/11/22
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HEMET CA 92544

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JANET M. BISSET
43083 BARNHILL RD
HEMET CA 92544

552110046
MARK NAGEL
43087 BARNHILL RD
HEMET CA 92544

552110051
LARRY L. CLARK
43056 BARNHILL RD
HEMET CA 92544

552110052
SALVAGGIO FAMILY TRUST DTD
8/29/2003
43020 BARNHILL RD
HEMET CA 92544

552110075
RATAN L. TIWARI
1225 E LATHAM AVE NO A
HEMET CA 92543

552110077
CAMEZ PETER JAMES FAMILY TRUST
42984 WHITTIER AVE
HEMET CA 92544

552190001
LATHAM MANAGEMENT & CONSULTING
SERVICES INC
6800 INDIANA NO 130
RIVERSIDE CA 92506

552190005
MADDALENA MARABELLA SHAFER
PO BOX 5190
HEMET CA 92544

552190009
LATHAM MANAGEMENT & CONSULTING
SERVICES INC
41889 E FLORIDA AVE
HEMET CA 92544

552190023
GARY L. MCMILLAN
29379 RANCHO CALIF RD 201
TEMECULA CA 92591

552190032
AMY BARNEY
43120 JOHNSTON AVE
HEMET CA 92544

552190050
KELLY R. LEE
140 E STETSON AVE NO 121
HEMET CA 92543

552190051
MICHAEL SCHLOSSER
43155 JASON CT
HEMET CA 92544

552190052
KATHLEEN M. JAFFKE
43020 JASON CT
HEMET CA 92544

552190054
MARTIN O. SOYLAND
43100 JASON CT
HEMET CA 92544

552190062
JAVIER VASQUEZ OROZCO
43005 WHITTIER AVE
HEMET CA 92544

552190063
WILKINSON TRUST DATED 8/29/2018
43065 WHITTIER AVE
HEMET CA 92544

552190064
JEFF J. VAN ZEE
43000 JOHNSTON AVE
HEMET CA 92544

552190065
AUTUMN ELIZABETH CLARK
43074 JOHNSTON AVE
HEMET CA 92544

552190066
LATHAM MANAGEMENT & CONSULTING
SERVICES INC.
41899 E FLORIDA AVE
HEMET CA 92544

552210002
MICHAEL JOSEPH PLYLEY
PO BOX 1512
SAN JACINTO CA 92581

552210003
MAX S. DEMOSS
26593 LAKE ST
HEMET CA 92544

552210004
CORONADO DAVID ESTATE OF
PO BOX 1064
SAN JACINTO CA 92581

552210013
LAGUNA MUTUAL WATER CO
27781 FAIRVIEW AVE
HEMET CA 92544

552210017
JOYCE MARIE PICCHIOTTINO WAHL
42642 JOHNSTON AVE
HEMET CA 92544

552210019
FANTASTIC WELLNESS
136 BURGESS
IRVINE CA 92618

552410006
TEDDY CATABAY
26368 LAKE ST
HEMET CA 92544

552410007
DANIEL W. NELSON
920 W FRUITVALE
HEMET CA 92545

552410008
MATTHEW DAVIDSON
26404 LAKE ST
HEMET CA 92544

552410009
RUDY G. ZARAGOZA
26395 WISDOM DR
HEMET CA 92544

552410010
NEETA JARIWALA
26377 WISDOM DR
HEMET CA 92544

552410011
BURIAN FAMILY REVOCABLE LIVING
TRUST EXECUTED ON 12/17/2019
26359 WISDOM DR
HEMET CA 92544

552411007
WALSTON SHAWN & SHYALEA
REVOCABLE TRUST DTD 05/17/2023
26364 WISDOM DR
HEMET CA 92544

552411008
KEVIN LEE DEVRIES
26382 WISDOM DR
HEMET CA 92544

552411009
FRANK ZINTZUN
26400 WISDOM DR
HEMET CA 92544

552411010
MC HARRY JAMES & CHARLOTTE MC
HARRY REVOCABLE TRUST
26418 WISDOM DR
HEMET CA 92544

552411011
RAY A. DAMPIER
26436 WISDOM DR
HEMET CA 92544

552411012
ANGELICA MARIA GUTIERREZ
26454 WISDOM DR
HEMET CA 92544

552411013
DEWITT C. RUSSELL
5552 SHANNON RIDGE LN
SAN DIEGO CA 92130

552411014
MUHAMMAD NAVEED
26490 WISDOM DR
HEMET CA 92544

552420014
JAMES L. GREEN
26355 LAKE ST
HEMET CA 92544

552421001
KENNETH W. YARNALL
26457 AMEN ST
HEMET CA 92544

552421002
CARLOS C. MICHEL
26439 AMEN ST
HEMET CA 92544

552421003
WILLIE MITCHELL
26421 AMEN ST
HEMET CA 92544

552421004
DAVID AL ZAMORA
26403 AMEN ST
HEMET CA 92544

March 25, 2024

J.N. 2018-1845

Applicant/Owner: Kali Chaudhuri | Latham Mgt. & Consulting, Inc.
Engineer/Representative: KWC Engineers (KWC)

Reference: Riverside County - 2024 Foundation General Plan Amendment

PROPERTY LOCATION & ACREAGE

The property identified within this 2024 Foundation General Plan Amendment (FGPA) cycle application is generally located at 42830 Chaudhuri Circle, in Riverside County near Hemet, California. The properties are bounded by Whittier Avenue to the north, Lake Street to the west, Johnson Avenue to the south, and Pleasant Street to the east. Consisting of approximately 17.5 acres, the property has been historically vacant with periods of agricultural use.

APN LIST | FGPA REVISION PARCELS

- 552-190-001
- 552-190-002
- 552-190-003
- 552-190-009
- 552-190-066
- 552-190-067
- 552-190-069
- 552-190-070

EXISTING LAND USE DESIGNATIONS

Foundation Designation:	Rural Community
General Plan Land Use Designation:	Low Density Residential

PROPOSED LAND USE DESIGNATIONS (See Figure 1 – Proposed Foundation Component)

Foundation Designation:	Community Development
General Plan Land Use Designation:	Medium/Medium High Density Residential

The property ownership consists of approximately 17.5 acres and the existing property uses consist of two large residential structures and vacant properties. One of the existing primary dwelling units is a 35,000 square foot estate that is proposed to be incorporated into the “Implementing Project” for historical preservation. The APN List identifies which parcels are included within the foundation designation revision from Rural Community to Community Development. With a foundation designation change to Community Development, the proposed land uses would be established through processing of a zone change and tentative tract map (TTM) as the implementing project. This revision supports the County’s goals/policies

of the General Plan, provides opportunities to meet area plan goals and policies, and promotes the ability to plan for responsible growth to support local community needs for housing and job creation.

ANTICIPATED IMPLEMENTING PROJECT

The applicant is requesting a foundation component revision from Rural Community to Community Development. The Implementing Project will likely consist of a tentative tract map that identifies a localized community geared towards senior living. The implementing project will focus on providing a housing need within this area of Riverside County which is also located within approximately a half mile from the Florida Avenue corridor. The implementing project will be coordinated with the Riverside County Planning Department and local community members/stakeholders on a thorough planning process that will identify improvements, amenities, and infrastructure that will serve the project itself and the local community.

Land Use Concept

The purpose of the Land Use Concept as shown in **Figure 2** is to provide a land use that respects the adjacent and existing land uses while providing a private senior living development community that is able to access an array of onsite amenities and enjoy the historical large residence as a community center. The private, senior community will generally consist of small lot detached and attached dwelling units that are designed to have easy, multi-modal access to the community center. Lot sizes are generally less than 3,500 square feet to reduce individual maintenance requirements and provide more common area space for the listed amenities. The community center is designed to encourage open space usage and incorporate unique amenities for the residents that may include a community garden, access to the converted mansion estate as the community center, access to the swimming pool, existing pond, tennis/pickle ball courts, and onsite self-storage units. The implementing project will include ample onsite parking for residents and incoming guests as well as NEV parking for onsite circulation.

The focal point of the development will be the preservation of the existing estate and conversion to a community center. The new community center will preserve the Chaudhuri family legacy within portions of the converted structure. Future residents will have the opportunity to learn about the founder, Dr. Kali Chaudhuri, his family, and his family's history. The future Homeowner's Association will oversee the continued preservation of the home, offer portions of the house for bookings and reservations, and coordinate activities and services for the local residents and community utilizing its vast grounds and amenities.

Access points to the project will be proposed along Lake Street, Whittier Avenue, and Pleasant Street. Each access point would include a private gated entry and each entry is connected to an internal local roadway. It is anticipated the project would provide offsite roadway improvements along the frontage of the property with appropriate tapering back to existing. The implementing project application would likely include a tentative tract map, a zone change, and the subsequent technical studies.

FOUNDATION AMENDMENT FINDINGS

As identified within the 2021 Riverside County General Plan, Administration Element – Foundation Amendment Findings, the *“foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision; and that they would not create an*

internal inconsistency among the elements of the General Plan.”

The proposed Foundation change is consistent with the Administration Element findings by identifying “substantial evidence that new conditions and circumstances” are applicable due to the following details, characteristics, and justifications:

1. The FGPA is the initial planning process to support identifying land use opportunities to support the local housing, and more specifically, senior/life-cycle housing needs of the area. The proposed Community Development designation will support additional housing opportunities within a sub-one mile proximity to the Florida Avenue corridor. As identified within the San Jacinto Valley Area Plan, additional housing will support Land Use Policy SJVAP 1.1 of the Florida Avenue Corridor Policy Area.
2. Infrastructure for water and sewer service is available along each roadway access corridor (**See Figure 3 – Existing Infrastructure**). Consistent with Land Use Policy LU5.1, the Specific Plan will identify phasing of the implementing project and each development phase will ensure adequate upgrades and improvements are provided to serve the new development areas and support the local community.

In addition, the following items confirm the proposed foundation changes “do not conflict with the overall Riverside County Vision; and that they would not create an internal inconsistency among the elements of the General Plan” .:

3. The proposed Community Development Component designation would support a logical approach to providing additional housing that is financially feasible for the senior community.
4. The proposed Community Development Component Designation would implement Land Use Policy LU3.3 which encourages the development of a unique community that exhibits a sense of place and quality of design. The implementing project as described will establish a unique opportunity to preserve the historical aspects of the area while creating a special communal membership.
5. The proposed Community Development Component Designation would implement Land Use Policy LU4.1 (a through v) which encourages enhancements to surrounding project areas which would include innovative designs, enhanced streetscapes and landscaping, as well as integration of pedestrian connectivity.
6. The Community Development Component designation would support Land Use Policies LU8.1 by promoting land uses that will support local businesses and commercial centers along Florida Avenue.
7. The proposed Community Development Component Designation would implement Land Use Policy LU9.3 which encourages the incorporation of open space, greenbelt separators and recreational amenities into Community Development areas. By providing for the implementation of a comprehensive tentative tract map and accompanying community center, the implementing project is intended to incorporate conserved open space, greenbelt separators, and recreational amenities to improve the quality of life for the local residents.
8. The proposed Community Development Component Designation would implement Land Use

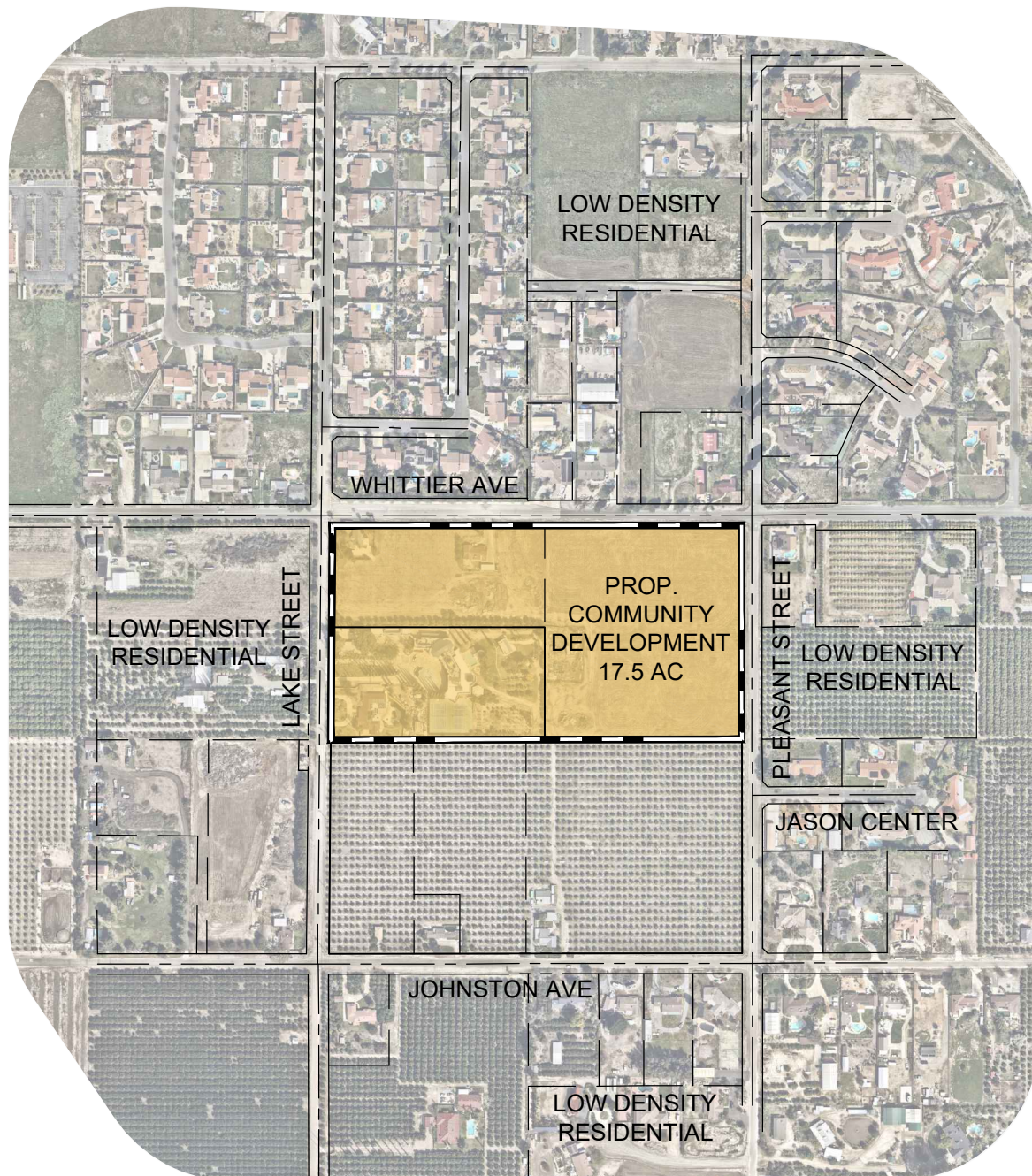
Policy LU13.1 which encourages localized opportunities that help reduce the reliance on automobile transportation and dependency. The implementing project will support a land use that generally includes a reduced VMT, but also provides for local entertainment through the enhanced community center.

9. The proposed Community Development Component Designation would implement Circulation Element Policy C1.4 which encourages the use of existing infrastructure. The implementing Specific Plan intends to set forth a plan for the efficient use of existing and planned infrastructure within proximity to Florida Avenue and adjacent to the site's frontage, thus providing for the logical and efficient extension of roadway, drainage, sewer and water infrastructure facilities and services within this region of the County, see **Figure 3 – Existing Infrastructure**.
10. The proposed Community Development Component designation would support Housing Element Goal 4, Policy H5.3 which encourages development of housing that supports accessibility to seniors. The implementing project is designed to be an age-restricted community that is supported by an enhanced community center and supports the local economy and development of the Florida Avenue commercial-retail centers.
11. The proposed Community Development Component designation would support Healthy Community Policy HC4.2 which promotes services that enable residents to meet their daily needs without driving significant vehicle miles. The implementing project will include localized entertainment within the community center as well as access to businesses, goods, and services within the Florida Avenue corridor less than 1 mile from the project.

FIGURE 1

2024 FOUNDATION GENERAL PLAN AMENDMENT

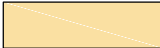
PROPOSED FOUNDATION COMPONENT

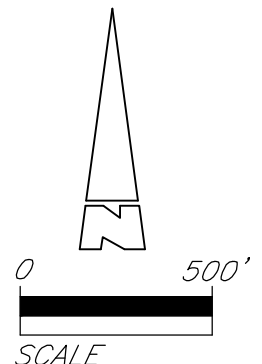


LEGEND

 IMPLEMENTING PROJECT SITE (17.5 ACRES)

RIVERSIDE COUNTY
GENERAL PLAN FOUNDATION COMPONENT

 PROPOSED COMMUNITY DEVELOPMENT FOUNDATION (17.5 ACRES)



KWC ENGINEERS

CIVIL ENGINEERING • PLANNING • SURVEYORS

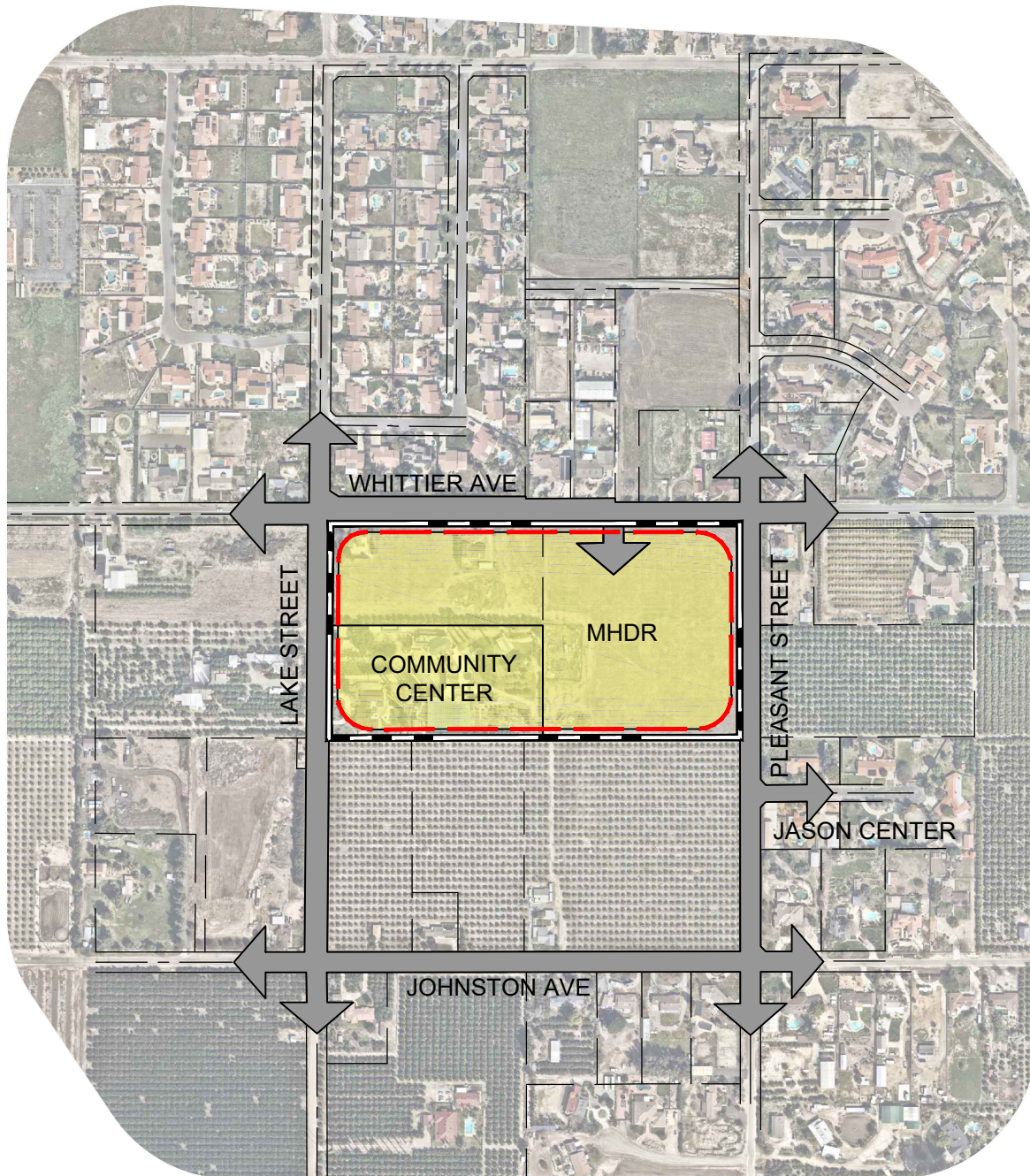
DATE OF LATEST REVISION: 4/3/2024

1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 909-734-2130

FIGURE 2

2024 FOUNDATION GENERAL PLAN AMENDMENT

LAND USE CONCEPT

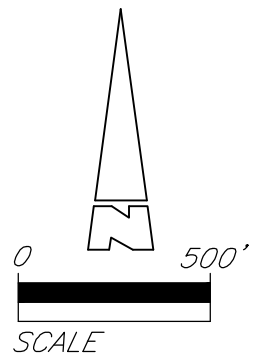


LEGEND:



RESIDENTIAL TENTATIVE TRACT MAP

MHDR MEDIUM HIGH DENSITY RESIDENTIAL

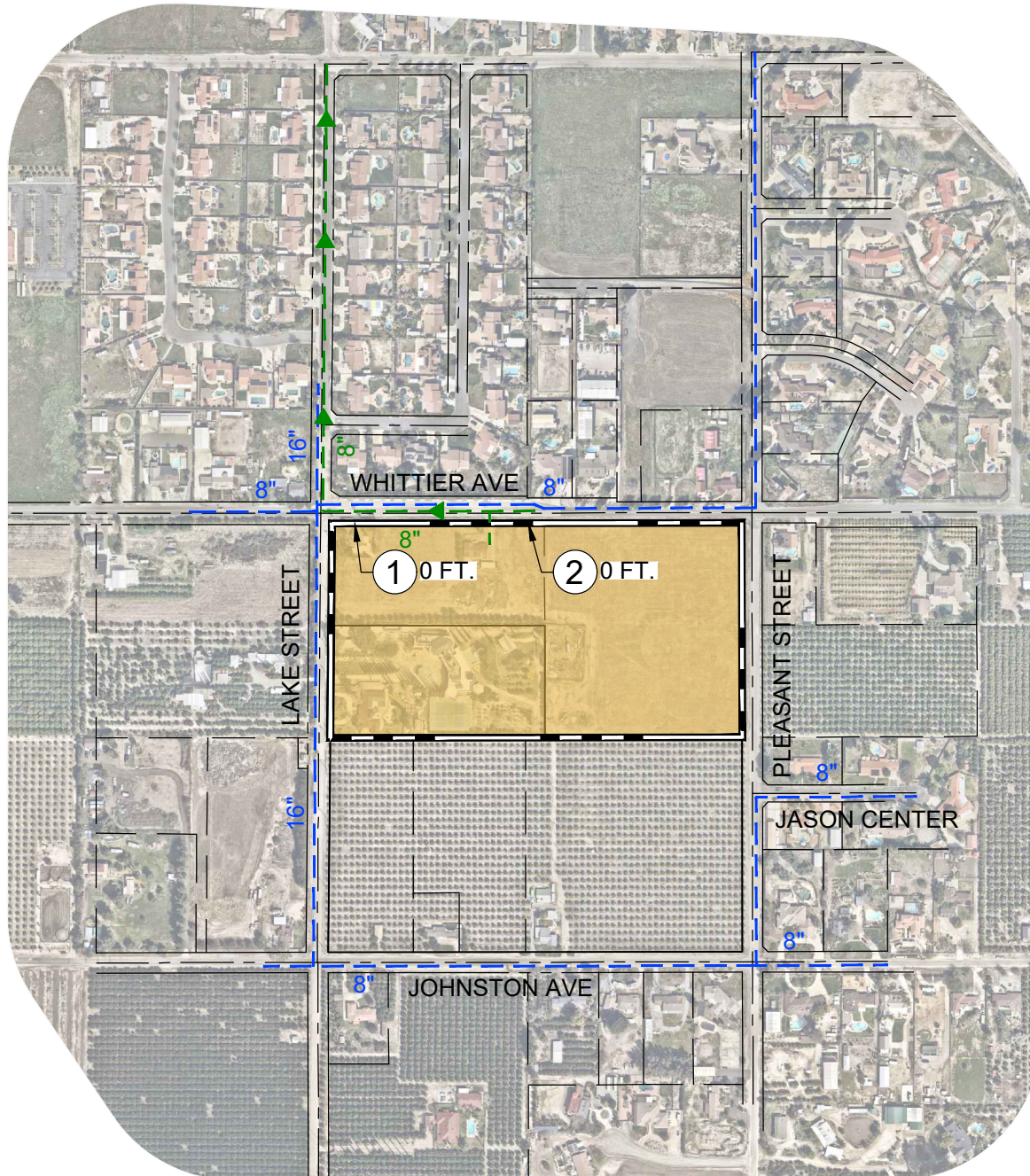


KWC ENGINEERS

DATE OF LATEST REVISION: 4/3/2024

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FIGURE 3 2024 FOUNDATION GENERAL PLAN AMENDMENT EXISTING WATER AND SEWER INFRASTRUCTURE

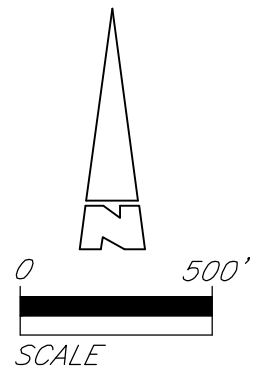


LEGEND

-  PROJECT BOUNDARY
-  COMMUNITY DEVELOPMENT
- LHMWD WATER**
-  EXISTING WATER LINE
- LHMWD SEWER**
-  EXISTING GRAVITY SEWER LINE

DISTANCE TO:

-  EXISTING WATER LINE (0 FT)
-  EXISTING SEWER LINE (0 FT)



PROJECT RELATED PROPOSED UTILITY POINTS OF CONNECTION AND INFRASTRUCTURE UPGRADES WILL BE DETERMINED THROUGH A SUBSEQUENT IMPLEMENTING PROJECT EVALUATION.

DATE OF LATEST REVISION: 4/3/2024

KWC ENGINEERS
CIVIL ENGINEERING • PLANNING • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 909-734-2130

The Residents of Whittier Ave, Lake Street, Johnson Ave. Pleasant Ave. Soboba Ave. and Surrounding areas of the Unincorporated area of Hemet Ca. in Riverside County Hereby

Oppose GPA240036 for the following reasons.

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Sincerely,

Name	Address
1. Kenny Yarnall	26457 AMEN ST HEMET CA
2. Matt Davidson	26404 Lake St.
3. [Signature]	26409 Lake St.
4. Marcia Matthews	26386 Lake St Hemet
5. [Signature]	26355 Lake St. Hemet
6. Rachelle Green	26355 Lake St. Hemet
7. Rick [Signature]	26355 Lake St. Hemet
8. Yolanda Rodriguez	26332 Lake St. Hemet CA 92314
9. Kenneth W. [Signature]	26332 Lake St Hemet CA 92314

10.	Margaret A. Rodriguez	26332 Lake St. Hemet, CA 92544
11.	Muhammed Naveed	26490 Wisdom Dr Hemet, CA 92544
12.	Charles M. M. M.	26418 Wisdom Dr, Hemet, CA 92544
13.	Jim M. Harry	26418 Wisdom Dr Hemet 92544
14.	Willa M. M. M.	264121 RMCN St Hemet
15.	Sylvia Zamora	26483 Amer St Hemet 92544
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Sincerely,

Name	Address
1. <i>John L. Kline</i>	<i>27768 Lake St Hemet</i>
2. <i>Grace E Baker</i>	<i>27768 Lake St, Hemet</i>
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Sincerely,

Name	Address
1. <i>McCallin</i>	<i>42810 Pleasant Hill Blvd Hemet CA</i>
2. <i>Sam King</i>	<i>42810 Pleasant Hill Pl, Hemet, CA</i>
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Sincerely,

Name	Address
1.	Margaret Ortiz. 27717 Lake Street Street Hemet 92655
2.	Edward Ortiz 27717 Lake Street Hemet Cal 92645
3.	
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Sincerely,

Name	Address
1. Stacy Barfoot	42815 Pheasant Hill PI Hemet CA 92544
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Sincerely,

Name	Address
1. Deborah Green	Deborah Green 27790 Lake St. Hemet
2. JAMES GREEN	James M 27790 LAKE ST. HEMET
3. LAURIE HAWKSON	27851 LAKE ST. HEMET
4. CHRISTOPHER J TICHAT	27807 LAKE ST. HEMET 92544
5. Jim Yingst	27850 Lake St, Hemet, Ca 92544
6. Carmen Yingst	27850 Lake St, Ca 92544
7. DALE WILLIAMSON	27828 LAKE ST CA 92544
8. Virginia A. Lisk	27810 Lake St. Ca. 92544
9. Kay Williamsa	27828 Lake St Ca 92544

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Sincerely,

Name	Address
1. Kathryn M. Romeril	43095 Jason Ct. Hemet, CA 92544
2. Kathleen M. JAFFKE	43020 JASON CT Hemet CA 92544
3. Austin Barron	43020 Jason Ct Hemet 92544
4. Abbygail Reedel	43020 JASON CT Hemet 92544
5. Rebecca Schlosser	43155 JASON CT Hemet 92544
6. James L. Romeril	43095 Jason Ct Hemet, CA 92544
7. Kelly R. Lee	43025 Jason CT Hemet CA 92544
8. Marty Soyland	43100 Jason Ct Hemet CA 92544
9. Mary Mellico	43100 Jason Ct Hemet CA 92544

10.	Alvina M. Samers 43150 Jason Ct. Hemet 92544
11.	Christie Lee 43025 Jason Ct Hemet 92544
12.	Patricia Hewitt 42913 Johnston Ave Hemet CA 92544
13.	Robert S Hewitt 42913 Johnston Ave. 92544
14.	Rita Camer 42984 Whittier Ave Hemet 92544
15.	Elizabeth Arellano 43005 Whittier Ave Hemet 92544
16.	Janet Vasquez 43105 Whittier Ave Hemet 92544
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Sincerely,

Name	Address
1. 	27781 Lake St Hemet
2. Michele Stein	27781 Lake St Hemet
3. Natalie Bird	42401 Pleasant Hill Pl
4. 	42801 Pleasant Hill Pl
5. Linda Nelson	25604 Sharp Dr. Apt L
6. Terry Nelson	25604 Sharp Dr. Unit L
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The Residents of Whittier Ave, Lake Street, Johnson Ave. Pleasant Ave. Soboba Ave. and Surrounding areas of the Unincorporated area of Hemet Ca. in Riverside County Hereby

Oppose GPA240036 for the following reasons.

The Applicant has requested a change of the General Plan Foundation from Rural Low Density (LDR) to Community Development Medium High Density (MHDR). This change is not consistent with the surrounding areas and will have a significant impact on the residents of the area. Currently, there is **NO** MHDR designation within one mile or more from the subject property. The surrounding zoning consists of Agriculture, and Residential, R-15000, and R-20000 or greater and all properties are LDR and A-1. The closest adjacent properties to the subject parcels are one acre or larger properties with values of \$900,000 or greater. Changing the subject Parcels to MHDR could potentially reduce values for the adjacent residents that have spent their hard-earned money to gain the equity in their properties that were long-established low-density A-1 and R-20000 community. There have been no Studies provided by the applicant that would support the Change. MHDR or high-Density development is a way for the applicant to develop Multifamily units. High Density or Multifamily development will create an additional burden for the already stressed-out county services such as police, and transportation and create an influx of traffic from all levels of a Multi Family development from trash to guests to crime. Multifamily and High-Density development is a wrong fit for this community and would be a great injustice and morally irresponsible for county planning staff, Commission, and County Supervisors to allow this Change to move forward. We ask that the County deny the request and keep the Low-Density General Plan Foundation to remain in place.

Sincerely,

Name	Address
1. Jim & Anne	27768 Lake St Hemet
2. Grace & Baker	27768 LAKE ST, Hemet
3. Edward L. Laughlin	27800 Hemet St. Hemet Ca.
4.	
5.	
6.	
7.	
8.	
9.	

The Residents of Whittier Ave, Lake Street, Johnson Ave. Pleasant Ave. Soboba Ave. and Surrounding areas of the Unincorporated area of Hemet Ca. in Riverside County Hereby

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Sincerely,

Name	Address
1. <i>John L. Kline</i>	<i>27768 Lake St Hemet</i>
2. <i>Gloria E. Baker</i>	<i>27768 Lake St, Hemet</i>
3. <i>Jan L. H. L.</i>	<i>27875 Hemet St, Hemet</i>
4. <i>Susan P. Highland</i>	<i>27875 Hemet St, Hemet</i>
5. <i>Guthrie A. Howard</i>	<i>27874 Hemet St. Hemet</i>
6. <i>Carl L. Higgins</i>	<i>27710 Hemet St. Hemet</i>
7. <i>[Signature]</i>	<i>27710 Hemet St. Hemet</i>
8. <i>[Signature]</i>	<i>27874 Hemet St 92544</i>
9. <i>[Signature]</i>	<i>27870 Hemet St 92544</i>

From: [Dennis Massey](#)
To: [Brady, Russell](#)
Subject: Chaudhuri Development Valle Vista Notification Request
Date: Wednesday, January 8, 2025 4:00:05 PM

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

To: R. Brady, Riverside County Planning Dept. and The Honorable Chuck Washington, Riverside County Supervisor, District 3

Opposition to Proposed Plan by Dr. K.P. Chaudhuri for a Convalescent Hospital plus 40 high density townhomes/duplexes in the unincorporated area of Hemet, Valle Vista, CA.

Dear Mr. Brady and Supervisor Washington,

I am writing to you in opposition to the proposed plan by Dr. K.P. Chaudhuri to develop a convalescent Hospital with 40 high density townhomes/duplexes. Please provide me with instructions on participating in the public hearing via Zoom.

My opposition to Dr. Chaudhuri's proposal resides in the fact that the existing homes in the area are zoned rural/agricultural and the general plan calls for the continuation of the low density rural/agricultural zoning. Dr. Chaudhuri no doubt built his mansion in this desirable agriculturally flavored area due to its current zoning and beautiful neighborhoods. Besides which the construction of his mansion is consistent with his personal flamboyance and "over the top" architectural design which no doubt will present difficulties to sell. That is not the neighbors problem, and they should not have to suffer in both lifestyle and economic loss to their property values so that he doesn't have to try and find a buyer for that horrid example of conspicuous consumption. Why would Riverside county approve such a drastic change to the General Plan? It is my opinion that this is his way to maximize the return on his investment it took to build that monstrosity of a mansion. There aren't a lot of folks who would jump at buying his Valle Vista residence.

While my opposition to his plans are related to the proposed inappropriate use of his property in light of the current zoning and negative impact with regard to traffic, light pollution, noise pollution, and his total disregard for his neighbors property values... my family has already been negatively impacted by his influence in our valley. My wife was in the group of employees at Hemet Hospital who lost her pension in his take over of the hospital after being promised by the administration that it would be safe. His tactics that were used in the purchase of Hemet Hospital are consistent with the tactics he used in the purchase of other hospitals in Orange County. Taking employees pensions in his "take-overs" appear to be part and parcel of his playbook, and demonstrates he doesn't have an altruistic bone in his body. He doesn't give a flip about our community and don't kid yourself into thinking he does. How much will county officials continue to allow this predator businessman to take advantage of Hemet Valley residents?

Please vote no on Dr. Chaudhuri's proposed development. It is not consistent with the surrounding areas current zoning.

Thank you,

Bea and Dennis Massey
44444 Zachary Court
Hemet, Ca. 92544

Sent from my iPhone

From: [Melissa Snow](#)
To: [Brady, Russell](#)
Subject: Hemet Citrus REZONE
Date: Thursday, January 9, 2025 1:06:09 PM

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

Good Morning,

I am writing to express my concern about the proposed rezoning in the county area east of Hemet to make way for the Citrus Valley Project. I live on Lake Street which is the street that will become the thoroughfare if Dr. Chaudhri's Citrus Valley Project comes to fruition. This project will not raise the standard of living in Hemet, it will only make it worse. Thousands of units in a very small area will create an even bigger traffic nightmare than already exists in Hemet. If the rezoning happens and the project goes through, my home value will plummet. I am a single mother and cannot afford to move, but I will be forced to do so if this happens. Urbanization of an area is only good if it adds to the community overall. This project will not do that. Added traffic, added noise, added foot traffic, added crime, added emergency services needed, no parking, and not enough infrastructure will devastate the community. The Riverside County Sheriff and Riverside County Fire Departments are already stretched to their breaking point in the county areas of Hemet and now there is a plan to rezone and add thousands more people to police and protect? How can that be managed? Please Please vote no on rezoning for this project.

Sincerely,

Melissa Snow
26296 Lake Street
Hemet, CA 92544

From: [Brady, Russell](#)
To: [darlene edwards](#)
Cc: [Mora-Rodriguez, Elizabeth](#)
Subject: RE: Oppose Zone Change Valle Vista
Date: Monday, January 13, 2025 10:39:20 AM

Comments received and they will be provided initially to the General Plan Advisory Committee (GPAC) for consideration. Following the GPAC consideration of the Foundation General Plan Amendment for Initiation, it will then be considered by the Planning Commission, and then by the Board of Supervisors for Initiation.

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Thanks

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



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

From: darlene edwards <darrae58@gmail.com>
Sent: Friday, January 10, 2025 3:46 PM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: Fwd: Oppose Zone Change Valle Vista

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.

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

From: **darlene edwards** <darrae58@gmail.com>

Date: Fri, Jan 10, 2025 at 3:43 PM
Subject: Oppose Zone Change Valle Vista
To: <d3email@rivco.org>

Dear Mr. Washington,

I am opposed to changing the Zone from the current low density to medium high density. Here are a few of my reasons:

Over extended emergency services,

Traffic congestion,

Lack of water,

Disruption of peaceful living for those living in close proximity.

Thank you for your consideration. I have lived in East Hemet/Valle Vista area for over 56 years and would like to continue to enjoy the peaceful atmosphere here.

From: [Jamie Fibiger](#)
To: [Brady, Russell](#)
Subject: GPA240053
Date: Monday, January 13, 2025 10:13:15 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.

Good Morning- As local residents of Glenoak Hills, my wife and I are vehemently opposed to any zoning change that would bring further development to an area like the one proposed. We do not have the water or necessary infrastructure to support it and there is no viable reason the zoning should be changed.

If you can get the developer or the city of Temecula to repave existing roads, repair all pot holes, and fix the myriad of drainage issues, maybe it's worth consideration. In other words, lay out what benefit this could possibly provide as it pertains to increased traffic, noise pollution, light pollution, and overall strain on limited natural resources.

Bad idea and should be rejected so we don't waste our tax money talking about it.

Thank you.

James D. Fibiger
38255 Calaveras Rd
Temecula, CA
92592

From: [Jonathan Dohrman](#)
To: [Brady, Russell](#)
Subject: Re-zoning in Temecula Wine Country
Date: Monday, January 13, 2025 10:02:21 AM

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

Hello Mr. Brady,

My name is Jonathan Dohrman. I just heard about a meeting that is taking place today about a re-zoning project in wine country that directly impacts my family and property on Mesa Rd.

Also, what is the reasoning why I have not heard about this other than from a neighbor on social media? Please send me any and all information. I would also like a link to the meeting today. On short notice, I cannot make it to Riverside.

Thank you,
Jonathan Dohrman

From: [Brady, Russell](#)
To: [Lacey Andel](#)
Cc: [Mora-Rodriguez, Elizabeth](#)
Subject: RE: GPA 240036 - Chaudhuri
Date: Monday, January 13, 2025 10:41:17 AM

Comments received and they will be provided initially to the General Plan Advisory Committee (GPAC) for consideration. Following the GPAC consideration of the Foundation General Plan Amendment for Initiation, it will then be considered by the Planning Commission, and then by the Board of Supervisors for Initiation.

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Thanks

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



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

From: Lacey Andel <lanel23@gmail.com>
Sent: Monday, January 13, 2025 8:30 AM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: GPA 240036 - Chaudhuri

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

Good morning Mr. Brady,

I hope this message finds you well. My name is Lacey Andel, and I am a resident of the neighborhood where Dr. Chaudhuri is proposing a zoning change to his property to convert it into a commercial business.

My husband and I have three young children under the age of 13, and we have cherished living in this neighborhood for over four years now. One of the many reasons we love it here is because of the quiet, safe, and low-traffic environment, which allows us to take our children on bike rides and walks. I also feel comfortable walking alone for exercise, as do many of our neighbors who enjoy the same routine every morning.

Our neighborhood is predominantly agricultural, with numerous grapefruit and orange groves that are essential to our neighbors' livelihoods. One of these groves borders Dr. Chaudhuri's property line, and we are deeply concerned that the proposed construction and increased traffic could adversely affect the productivity and success of these groves. With all due respect, Dr. Chaudhuri has multiple sources of respectful income, and we question why he would potentially jeopardize our neighbors' primary source of income.

We take pride in the mutual respect and sense of community that exists within our neighborhood—qualities that are increasingly rare in today's world. I am writing to earnestly request that you, the rest of the planning committee, and the Riverside County Board of Supervisors consider our opposition to this zoning change. We hope you will choose to preserve the unique and serene character of our neighborhood by opposing GPA240036.

Thank you for your time and consideration. I sincerely hope you will support us in maintaining our small slice of heaven.

Respectfully,
Lacey Andel
951-538-1135
Sent from my iPhone

From: [Marilyn Horton](#)
To: [Brady, Russell](#)
Subject: GPA 240053
Date: Monday, January 13, 2025 11:13:30 AM

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

Mr. Brady and Staff,

Please carefully consider the impact of Rezoning changes on the existing residents of this long established rural area. The rural character would be adversely affected with massive overloaded environmental changes of 'city infrastructure' that would be required to support a medium to high density change in population in this rural environment. Not to mention the excessive burden of traffic, noise and general disturbance to the environment, wildlife and quality of life. Our chosen life style is quite rural away from houses jammed together.

This development belongs in an established area of like kind housing and density and not in rural areas.

Preserve the rural areas!

Move the development closer to Hemet, San Jacinto, Winchester, Perris and like kind similar areas with established neighborhoods and infrastructure to support the added population.

Traffic now at 'rush hours' is overwhelming on Mesa and Sage and quite unsafe at the speeds travelled on these hilly, narrow roads. No more can be expected on these roads or even more accidents will happen. Mesa would have to go to a four lane road with traffic lights. There is not room to widen this road. It will become a death zone to travel upon this road. Additionally most of the access roads to Mesa and Sage are dirt, narrow and NOT maintained by the County. More costs to be factored in by the County.

Bottom line is this rezoning is a very bad idea from every angle.

Thank you for your considerations,

Marilyn Horton
38141 Seneca Cir.,
Temecula, 92592.

From: [Brady, Russell](#)
To: [Annette Bramlett](#)
Cc: [Mora-Rodriguez, Elizabeth](#)
Subject: RE: Chaudhuri Development Valle Vista Notification Request
Date: Friday, January 10, 2025 7:31:29 AM

Annette, comments received and will be provided initially to the General Plan Advisory Committee for consideration on the Initiation of this Foundation General Plan Amendment.

Based on the subject line of your email, are you wanting to be notified of future meetings on this Foundation General Plan Amendment? If so, please confirm and whether you want such notification by email or regular mail and the address if by regular mail.

Thanks

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



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

From: Annette Bramlett <annettebramlett22@gmail.com>
Sent: Thursday, January 9, 2025 8:00 PM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: Chaudhuri Development Valle Vista Notification Request

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

Dear Mr Brady

I live in east Hemet one block from this proposed development. And I am very disturbed that this project has made it this far.

My husband and I have lived in this area for over 25 years and regularly ride horses down these streets. With this project it will make it impossible to ride in that area with the unpredictable traffic conditions and sirens that might occur. It would make riding with my grand daughter so stressful. And that is only one of the many reasons I strongly oppose it.

We live on a road that isn't even paved properly. The county only chip sealed it and the drainage runoff from more developed area would only cripple Soboba Rd to the north west more than it

already is during the winter months

We do not need a development of this nature in a rural area. It would be more suited to build more towards town.

Mr Chaudhuir is merely trying to make money on already purchased property that was originally started to be his residence but he has moved.

Please do not let this development continue.

Sincerely

Annette and Ray "Manny" Bramlett

43112 Nuckolls Ct, Hemet, CA 92544

951 809-3551

From: [Brady, Russell](#)
To: [Rebecca Schlosser](#)
Cc: [Mora-Rodriguez, Elizabeth](#)
Subject: RE: general plan amendment no. 240036(GPA240036)
Date: Monday, January 13, 2025 10:39:43 AM

Sounds good, we will plan to see you at the meeting.

Russell Brady

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



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

From: Rebecca Schlosser <bubagram2@gmail.com>
Sent: Friday, January 10, 2025 3:50 PM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: general plan amendment no. 240036(GPA240036)

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.

Russell Brady, I am responding to the letter I received that Kali P. Chaudhuri request a zoning change. I am opposed to this zone change. I will attend the January 13 meeting and list the reasons why the change in zoning will impact my life and the quality of life in East Hemet.

I look forward to expressing my concerns to the board members.

Rebecca Schlosser
43155 Jason Ct
Hemet, CA 92544

From: [Ted Petrich](#)
To: [Brady, Russell](#)
Cc: [Mora-Rodriguez, Elizabeth](#); [Washington, Chuck](#)
Subject: Re: Chaudhuri Development Valle Vista / GENERAL PLAN AMENDMENT NO. 240036 (GPA240036)
Date: Sunday, March 2, 2025 11:59:53 AM

Mr. Brady,

I would like to add the following comments from recent (today & yesterday) FaceBook posts. As it is from social media and not verified, take it for what's worth. Based on writing style, I believe it initially was written by one employee and updated by another. Both contributors were anonymous, I assume fearing reprisals. It supports a comment made at the GPAC January 13, made by phone by a nurse who works at the hospital in Hemet owned by Dr. Chaudhuri. However, I personally believe what was said and the Hemet Fire Dept did come to the hospital to check for an odor investigation.

The FaceBook post illustrates how poorly Dr. Chaudhuri supports and manages his businesses. He has the reputation of not financially supporting his understaffed hospital and I see no reason to believe he'd do any better with a convalescent hospital /retirement community. As I have mentioned in the past, I believe he is simply attempting to cash out of a home he no longer wishes to live in and cannot find a buyer for.

Additionally, again I cannot verify the truth of this, but I have read that some 20 years ago the Catholic Church which is a half mile from Dr. Chaudhuri's home wanted to build retirement homes on land it owned adjacent to the church and Dr. Chaudhuri fought against it. Hmmmmm, I guess it's different when you want to do it.

Following my name I will insert a copy of the recent FaceBook post referring to Hemet Global Medical Center (Hemet Hospital).

Sincerely,

Theodore Petrich
43152 Nuckolls Ct.
Hemet, CA 92544

UPDATE 3 HEMET HOSPITAL FROM ANOTHER EMPLOYEE

Please please keep me anonymous.

So far what's said it's true. Too many pts have been moved from multiple floors. ICU has been closed and pts transferred to CCU and PACU not ED. This has caused the hospital to cancel surgeries for days. 5th floor which is Telemetry was closed and patients were transferred to their 2nd floor which has been closed for years.

The equipment in that hospital malfunction more than half the times and you have staff trying to figure out how to properly manage that equipment to make it work. The Owner refused to invest money to fix the hospital. That's why this problem is happening and now we are all suffering from staff to patients over the lack of care for the hospital.

Staff questions management but they get nowhere. We aren't even being told what's really happening 100%. CMS has been in the hospital finding one issue after the next. I believe we need to report this to Medicare, osha and anyone higher up because this can't continue to happen. We care for our patients but when management is restricting us to information is hard. This hospital needs to either be shut down or sold.

As nurses, we are asking our union what we can do but all they say is that they are happy that they are fixing it but that's it. What about our rights ? We pay dues. What are we supposed to do when it's our health on the line? They aren't educating us on what to do or what we could do.

Update 2

The number of people with carbon monoxide poisoning is increasing during today according to a source in the hospital

Update 1

From a employee who wants to stay anonymous at Hemet Hospital

The ICU has mold so they had to shut down ICU and move all the patients. The fifth floor has mold. They had to shut down the fifth floor and then we have legionella disease in the AC system that they've known about for about a year and they went to try to fix it but never looked into it after and it was still there and then we were getting carbon monoxide in the ER because of How they were trying to circulate the air in the ER. That's why the doctors are passing out and I started getting a headache and was nauseous. A bunch of the other nurses were getting headaches and was nauseous and then that's why fire was called out to check.

Original story below.

Something strange is going on at Hemet hospital .

Action Eye News has been receiving lot of calls about an issue at Hemet Hospital .

Last night Hemet fire was dispatched to Hemet hospital for an odor investigation and action eye news has been receiving lot of inquiries about what's happening at Hemet hospital.

Whatever this odor is it is causing alot of people to get sick at the hospital including 2 ER doctors who got sick with one dr passed out while with a patient and about hit the floor but some one caught him .

The ICU units are closed and the ICU patients were moved to the ER. Close to around 20 nurses came down sick during their work shift and was also checked in along with the 2 doctors.

Patients on floors are being moved to other floors.

The emergency room was evacuated for a long time period then was returned back after the AC and ventilation were shut off and portable AC units were brought in along with large swamp coolers.

With all this happening the hospital is still accepting patients and not diverting to other hospitals.

The hospital is not answering questions and are instructed not to discuss the issue to anyone outside of staff.

This has been going on all night last night.

On Mon, Jan 13, 2025 at 10:42 AM Brady, Russell <rbrady@rivco.org> wrote:

Comments received and they will be provided initially to the General Plan Advisory Committee (GPAC) for consideration. Following the GPAC consideration of the Foundation General Plan Amendment for Initiation, it will then be considered by the Planning Commission, and then by the Board of Supervisors for Initiation.

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Thanks

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

How are we doing? Click the Link and tell us

-----Original Message-----

From: T Petrich <tpetrich@gmail.com>

Sent: Sunday, January 12, 2025 2:13 PM

To: Brady, Russell <rbrady@RIVCO.ORG>

Subject: Chaudhuri Development Valle Vista Notification Request

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Mr. Brady,

In case I am unable to attend tomorrow's Planning Department meeting regarding Dr. Chaudhuri's request to rezone his residence and adjoining land to build a 6-story convalescent hospital and 40+ townhouses/duplexes, I would like to express my opposition to it.

When Dr. Chaudhuri purchased his home in East Hemet / Valle Vista, he did so for the same reasons many of us did. To enjoy a semi-rural lifestyle. Surrounding much of his property are one half and one acre single resident homes and citrus orchards. It is the last such neighborhood in the San Jacinto Valley. Rezoning his property to allow a 6-story building along with high density duplexes would not only destroy our "rural" setting, it would severely affect our home values.

Dr. Chaudhure and his KPC Mgmt has the reputation of not financially supporting his existing projects. Hemet Hospital (Hemet Global Medical Center) is a perfect example. Aging equipment, the cheapest management software for nursing, and way understaffed; along with a terrible local reputation. Why would his retirement center be any different?

This rezoning request of his is another example of him attempting to squeeze money out of our community. He is simply attempting to "cash out" of a residence he no longer wishes to reside in. His plan to turn his home into the recreation center/dining room for a retirement complex shows this. It is such a gaudy thing, I doubt he'd easily find a buyer for it.

I believe he initially purchased the land surrounding his home simply to have a buffer, preventing anyone building next to him. Now that he wants out of the area he has no concern for his old neighbors who remain. The land he owns adjoining his home could be tastily developed into homes with 1/2 acre lots, but, no, he wants to change its zoning from Low Density Residential to High Density Residential. Please do not allow this.

Sincerely,

Theodore Petrich
43152 Nuckolls Ct
Hemet, CA 92544

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addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

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County of Riverside California <<http://www.countyofriverside.us/>>

From: [Brady, Russell](#)
To: [T Petrich](#)
Cc: [Mora-Rodriguez, Elizabeth](#)
Subject: RE: Chaudhuri Development Valle Vista Notification Request
Date: Monday, January 13, 2025 10:42:04 AM

Comments received and they will be provided initially to the General Plan Advisory Committee (GPAC) for consideration. Following the GPAC consideration of the Foundation General Plan Amendment for Initiation, it will then be considered by the Planning Commission, and then by the Board of Supervisors for Initiation.

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Thanks

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

How are we doing? Click the Link and tell us

-----Original Message-----

From: T Petrich <tpetrich@gmail.com>
Sent: Sunday, January 12, 2025 2:13 PM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: Chaudhuri Development Valle Vista Notification Request

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Mr. Brady,

In case I am unable to attend tomorrow's Planning Department meeting regarding Dr. Chaudhuri's request to rezone his residence and adjoining land to build a 6-story convalescent hospital and 40+ townhouses/duplexes, I would like to express my opposition to it.

When Dr. Chaudhuri purchased his home in East Hemet / Valle Vista, he did so for the same reasons many of us did. To enjoy a semi-rural lifestyle. Surrounding much of his property are one half and one acre single resident homes and citrus orchards. It is the last such neighborhood in the San Jacinto Valley. Rezoning his property to allow a 6-story building along with high density duplexes would not only destroy our "rural" setting, it would severely affect our home values.

Dr. Chaudhuri and his KPC Mgmt has the reputation of not financially supporting his existing projects. Hemet Hospital (Hemet Global Medical Center) is a perfect example. Aging equipment, the cheapest management software for nursing, and way understaffed; along with a terrible local reputation. Why would his retirement center

be any different?

This rezoning request of his is another example of him attempting to squeeze money out of our community. He is simply attempting to "cash out" of a residence he no longer wishes to reside in. His plan to turn his home into the recreation center/dining room for a retirement complex shows this. It is such a gaudy thing, I doubt he'd easily find a buyer for it.

I believe he initially purchased the land surrounding his home simply to have a buffer, preventing anyone building next to him. Now that he wants out of the area he has no concern for his old neighbors who remain. The land he owns adjoining his home could be tastily developed into homes with 1/2 acre lots, but, no, he wants to change its zoning from Low Density Residential to High Density Residential. Please do not allow this.

Sincerely,

Theodore Petrich
43152 Nuckolls Ct
Hemet, CA 92544

Chad Fontes

01/02/2025

26094 Elderwood PL

Hemet, CA 92544

951-867-2109

To the Riverside County General Plan Advisory Committee and whom else it may concern,

The proposed general plan amendment NO. 240036 is requested to be considered for initiation with a public hearing to be held on January 13th 2025. Applicant is requesting a plan amendment to allow a rezoning of his property(ies) from rural community low-density residential to Community Development: Medium High Density Residential.

This potentially rezoned area would be completely surrounded by low-density residential land and agricultural lands. As a taxpaying homeowner in this area, I and many other residents stand against this potential amendment to the general plan which currently “seeks to recognize existing and future agricultural as important and vital components of the land use pattern. (San Jacinto Valley Area Plan pg.29 of 60). Our stance against this proposal is manifold:

1. The zone change is inconsistent with the San Jacinto Valley Area Plan.
2. This is a rural community surrounded by a beautiful landscape, farms, and citrus groves. The zone change will not be consistent with surrounding uses. Property values in the immediate area will decrease as the rural nature of the community is one of its greatest assets and considered of high importance to potential homebuyers.
3. The community currently does not possess the infrastructure to support a medium-high density surge of residents.
4. Applicant has not demonstrated the need or benefits of/to the community of the proposed amendment.
5. Applicant has not demonstrated that appropriate land cannot be found elsewhere for such a project.

We intend to demonstrate the above five points as an apology against the proposed rezoning and a defense of the current state of the community adjacent and nearest the proposed rezoned area.

1) To build a six-story senior apartment complex in this area is incompatible with the current and longstanding state of this community as well as the stated goals of the 2015 San Jacinto Valley Area Plan. To quote the area plan in several places:

“This community is an urban extension to the east from the City of Hemet. It has a core of older single family residential development, interspersed with mobile homes on small lots. Florida Avenue, lined with locally oriented businesses and commercial uses, bisects this community. This

area also includes Hemet High School. Some vacant land still exists within this community to accommodate further infill development of both a residential and commercial nature”

“This area plan, while limiting intense forms of urban development, also seeks to recognize existing and future agricultural activities as important and vital components of the land use pattern. Residential uses and agriculture are potentially incompatible and often times lead to complaints by local residents of offending odors, noise, flies and the like.”

The reason an amendment consideration is being requested at all is because this proposed rezoning stands diametrically opposed to the current state of the community and its surrounding areas. Nothing about this proposed rezoning is representative of “single family residen(cy) or mobile homes on small lots.” This is a rural neighborhood.

2) A six-story building and the other aspects of the proposal do not fit in with the community as a whole. This building and its appurtenances will impede views of surrounding neighbors. Photos of this can be provided if necessary. Further, it is unbecoming to place a convalescent home in the middle of citrus groves. As stated, this is a rural farming community. There is no place for a medium-high residency area here. Farming communities have a particular allure and draw for certain homebuyers.

I find this area appealing due to the landscape, the lack of large amounts of people, the greenery in the spring, the smell of the orange groves when the trees are blooming, and the relative ease with which one can travel by automobile in this area. This is to be contrasted even with the west side of the city of Hemet which is much higher density. The community is also quiet. A sudden influx of light and sound pollution as well as the sudden influx of many vehicles into this small and rural community will affect the way of life for all who live here and decrease the quality and enjoyability of living in this area. It will fundamentally change the nature of this small community in East Hemet/ Valle Vista. What the people here have always referred to as “the orange groves” will now be blighted with a large senior living complex if this rezoning is allowed to proceed.

3) There are very few roads leading into this side of Hemet/ the county area where the rezoning is being requested. The county will have to pay to get improved roads, lighting, and other infrastructure in place to support a project of this magnitude. Have any community/ environmental impact studies been done in this area? As a rural farming community, the infrastructure here is limited. Will the applicant be willing to pay for all of this? What will the county be requiring of him if this plan is to proceed and be approved?

4) The demographics of Hemet and the area where the proposed rezoning is located are changing. This is no longer primarily a retirement community. It is primarily a single-family community – and specifically in the case at hand – a rural farming community. There is no need for a new senior living home here. A quick glance at the last census data will confirm this. For the applicant to argue that this is a “community development” is ludicrous. This amounts to what is fundamentally a CHANGE in the community. A development to be sure, but not one that conforms to the established norms and expectations of the residents of this community nor with what the San Jacinto Valley Plan has set forth.

While I am sure the proposed rezoning may be appealing to the county on account of the potential tax revenue provided by a large influx of citizens and whatever taxes may be levied against

the applicant for the development of these properties, this cannot be held in greater esteem than the desires and needs of the community at large. The community surrounding the proposed rezoning is opposed to this rezoning.

5) The San Jacinto Valley Plan currently states “There are also a number of areas designated for higher density residential development; in most cases, these designations reflect existing apartments or mobile home parks.” Therefore, it is the author’s position that the applicant can and should proceed with his plans by purchasing and altering land already designated and zoned for the proposed use. The applicant currently desires to change his current properties when those already properly zoned exist for such use. There is no reason that the applicant cannot sell his current properties and purchase those designated for his desired use and plans if that is something he so desires.

In summary, there are many reasons that this application should be denied. This is a longstanding rural farming community filled with single-family residences. The proposed rezoning does not comport with the San Jacinto Valley Plan, and thus should be denied an amendment on this basis alone. The proposed development would fundamentally change the nature of this community and thus negatively affect property values and the overall quality of life of current residents. Please do not proceed with considering this proposed amendment to allow the creation of this senior community. See the picture below detailing the current community. The area is low density residential with farms directly adjacent to the property. Further, don’t punish the potential seniors who would live in such a place with the bugs and smells associated with a farming community! Don’t allow one man to change the fabric of our small rural farming community. Please.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chad Fontes', with a stylized flourish at the end.

Chad D. Fontes



From: [Cathy Anady](#)
To: [Brady, Russell](#)
Subject: Chaudhuri Development Valle Vista Notification Request
Date: Sunday, January 5, 2025 3:34:49 PM

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

I oppose this proposed appeal to change zoning.

Changing the zoning of this property will DRAMATICALLY damage the quality of life for the people living in East Hemet. This is a rural residential area and should be respected as such. A high-rise medical facility with the accompanying traffic and noise will be completely out of place in this quiet, established neighborhood.

This, along with the proposed Citrus Valley Development, is more suited for areas closer to existing infrastructure (i.e. roads, businesses, like-facilities) and away from our cul-de-sac end of the valley.

I ask for your reasonable and just action on this matter.

Cathy Anady
26620 Rim Road
Hemet, CA 92545

Sent from my iPhone

From: [Frances Orr](#)
To: [Brady, Russell](#)
Cc: [Michael Orr](#)
Subject: Chaudhuri Development Valle Vista Notification Request
Date: Sunday, January 5, 2025 4:36:21 PM

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

Stop this travesty. This is a further degradation of our Valley.
This ill fated “development” changes the environment and is not an enhancement for the community.
What happened to “do no harm”?

Respectfully
Frances Orr
Hemet. 92543.
Sent from my iPhone

From: [Jennifer Cole](#)
To: [Brady, Russell](#)
Subject: Chaudhuri Development Valle Vista Notification Request
Date: Sunday, January 5, 2025 3:45:07 PM

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

I openly oppose this development. I know water is an issue with the groves, but I really don't think we need a high rise in our neighborhood.

Jennifer Cole

From: [Kathryn Romeril](#)
To: [Brady, Russell](#)
Subject: Opposition to GPA240036
Date: Tuesday, January 7, 2025 4:26:32 PM

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

Hello,

I am writing to express my opposition to the proposal by Dr. Chaudhuri to change the General Plan from low density agriculture to high density. Our family has lived on Jason Court for 22 years right across Pleasant Street from his property. I am second generation born and raised in this valley. If approved it will change the way of life for all of us in the east Hemet area. We live in our forever homes out here for the quiet, open space, rural living we paid for. Our property values will plummet and cause a loss of equity. The landscape will forever change if this zoning change is allowed, not only paving the way for Chaudhuri's massive plan but others who will soon follow to carve up one of the last picturesque portions of our great valley. Change and progress are inevitable, but it must be done with great care, thought and mindfulness to make the right choices for generations to come. Please proceed with forethought, deny the request and keep east Hemet zoned low density. When the wrong choices are made with the environment and the damage is done, there is no second chance to get it right.

Sincerely,
Kathryn Romeril

From: [Kendyl Houdyshell](#)
To: [Brady, Russell](#)
Subject: Chaudhuri%2%0Development%2%0Valle%2%0Vista%2%0Notification%2%0Request
Date: Sunday, January 5, 2025 1:58:56 PM

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

This is an atrocious plan with no consideration for people or property in the Valley Vista area. There are plenty of vacant buildings in the city of Hemet that could accommodate his greedy plan. He cares nothing about the patients, staff or citizens of Hemet. This would not happen in Temecula. The West end of the valley is being over built already. To keep the beautiful orange groves and less dense housing is what makes people want to visit the area. Please have consideration for the folks that care about quality of life and preserving nature.

[Sent from AOL on Android](#)

From: [Leigh Ann Ratliff](#)
To: [Brady, Russell](#)
Subject: Chaudhuri Development Valle Vista Notification Request
Date: Sunday, January 5, 2025 12:46:35 PM

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Please do not allow this development to be approved. Dr Chaudhuri's motivation is so selfish....trying to sell his unsaleable monstrous property, or reuse it so he can gain more money. Look at what he's done to our hospital. My husband died there. It is now a third world entity. Would you allow a loved one to go there? East Hemet is a rural community with horses, cattle, goats, etc. If this type of senior center is really needed in a community that is actually transitioning from a senior one to one of young families, please look to the many vacant properties in the City of Hemet, San Jacinto, and to the North and West. There is plenty of land for Dr Chaudhuri to build an additional source of income on, without disturbing and ruining a long established, quiet, rural part of Riverside County. There is not the infrastructure for this kind of business without the County having to pay out a lot for roads, sewers, etc.

Thank you for your consideration.

Leigh Ann Ratliff
Sent from my iPhone

From: [michael willis](#)
To: [Brady, Russell](#)
Subject: Chaudhuri Development Valle Vista Notification Request
Date: Sunday, January 5, 2025 1:16:04 PM

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

Stop this guy from destroying hemet

Mora-Rodriguez, Elizabeth

From: Samantha Carniglia <samantha.carniglia@verizon.net>
Sent: Sunday, January 5, 2025 12:34 PM
To: Brady, Russell
Subject: Oppose Chaudhuri Development Valle Vista Notification Request

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

As a resident who was born at Hemet Hospital and has lived on the East side of Hemet for most of my life and has raised our family here, we are completely opposed to Chaudhuri ruining our community. This type of development has no business being in a residential neighborhood where we walk, visit friends, and attend church. Dr. Chaudhuri's only desire is money and he does not have any interest in improving people's lives. We do not have the services in place to tend to the increase in traffic or population. Please don't allow this development to go through, it will destroy our east end community.

Samantha Carniglia



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

(ID # 28222)

MEETING DATE:

Wednesday, July 30, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036 (GPA240036) – Applicant: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – Existing Zoning: A-1-5 (Light Agriculture, 5-Acre Minimum) – Existing Land Use: Rural Community: Low Density Residential (RC: LDR) – Location: South of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for residential development for senior housing that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas. 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 GPA240036 is initiated by the Board of Supervisors. – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – 17.44 Gross Acres – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240036 (Initiation Proceeding)
Environmental Type:	Exemption
Area Plan No.	San Jacinto Valley
Zoning Area/District:	Little Lake District
Supervisorial District:	Third District
Project Planner:	Elizabeth Mora-Rodriguez
Project APN(s):	552-190-001, -002, -003, -009, -066, -067, -069, and -070
Continued From:	


John Hildebrand, Planning Director 7/2

PROJECT DESCRIPTION AND LOCATION

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

from Low Density Residential (RC: LDR) to Medium Density Residential (CD: MDR), on eight (8) parcels, totaling 17.44 gross acres.

The eight (8) parcels are located south of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE GENERAL PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. GPA240036 (GPA240036).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Low Density Residential (CD: LDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (CD: MDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Low Density Residential (CD: LDR)
East:	Low Density Residential (CD: LDR)
South:	Low Density Residential (CD: LDR)
West:	Low Density Residential (CD: LDR)
Existing Zoning Classification:	Light Agriculture Minimum Five Acre (A-1-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture Minimum One Acre (A-1-1) and One-Family Dwellings (R-1-1800)
East:	Light Agriculture Minimum One Acre (A-1-1), and Residential Agricultural Minimum Two Acre (R-A-2)
South:	Light Agriculture Minimum One Acre (A-1-1) and

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	Light Agriculture Minimum Five Acre (A-1-5)
West:	Light Agriculture Minimum One Acre (A-1-1),
Existing Use:	Residential and Vacant Land
Surrounding Uses	
North:	Single-Family Homes
East:	Single-Family Homes
South:	Single-Family Homes
West:	Single-Family Homes

Located Within:

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

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

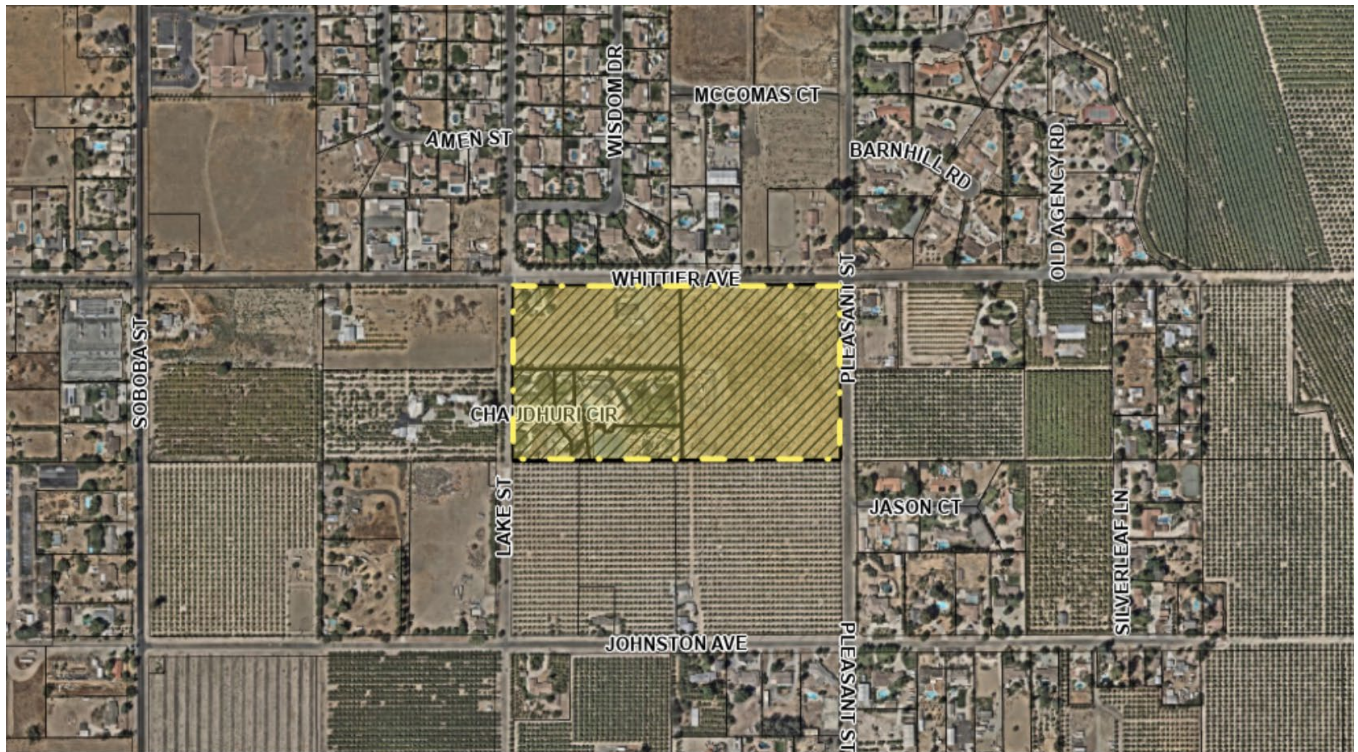


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240036) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240036 is a proposal to change the Foundation Component Land Use Designation from Low Density Residential (RC: LDR) to Medium Density Residential (CD: MDR) to allow for submittal of an application for residential development for senior and assisted living that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas.

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If the initiation for FC-GPA240036 is approved, the applicant intends to apply for an implementing project consisting of a residential development for senior and assisted living that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas.

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 is intended to allow 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.

Changes to Applicant Proposal

After presentation of the project proposal to the GPAC, the applicant submitted a change to the proposal is reflected in this staff report. The previous applicant proposal that was considered in the GPAC public hearing was for a change from Rural Community: Low Density Residential (RC: LDR) to Community Development: Medium High Density Residential (CD: MHDR). The new proposal, as reflected in this staff report is to change from Rural Community: Low Density Residential (RC: LDR) to Medium Density Residential (CD: MDR).

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

Twenty-nine (29) comment letters were received with a cumulative total of One hundred and five (105) public comments received to date, as of the drafting of this staff report. Of the public comments received, one hundred and four (104) were against initiation of a General Plan Amendment, and one (1) was neutral. Comments against the initiation of the GPA Comments indicated opposition and concerns about increase in traffic and population, incompatibility with the area, infrastructure, lack of water resources, protection of the environment, inconsistency with the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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surrounding parcels, no benefit to the community and ruining of the existing agricultural use. A neutral comment cited the need for additional water studies, fire safety and infrastructure.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240036 was held before the General Plan Advisory Committee on January 13, 2025. At the opening of the public hearing, the Planning Director continued the public hearing for GPA240036 to a date certain of April 14, 2025.

On the duly public hearing to discuss FC-GPA 240036 held before the General Plan Advisory Committee on April 14, 2025, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and twelve (12) members of the public provided public testimony.

One hundred and five (105) comments were received and considered by GPAC members. Of the public comments received, one hundred and four (104) were against initiation of the General Plan Amendment, and one (1) was neutral. Comments against the initiation of GPA 240036 cited concerns such as increased traffic and population, incompatibility with the existing area, infrastructure deficiencies, and a lack of water resources. Further objections cited the need for environmental protection, inconsistency with surrounding parcels, an absence of community benefit, and the potential ruination of agricultural land use. Specific arguments against the proposal's consistency with the area highlighted the lack of public transportation and its poor location, asserting that these factors would negatively impact the farming community and exacerbate traffic congestion. A request for improved noticing procedures was also made. Conversely, a neutral comment focused on the necessity of additional water studies, fire safety measures, and infrastructure analysis.

Support:

Against: 2nd, 3rd, and 5th Districts

Neutral:

Not Present: 1st and 4th Districts

Abstain:

ATTACHMENTS

Exhibit A – Vicinity Maps

Exhibit B – Existing Land Use Designations

Exhibit C – Existing Zoning Classifications

Exhibit D – Noticing Radius and Labels

Exhibit E – Applicant's Exhibits

Exhibit F – GPAC Hearing Package

RIVERSIDE COUNTY PLANNING DEPARTMENT

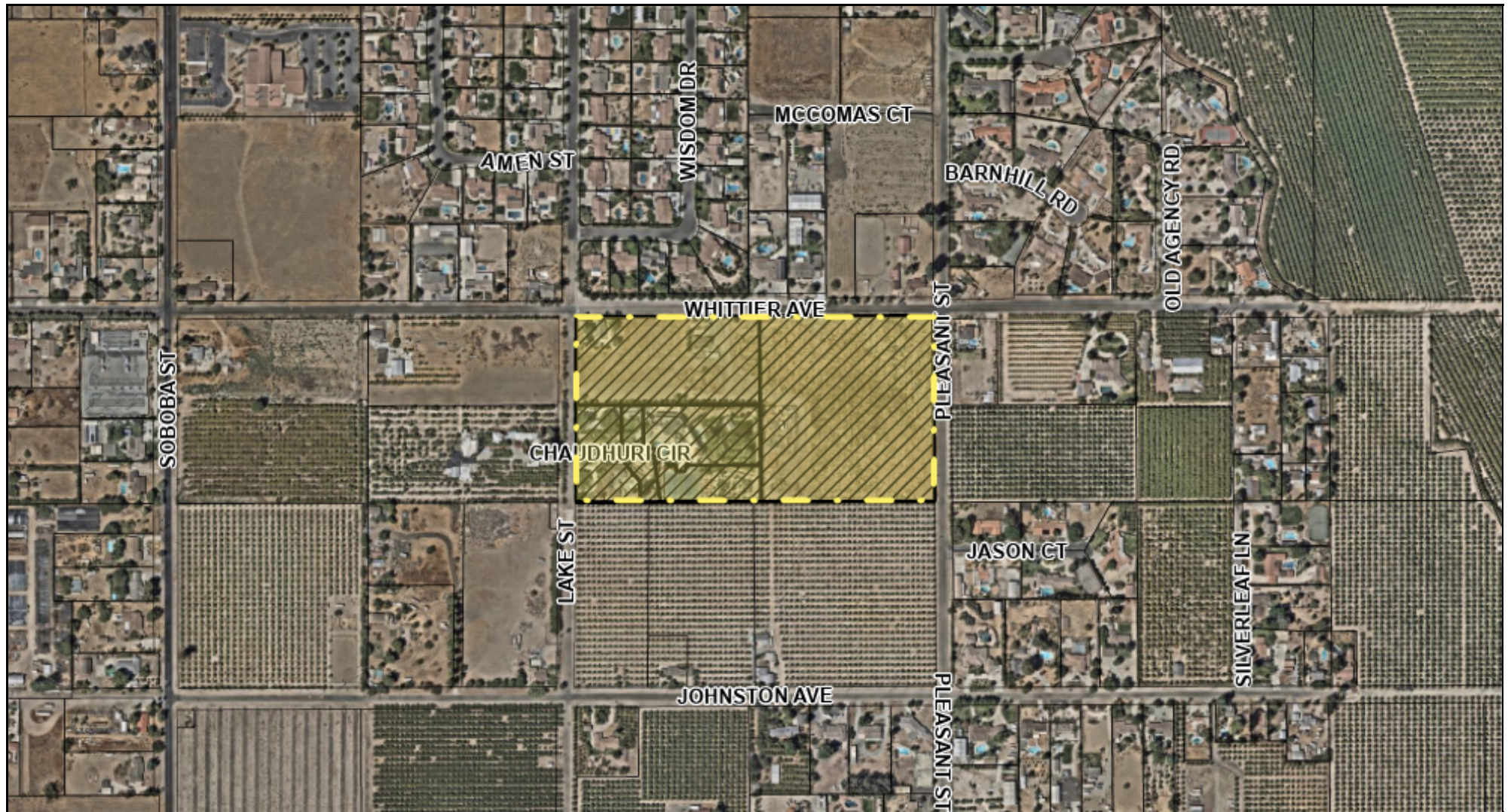
GPA240036

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

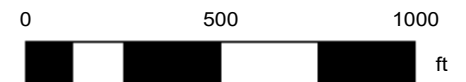
Date: 11-26-2024

District: 3



Zoning Area/District: LITTLE LAKE

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



FGPA Status Map



12/10/2024

 FGPA Web Map

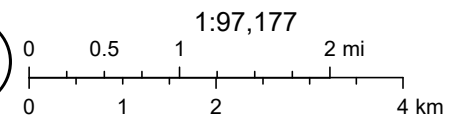
Supervisor Districts - SUPERVISORIAL DISTRICTS

 3

 4

 5

World Hillshade



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240036

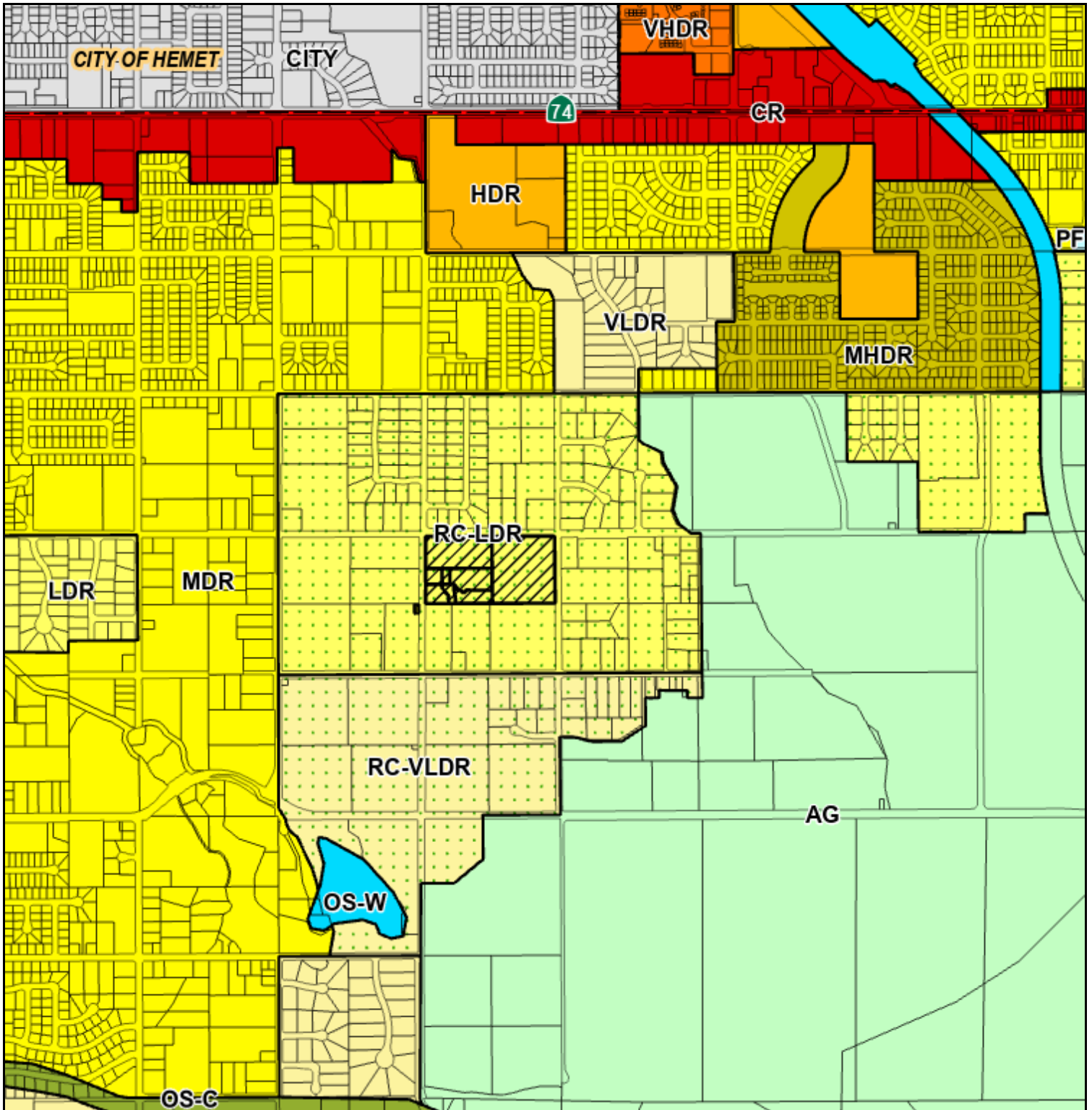
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

Date: 11-26-2024

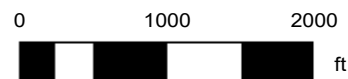
Exhibit: 5



Zoning Area/District: LITTLE LAKE

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

GPA240036

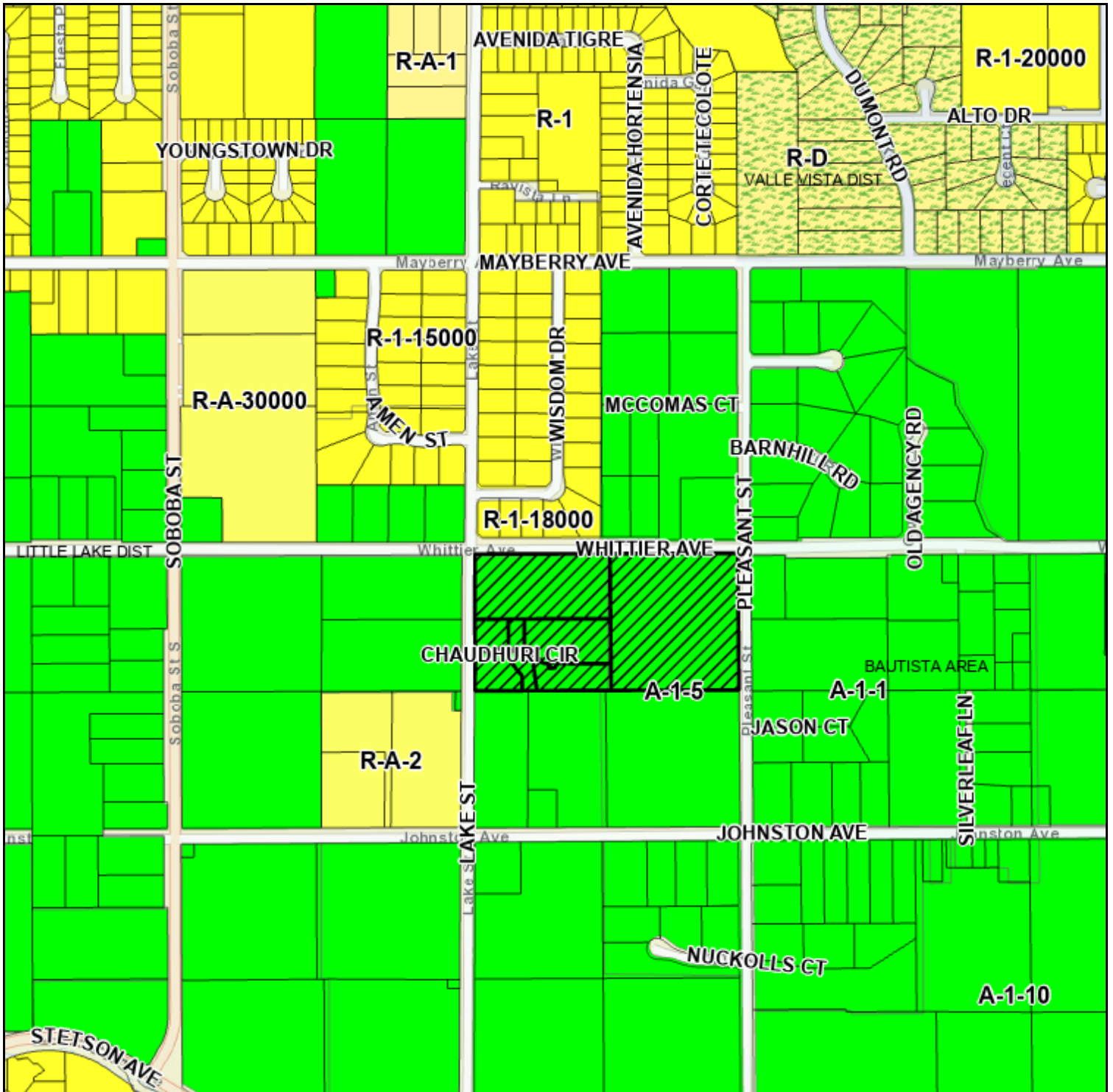
Supervisor: CHUCK WASHINGTON

District: 3

EXISTING ZONING

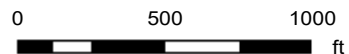
Date: 11-26-2024

Exhibit: 2

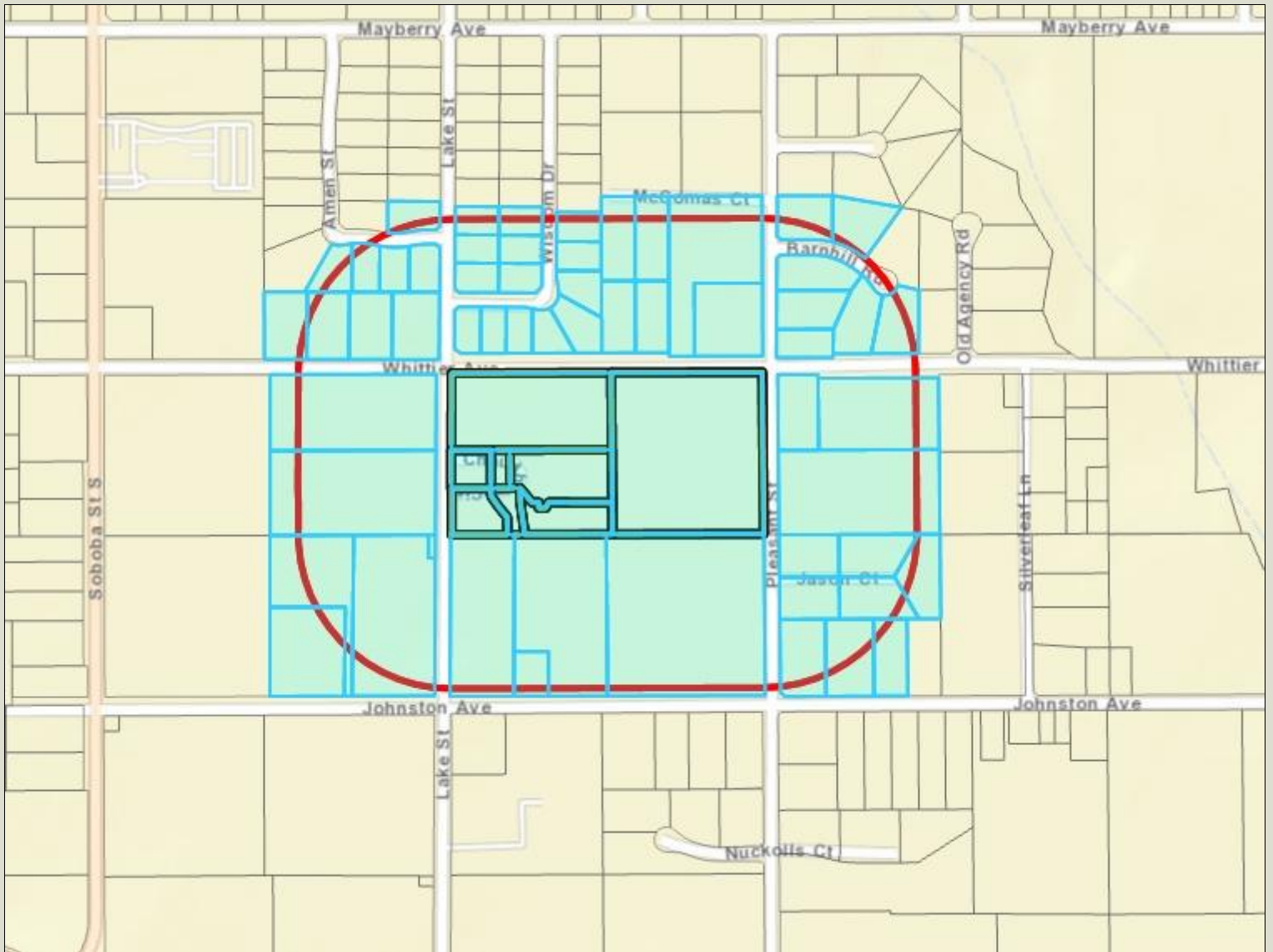


Zoning Area/District: LITTLE LAKE

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



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HENRY ROBERT H ESTATE OF
1220 S KIRBY ST
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40525 GIBBEL RD
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TAYLOR FAMILY TRUST UTD 09/18/2019
42820 WHITTIER AVE
HEMET CA 92544

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JEFFREY S. BOWLES
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MCCOMAS MORGAN A REV TRUST DTD
11/6/2019
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NELSON FAMILY TRUST DTD 9/6/18
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HEMET CA 92544

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MARK DANIEL ZEREBNY
26456 PLEASANT AVE
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552110044
WILLISON FAMILY TRUST UDT DT 2/11/22
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HEMET CA 92544

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JANET M. BISSET
43083 BARNHILL RD
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MARK NAGEL
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HEMET CA 92544

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LARRY L. CLARK
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SALVAGGIO FAMILY TRUST DTD 8/29/2003
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HEMET CA 92544

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RATAN L. TIWARI
1225 E LATHAM AVE NO A
HEMET CA 92543

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CAMEZ PETER JAMES FAMILY TRUST
42984 WHITTIER AVE
HEMET CA 92544

552190001
LATHAM MANAGEMENT & CONSULTING
SERVICES INC
6800 INDIANA NO 130
RIVERSIDE CA 92506

552190005
MADDALENA MARABELLA SHAFER
PO BOX 5190
HEMET CA 92544

552190009
LATHAM MANAGEMENT & CONSULTING
SERVICES INC
41889 E FLORIDA AVE
HEMET CA 92544

552190023
GARY L. MCMILLAN
29379 RANCHO CALIF RD 201
TEMECULA CA 92591

552190032
AMY BARNEY
43120 JOHNSTON AVE
HEMET CA 92544

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KELLY R. LEE
140 E STETSON AVE NO 121
HEMET CA 92543

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MICHAEL SCHLOSSER
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AUTUMN ELIZABETH CLARK
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HEMET CA 92544

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LATHAM MANAGEMENT & CONSULTING
SERVICES INC.
41899 E FLORIDA AVE
HEMET CA 92544

552210002
MICHAEL JOSEPH PLYLEY
PO BOX 1512
SAN JACINTO CA 92581

552210003
MAX S. DEMOSS
26593 LAKE ST
HEMET CA 92544

552210004
CORONADO DAVID ESTATE OF
PO BOX 1064
SAN JACINTO CA 92581

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HEMET CA 92544

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JOYCE MARIE PICCHIOTTINO WAHL
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HEMET CA 92544

552210019
FANTASTIC WELLNESS
136 BURGESS
IRVINE CA 92618

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TEDDY CATABAY
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HEMET CA 92544

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DANIEL W. NELSON
920 W FRUITVALE
HEMET CA 92545

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MATTHEW DAVIDSON
26404 LAKE ST
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BLACHER DAVIDSON
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FRANK ZINTZUN
26400 WISDOM DR
HEMET CA 92544

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MC HARRY JAMES & CHARLOTTE MC
HARRY REVOCABLE TRUST
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RAY A. DAMPIER
26436 WISDOM DR
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ANGELICA MARIA GUTIERREZ
26454 WISDOM DR
HEMET CA 92544

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DEWITT C. RUSSELL
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SAN DIEGO CA 92130

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MUHAMMAD NAVEED
26490 WISDOM DR
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JAMES L. GREEN
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KENNETH W. YARNALL
26457 AMEN ST
HEMET CA 92544

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CARLOS C. MICHEL
26439 AMEN ST
HEMET CA 92544

552421003
WILLIE MITCHELL
26421 AMEN ST
HEMET CA 92544

552421004
DAVID AL ZAMORA
26403 AMEN ST
HEMET CA 92544

March 25, 2024 (Revised 4/7/2025)

J.N. 2018-1845

Applicant/Owner: Kali Chaudhuri | Latham Mgt. & Consulting, Inc.
Engineer/Representative: KWC Engineers (KWC)

Reference: Riverside County - 2024 Foundation General Plan Amendment

PROPERTY LOCATION & ACREAGE

The property identified within this 2024 Foundation General Plan Amendment (FGPA) cycle application is generally located at 42830 Chaudhuri Circle, in Riverside County near Hemet, California. The properties are bounded by Whittier Avenue to the north, Lake Street to the west, Johnson Avenue to the south, and Pleasant Street to the east. Consisting of approximately 17.5 acres, the property has been historically vacant with periods of agricultural use.

APN LIST | FGPA REVISION PARCELS

- 552-190-001
- 552-190-002
- 552-190-003
- 552-190-009
- 552-190-066
- 552-190-067
- 552-190-069
- 552-190-070

EXISTING LAND USE DESIGNATIONS

Foundation Designation:	Rural Community
General Plan Land Use Designation:	Low Density Residential

PROPOSED LAND USE DESIGNATIONS (See Figure 1 – Proposed Foundation Component)

Foundation Designation:	Community Development
General Plan Land Use Designation:	Assisted Living/Medium Density Residential

The property ownership consists of approximately 17.5 acres and the existing property uses consist of two large residential structures and vacant properties. One of the existing primary dwelling units is a 35,000 square foot estate that is proposed to be incorporated into the “Implementing Project” for historical preservation. The APN List identifies which parcels are included within the foundation designation revision from Rural Community to Community Development. With a foundation designation change to Community Development, the proposed land uses would be established through processing of a zone change and tentative tract map (TTM) as the implementing project. This revision supports the County’s goals/policies

of the General Plan, provides opportunities to meet area plan goals and policies, and promotes the ability to plan for responsible growth to support local community needs for housing and job creation.

ANTICIPATED IMPLEMENTING PROJECT

The applicant is requesting a foundation component revision from Rural Community to Community Development. The Implementing Project will likely consist of a tentative tract map that identifies a localized community geared towards senior/age-qualified living. The implementing project will focus on providing a housing need within this area of Riverside County which is also located within approximately a half mile from the Florida Avenue corridor. The implementing project will be coordinated with the Riverside County Planning Department and local community members/stakeholders on a thorough planning process that will identify improvements, amenities, and infrastructure that will serve the project itself and the local community.

Land Use Concept

The purpose of the Land Use Concept as shown in **Figure 2** is to provide a land use that respects the adjacent and existing land uses while providing a private senior living development community that is able to access an array of onsite amenities and enjoy the historical large residence as a community center. The private, senior community will generally consist of small lot detached and attached dwelling units that are designed to have easy, multi-modal access to the community center. Lot sizes are generally consistent with R-4 zoning to reduce individual maintenance requirements and provide more common area space for the listed amenities. The planned private community will not front existing roadways. The community center is designed to encourage open space usage and incorporate unique amenities for the residents that may include a community garden, access to the converted mansion estate as the community center, access to the swimming pool, existing pond, tennis/pickle ball courts, and onsite self-storage units. The implementing project will include ample onsite parking for residents and incoming guests as well as NEV parking for onsite circulation.

The focal point of the development will be the preservation of the existing estate and conversion to an assisted living facility and community center. The assisted living facility will be incorporated within an adjacent to the existing estate structure and will be consistent with existing structure heights and general location within the 5-acre parcel. The new community center will preserve the Chaudhuri family legacy within portions of the converted structure. Future residents will have the opportunity to learn about the founder, Dr. Kali Chaudhuri, his family, and his family's history. The future Homeowner's Association will oversee the continued preservation of the home, offer portions of the house for bookings and reservations, and coordinate activities and services for the local residents and community utilizing its vast grounds and amenities.

Access points to the project will be proposed along Lake Street, Whittier Avenue, and Pleasant Street. Each access point would include a private gated entry and each entry is connected to an internal local roadway. It is anticipated the project would provide offsite roadway improvements along the frontage of the property with appropriate tapering back to existing. The implementing project application would likely include a tentative tract map, a zone change, and the subsequent technical studies.

FOUNDATION AMENDMENT FINDINGS

As identified within the 2021 Riverside County General Plan, Administration Element – Foundation

Amendment Findings, the *“foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision; and that they would not create an internal inconsistency among the elements of the General Plan.”*

The proposed Foundation change is consistent with the Administration Element findings by identifying *“substantial evidence that new conditions and circumstances”* are applicable due to the following details, characteristics, and justifications:

1. The FGPA is the initial planning process to support identifying land use opportunities to support the local housing, and more specifically, senior/life-cycle housing needs of the area. The proposed Community Development designation will support additional housing opportunities within a sub-one mile proximity to the Florida Avenue corridor. As identified within the San Jacinto Valley Area Plan, additional housing will support Land Use Policy SJVAP 1.1 of the Florida Avenue Corridor Policy Area.
2. Infrastructure for water and sewer service is available along each roadway access corridor (**See Figure 3 – Existing Infrastructure**). Consistent with Land Use Policy LU5.1, the Specific Plan will identify phasing of the implementing project and each development phase will ensure adequate upgrades and improvements are provided to serve the new development areas and support the local community.

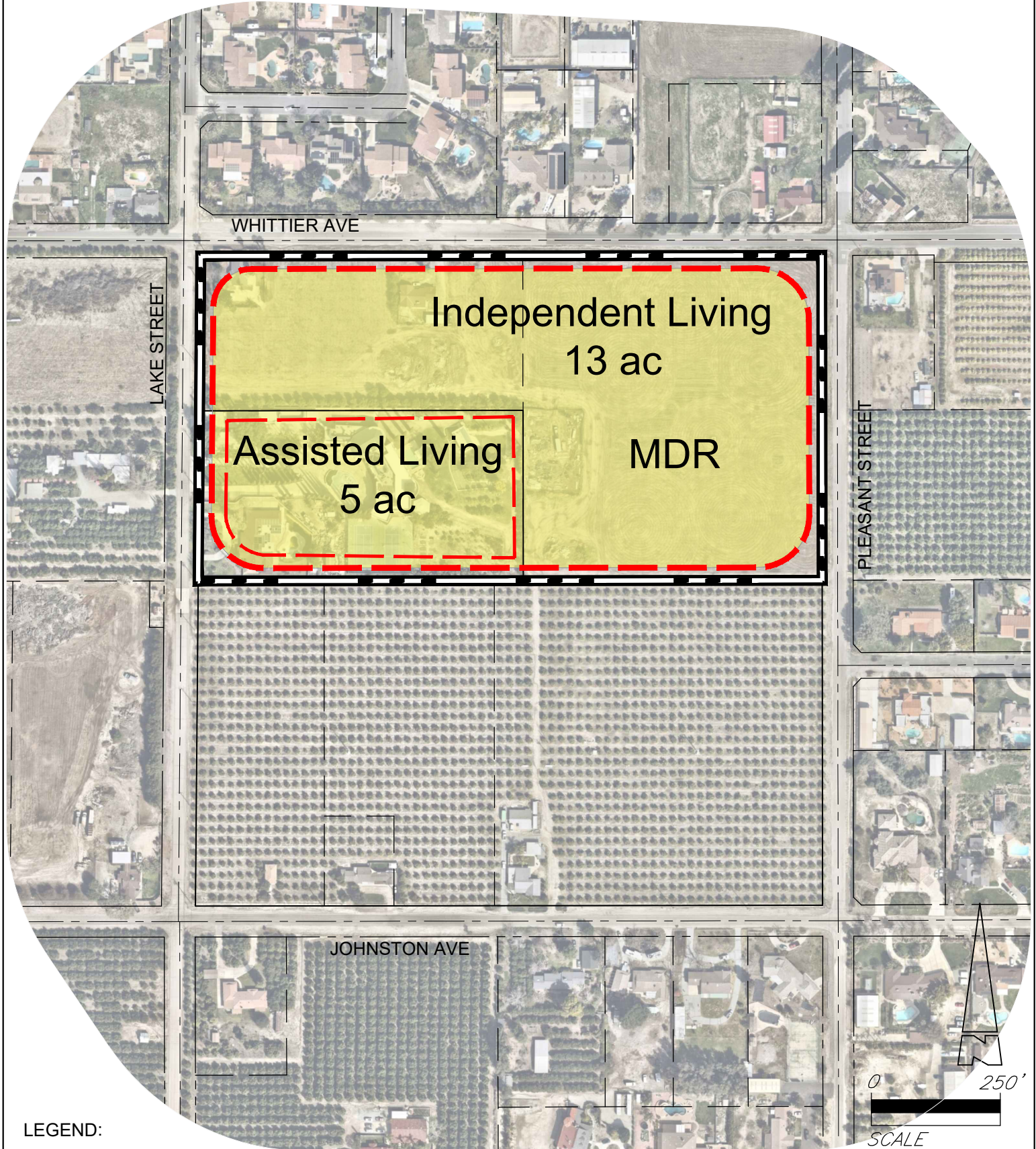
In addition, the following items confirm the proposed foundation changes *“do not conflict with the overall Riverside County Vision; and that they would not create an internal inconsistency among the elements of the General Plan”* .:

3. The proposed Community Development Component designation would support a logical approach to providing additional housing that is financially feasible for the senior community.
4. The proposed Community Development Component Designation would implement Land Use Policy LU3.3 which encourages the development of a unique community that exhibits a sense of place and quality of design. The implementing project as described will establish a unique opportunity to preserve the historical aspects of the area while creating a special communal membership.
5. The proposed Community Development Component Designation would implement Land Use Policy LU4.1 (a through v) which encourages enhancements to surrounding project areas which would include innovative designs, enhanced streetscapes and landscaping, as well as integration of pedestrian connectivity.
6. The Community Development Component designation would support Land Use Policies LU8.1 by promoting land uses that will support local businesses and commercial centers along Florida Avenue.
7. The proposed Community Development Component Designation would implement Land Use Policy LU9.3 which encourages the incorporation of open space, greenbelt separators and recreational amenities into Community Development areas. By providing for the implementation of a comprehensive tentative tract map and accompanying community center, the implementing

project is intended to incorporate conserved open space, greenbelt separators, and recreational amenities to improve the quality of life for the local residents.

8. The proposed Community Development Component Designation would implement Land Use Policy LU13.1 which encourages localized opportunities that help reduce the reliance on automobile transportation and dependency. The implementing project will support a land use that generally includes a reduced VMT, but also provides for local entertainment through the enhanced community center.
9. The proposed Community Development Component Designation would implement Circulation Element Policy C1.4 which encourages the use of existing infrastructure. The implementing Specific Plan intends to set forth a plan for the efficient use of existing and planned infrastructure within proximity to Florida Avenue and adjacent to the site's frontage, thus providing for the logical and efficient extension of roadway, drainage, sewer and water infrastructure facilities and services within this region of the County, see **Figure 3 – Existing Infrastructure**.
10. The proposed Community Development Component designation would support Housing Element Goal 4, Policy H5.3 which encourages development of housing that supports accessibility to seniors. The implementing project is designed to be an age-restricted community that is supported by an enhanced community center and supports the local economy and development of the Florida Avenue commercial-retail centers.
11. The proposed Community Development Component designation would support Healthy Community Policy HC4.2 which promotes services that enable residents to meet their daily needs without driving significant vehicle miles. The implementing project will include localized entertainment within the community center as well as access to businesses, goods, and services within the Florida Avenue corridor less than 1 mile from the project.

FIGURE 2 2024 FOUNDATION GENERAL PLAN AMENDMENT LAND USE CONCEPT



LEGEND:



RESIDENTIAL TENTATIVE TRACT MAP OVERLAY

MDR MEDIUM DENSITY RESIDENTIAL

DATE OF LATEST REVISION: 3/27/2025

KWC ENGINEERS
CIVIL ENGINEERING • PLANNING • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA. 92681-3370 • 909-734-2130



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.5

(ID # 27326)

MEETING DATE:

Monday, April 14, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036 (GPA240036) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Medium High Density Residential (CD: MHDR), to allow for submittal of an application for residential development for senior housing that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas. 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 GPA240036 is initiated by the Board of Supervisors. – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – Applicant: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Existing Zoning: Light Agriculture, 5-Acre Minimum (A-1-5) – Existing Land Use: Rural Community: Low Density Residential (RC: LDR) – Location: south of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – 17.5 Gross Acres – Continued from January 13, 2025 Planning Contact: : Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240036 (Initiation Proceeding)
Environmental Type:	Exemption
Area Plan No.	San Jacinto Valley
Zoning Area/District:	Little Lake District
Supervisorial District:	Third District
Project Planner:	Elizabeth Mora-Rodriguez
Project APN(s):	552-190-001, -002, -003, -009, -066, -067, -069, and -070
Continued From:	1/13/2025


John Hildebrand, Planning Director 3/26/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Low Density Residential (LDR) to Medium High Density Residential (MHDR), on eight (8) parcels, totaling 17.5 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The eight (8) parcels are located south of Whittier Avenue, north of Johnston Avenue, east of Pleasant Street, and west of Lake Street.

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. GPA240036 (GPA240036).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Low Density Residential (RC:LDR)
Proposed General Plan Land Use Designation:	Medium High Density Residential (CD:MHDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Low Density Residential (RC:LDR)
East:	Low Density Residential (RC:LDR)
South:	Low Density Residential (RC:LDR) Medium Density Residential (CD:MDR)
West:	Low Density Residential (RC:LDR)
Existing Zoning Classification:	Light Agriculture Minimum Five Acre (A-1-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture Minimum One Acre (A-1-1) and One-Family Dwellings (R-1-1800)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

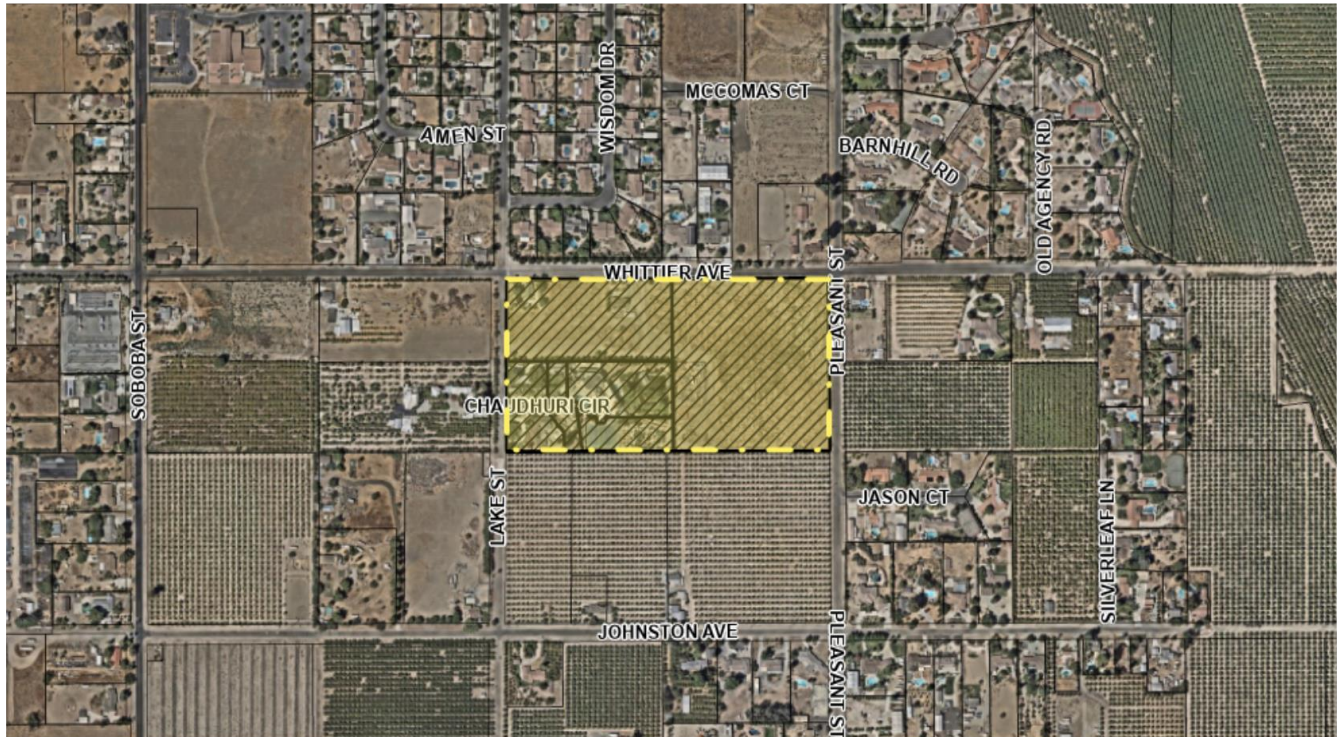
East:	Light Agriculture Minimum One Acre (A-1-1), and Residential Agricultural Minimum Two Acre (R-A-2)
South:	Light Agriculture Minimum One Acre (A-1-1) and Light Agriculture Minimum Five Acre (A-1-5)
West:	Light Agriculture Minimum One Acre (A-1-1),
Existing Use:	Residential and Vacant Land
Surrounding Uses	
North:	Single-Family Homes
East:	Single-Family Homes
South:	Single-Family Homes
West:	Single-Family Homes

Located Within:

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

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



PROJECT BACKGROUND AND ANALYSIS

Background

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240036) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240036 is a proposal to change the Foundation Component Land Use Designation from Low Density Residential (LDR) to Medium High Density Residential (MHDR). The applicant proposes to amend the land use designation from Rural Community (RC): Low Density Residential (LDR) to Community Development (CD): Medium High Density Residential (MHDR), to allow for a residential development for senior housing that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If the initiation for FC-GPA240036 is approved, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map, Change of Zone and subsequent applications and technical studies as required.

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 High Density Residential (MHDR) Land Use Designation is intended to allow for the development of smaller lot, single family residences. Typical allowable uses in this category include detached, small-lot single family homes, patio homes, and townhouses. The potential for clustered development is provided for in this category. The density range is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

Twenty-nine (29) comment letters with a total of ninety-three (93) public comments were received as of the drafting of this staff report. Of the public comments received, ninety-two (92) were against initiation of a General Plan Amendment, and one (1) was neutral. Comments against the initiation of the GPA Comments indicated opposition and concerns about increase in traffic and population, incompatibility with the area, infrastructure, lack of water resources, protection of the environment, inconsistency with the surrounding parcels, no benefit to the community and ruining of the AG use. Neutral comment cited additional water studies, fire safety and infrastructure.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240036 was held before the General Plan Advisory Committee on January 13, 2025. At the opening of the public hearing, the Planning Director continued the public hearing for GPA240036 to a date certain of April 14, 2025.

ATTACHMENTS

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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 – Public Comments

RIVERSIDE COUNTY PLANNING DEPARTMENT

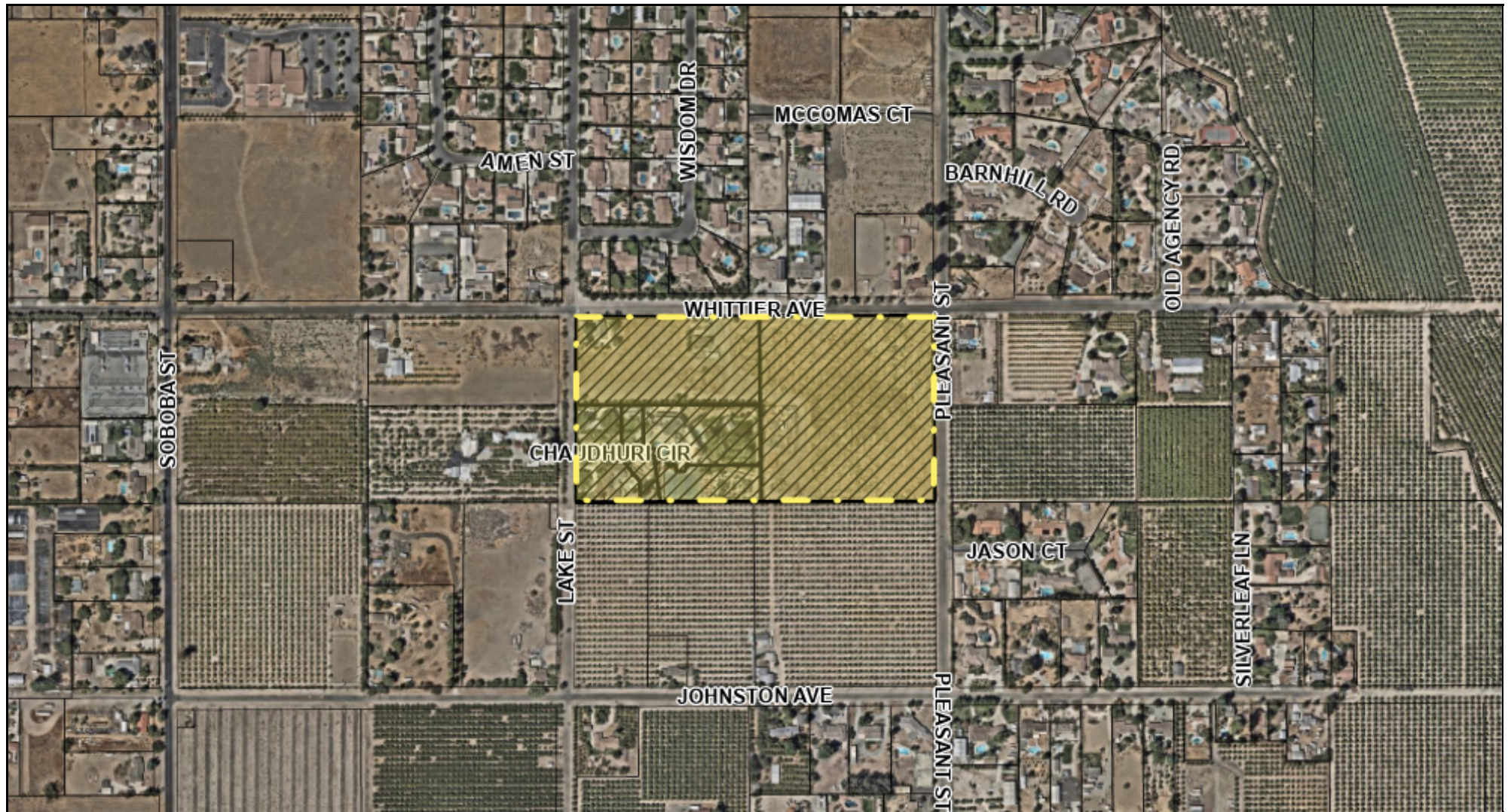
GPA240036

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

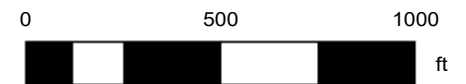
Date: 11-26-2024

District: 3



Zoning Area/District: LITTLE LAKE

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



FGPA Status Map



12/10/2024

 FGPA Web Map

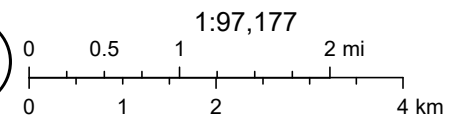
Supervisor Districts - SUPERVISORIAL DISTRICTS

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World Hillshade



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240036

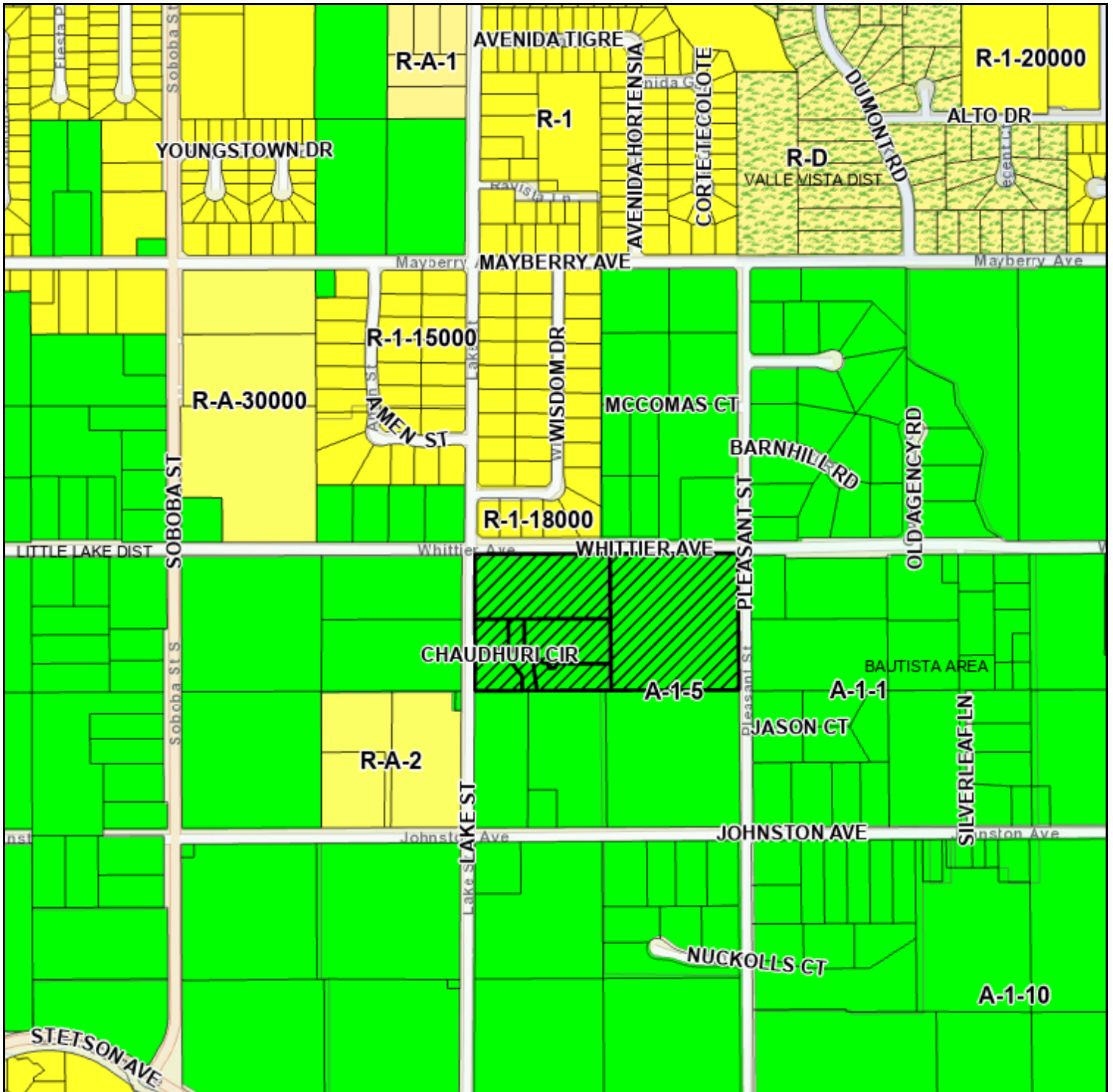
Supervisor: CHUCK WASHINGTON

District: 3

EXISTING ZONING

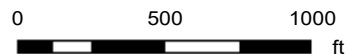
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Exhibit: 2

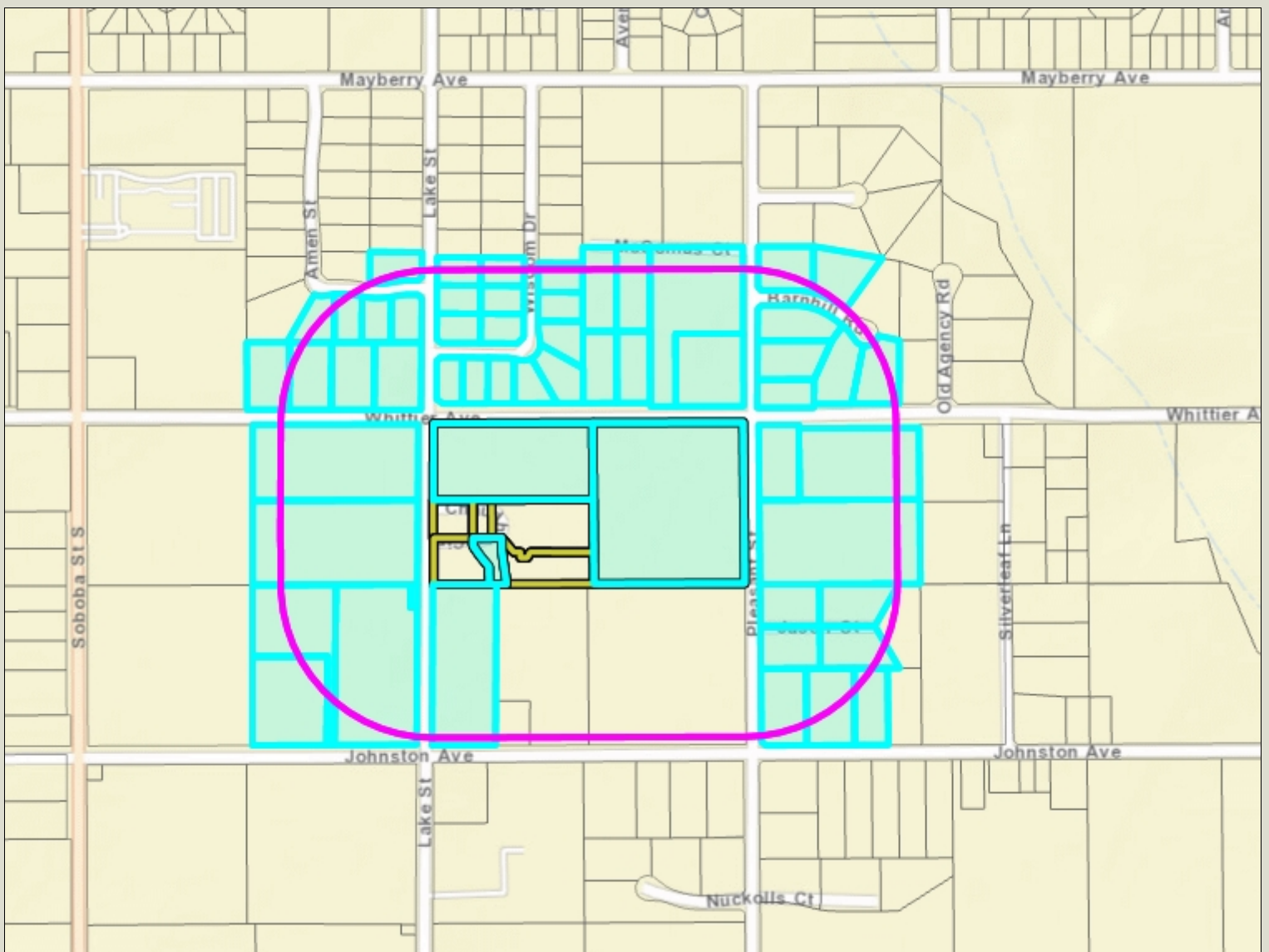


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Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 752 1,505 Feet

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HEMET CA 92544

552110024
JEFFREY S. BOWLES
42849 MCCOMAS CT
HEMET CA 92544

552110025
MCCOMAS MORGAN A REV TRUST DTD
11/6/2019
42949 MCCOMAS CT
HEMET CA 92544

552110026
NELSON FAMILY TRUST DTD 9/6/18
42946 WHITTIER AVE
HEMET CA 92544

552110043
MARK DANIEL ZEREBNY
26456 PLEASANT AVE
HEMET CA 92544

552110044
WILLISON FAMILY TRUST UDT DT 2/11/22
43039 BARNHILL AVE
HEMET CA 92544

552110045
JANET M. BISSET
43083 BARNHILL RD
HEMET CA 92544

552110046
MARK NAGEL
43087 BARNHILL RD
HEMET CA 92544

552110051
LARRY L. CLARK
43056 BARNHILL RD
HEMET CA 92544

552110052
SALVAGGIO FAMILY TRUST DTD
8/29/2003
43020 BARNHILL RD
HEMET CA 92544

552110075
RATAN L. TIWARI
1225 E LATHAM AVE NO A
HEMET CA 92543

552110077
CAMEZ PETER JAMES FAMILY TRUST
42984 WHITTIER AVE
HEMET CA 92544

552190001
LATHAM MANAGEMENT & CONSULTING
SERVICES INC
6800 INDIANA NO 130
RIVERSIDE CA 92506

552190005
MADDALENA MARABELLA SHAFER
PO BOX 5190
HEMET CA 92544

552190009
LATHAM MANAGEMENT & CONSULTING
SERVICES INC
41889 E FLORIDA AVE
HEMET CA 92544

552190023
GARY L. MCMILLAN
29379 RANCHO CALIF RD 201
TEMECULA CA 92591

552190032
AMY BARNEY
43120 JOHNSTON AVE
HEMET CA 92544

552190050
KELLY R. LEE
140 E STETSON AVE NO 121
HEMET CA 92543

552190051
MICHAEL SCHLOSSER
43155 JASON CT
HEMET CA 92544

552190052
KATHLEEN M. JAFFKE
43020 JASON CT
HEMET CA 92544

552190054
MARTIN O. SOYLAND
43100 JASON CT
HEMET CA 92544

552190062
JAVIER VASQUEZ OROZCO
43005 WHITTIER AVE
HEMET CA 92544

552190063
WILKINSON TRUST DATED 8/29/2018
43065 WHITTIER AVE
HEMET CA 92544

552190064
JEFF J. VAN ZEE
43000 JOHNSTON AVE
HEMET CA 92544

552190065
AUTUMN ELIZABETH CLARK
43074 JOHNSTON AVE
HEMET CA 92544

552190066
LATHAM MANAGEMENT & CONSULTING
SERVICES INC.
41899 E FLORIDA AVE
HEMET CA 92544

552210002
MICHAEL JOSEPH PLYLEY
PO BOX 1512
SAN JACINTO CA 92581

552210003
MAX S. DEMOSS
26593 LAKE ST
HEMET CA 92544

552210004
CORONADO DAVID ESTATE OF
PO BOX 1064
SAN JACINTO CA 92581

552210013
LAGUNA MUTUAL WATER CO
27781 FAIRVIEW AVE
HEMET CA 92544

552210017
JOYCE MARIE PICCHIOTTINO WAHL
42642 JOHNSTON AVE
HEMET CA 92544

552210019
FANTASTIC WELLNESS
136 BURGESS
IRVINE CA 92618

552410006
TEDDY CATABAY
26368 LAKE ST
HEMET CA 92544

552410007
DANIEL W. NELSON
920 W FRUITVALE
HEMET CA 92545

552410008
MATTHEW DAVIDSON
26404 LAKE ST
HEMET CA 92544

552410009
RUDY G. ZARAGOZA
26395 WISDOM DR
HEMET CA 92544

552410010
NEETA JARIWALA
26377 WISDOM DR
HEMET CA 92544

552410011
BURIAN FAMILY REVOCABLE LIVING
TRUST EXECUTED ON 12/17/2019
26359 WISDOM DR
HEMET CA 92544

552411007
WALSTON SHAWN & SHYALEA
REVOCABLE TRUST DTD 05/17/2023
26364 WISDOM DR
HEMET CA 92544

552411008
KEVIN LEE DEVRIES
26382 WISDOM DR
HEMET CA 92544

552411009
FRANK ZINTZUN
26400 WISDOM DR
HEMET CA 92544

552411010
MC HARRY JAMES & CHARLOTTE MC
HARRY REVOCABLE TRUST
26418 WISDOM DR
HEMET CA 92544

552411011
RAY A. DAMPIER
26436 WISDOM DR
HEMET CA 92544

552411012
ANGELICA MARIA GUTIERREZ
26454 WISDOM DR
HEMET CA 92544

552411013
DEWITT C. RUSSELL
5552 SHANNON RIDGE LN
SAN DIEGO CA 92130

552411014
MUHAMMAD NAVEED
26490 WISDOM DR
HEMET CA 92544

552420014
JAMES L. GREEN
26355 LAKE ST
HEMET CA 92544

552421001
KENNETH W. YARNALL
26457 AMEN ST
HEMET CA 92544

552421002
CARLOS C. MICHEL
26439 AMEN ST
HEMET CA 92544

552421003
WILLIE MITCHELL
26421 AMEN ST
HEMET CA 92544

552421004
DAVID AL ZAMORA
26403 AMEN ST
HEMET CA 92544

March 25, 2024

J.N. 2018-1845

Applicant/Owner: Kali Chaudhuri | Latham Mgt. & Consulting, Inc.
Engineer/Representative: KWC Engineers (KWC)

Reference: Riverside County - 2024 Foundation General Plan Amendment

PROPERTY LOCATION & ACREAGE

The property identified within this 2024 Foundation General Plan Amendment (FGPA) cycle application is generally located at 42830 Chaudhuri Circle, in Riverside County near Hemet, California. The properties are bounded by Whittier Avenue to the north, Lake Street to the west, Johnson Avenue to the south, and Pleasant Street to the east. Consisting of approximately 17.5 acres, the property has been historically vacant with periods of agricultural use.

APN LIST | FGPA REVISION PARCELS

- 552-190-001
- 552-190-002
- 552-190-003
- 552-190-009
- 552-190-066
- 552-190-067
- 552-190-069
- 552-190-070

EXISTING LAND USE DESIGNATIONS

Foundation Designation:	Rural Community
General Plan Land Use Designation:	Low Density Residential

PROPOSED LAND USE DESIGNATIONS (See Figure 1 – Proposed Foundation Component)

Foundation Designation:	Community Development
General Plan Land Use Designation:	Medium/Medium High Density Residential

The property ownership consists of approximately 17.5 acres and the existing property uses consist of two large residential structures and vacant properties. One of the existing primary dwelling units is a 35,000 square foot estate that is proposed to be incorporated into the “Implementing Project” for historical preservation. The APN List identifies which parcels are included within the foundation designation revision from Rural Community to Community Development. With a foundation designation change to Community Development, the proposed land uses would be established through processing of a zone change and tentative tract map (TTM) as the implementing project. This revision supports the County’s goals/policies

of the General Plan, provides opportunities to meet area plan goals and policies, and promotes the ability to plan for responsible growth to support local community needs for housing and job creation.

ANTICIPATED IMPLEMENTING PROJECT

The applicant is requesting a foundation component revision from Rural Community to Community Development. The Implementing Project will likely consist of a tentative tract map that identifies a localized community geared towards senior living. The implementing project will focus on providing a housing need within this area of Riverside County which is also located within approximately a half mile from the Florida Avenue corridor. The implementing project will be coordinated with the Riverside County Planning Department and local community members/stakeholders on a thorough planning process that will identify improvements, amenities, and infrastructure that will serve the project itself and the local community.

Land Use Concept

The purpose of the Land Use Concept as shown in **Figure 2** is to provide a land use that respects the adjacent and existing land uses while providing a private senior living development community that is able to access an array of onsite amenities and enjoy the historical large residence as a community center. The private, senior community will generally consist of small lot detached and attached dwelling units that are designed to have easy, multi-modal access to the community center. Lot sizes are generally less than 3,500 square feet to reduce individual maintenance requirements and provide more common area space for the listed amenities. The community center is designed to encourage open space usage and incorporate unique amenities for the residents that may include a community garden, access to the converted mansion estate as the community center, access to the swimming pool, existing pond, tennis/pickle ball courts, and onsite self-storage units. The implementing project will include ample onsite parking for residents and incoming guests as well as NEV parking for onsite circulation.

The focal point of the development will be the preservation of the existing estate and conversion to a community center. The new community center will preserve the Chaudhuri family legacy within portions of the converted structure. Future residents will have the opportunity to learn about the founder, Dr. Kali Chaudhuri, his family, and his family's history. The future Homeowner's Association will oversee the continued preservation of the home, offer portions of the house for bookings and reservations, and coordinate activities and services for the local residents and community utilizing its vast grounds and amenities.

Access points to the project will be proposed along Lake Street, Whittier Avenue, and Pleasant Street. Each access point would include a private gated entry and each entry is connected to an internal local roadway. It is anticipated the project would provide offsite roadway improvements along the frontage of the property with appropriate tapering back to existing. The implementing project application would likely include a tentative tract map, a zone change, and the subsequent technical studies.

FOUNDATION AMENDMENT FINDINGS

As identified within the 2021 Riverside County General Plan, Administration Element – Foundation Amendment Findings, the *“foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision; and that they would not create an*

internal inconsistency among the elements of the General Plan.”

The proposed Foundation change is consistent with the Administration Element findings by identifying “substantial evidence that new conditions and circumstances” are applicable due to the following details, characteristics, and justifications:

1. The FGPA is the initial planning process to support identifying land use opportunities to support the local housing, and more specifically, senior/life-cycle housing needs of the area. The proposed Community Development designation will support additional housing opportunities within a sub-one mile proximity to the Florida Avenue corridor. As identified within the San Jacinto Valley Area Plan, additional housing will support Land Use Policy SJVAP 1.1 of the Florida Avenue Corridor Policy Area.
2. Infrastructure for water and sewer service is available along each roadway access corridor (**See Figure 3 – Existing Infrastructure**). Consistent with Land Use Policy LU5.1, the Specific Plan will identify phasing of the implementing project and each development phase will ensure adequate upgrades and improvements are provided to serve the new development areas and support the local community.

In addition, the following items confirm the proposed foundation changes “do not conflict with the overall Riverside County Vision; and that they would not create an internal inconsistency among the elements of the General Plan” .:

3. The proposed Community Development Component designation would support a logical approach to providing additional housing that is financially feasible for the senior community.
4. The proposed Community Development Component Designation would implement Land Use Policy LU3.3 which encourages the development of a unique community that exhibits a sense of place and quality of design. The implementing project as described will establish a unique opportunity to preserve the historical aspects of the area while creating a special communal membership.
5. The proposed Community Development Component Designation would implement Land Use Policy LU4.1 (a through v) which encourages enhancements to surrounding project areas which would include innovative designs, enhanced streetscapes and landscaping, as well as integration of pedestrian connectivity.
6. The Community Development Component designation would support Land Use Policies LU8.1 by promoting land uses that will support local businesses and commercial centers along Florida Avenue.
7. The proposed Community Development Component Designation would implement Land Use Policy LU9.3 which encourages the incorporation of open space, greenbelt separators and recreational amenities into Community Development areas. By providing for the implementation of a comprehensive tentative tract map and accompanying community center, the implementing project is intended to incorporate conserved open space, greenbelt separators, and recreational amenities to improve the quality of life for the local residents.
8. The proposed Community Development Component Designation would implement Land Use

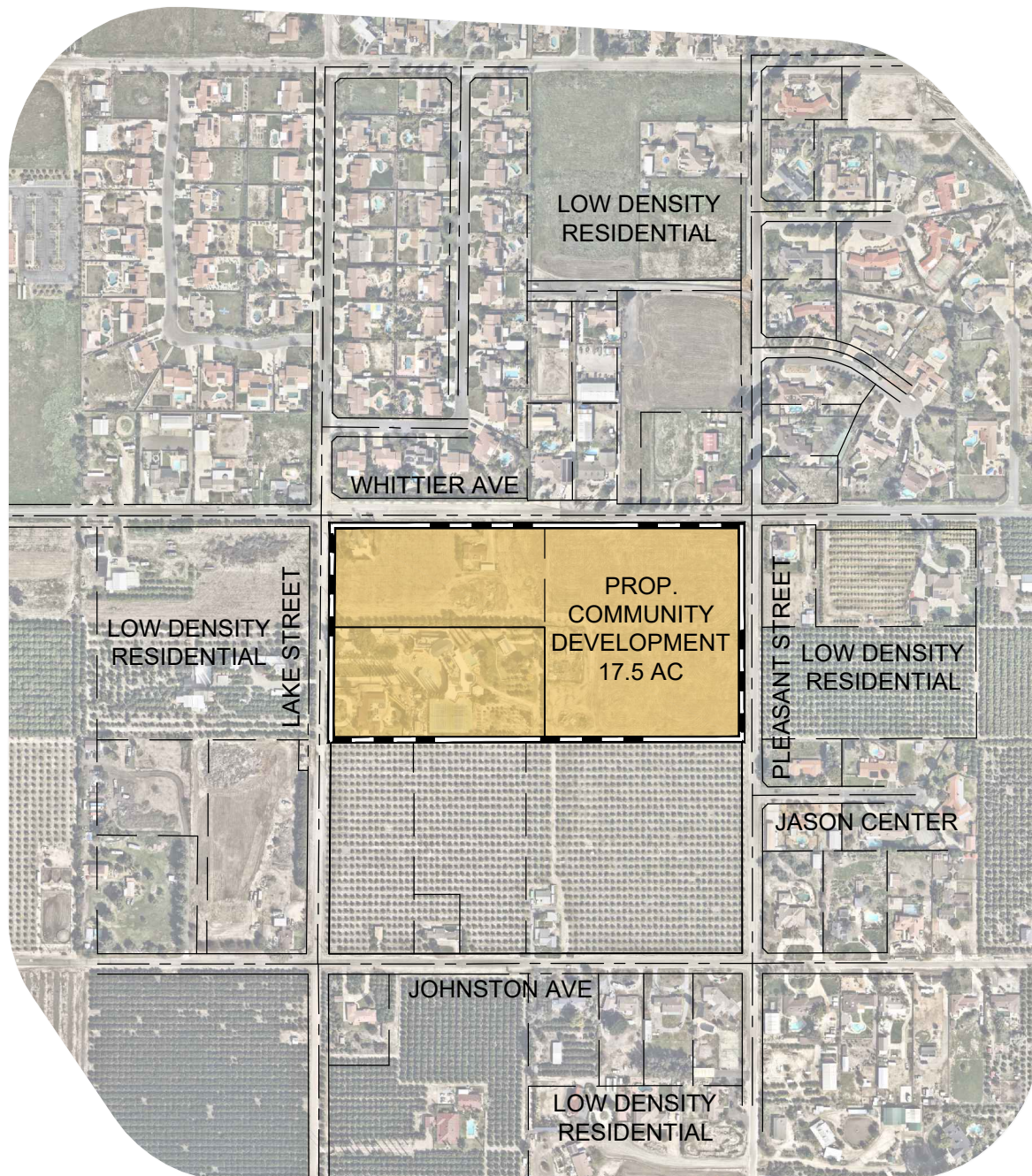
Policy LU13.1 which encourages localized opportunities that help reduce the reliance on automobile transportation and dependency. The implementing project will support a land use that generally includes a reduced VMT, but also provides for local entertainment through the enhanced community center.

9. The proposed Community Development Component Designation would implement Circulation Element Policy C1.4 which encourages the use of existing infrastructure. The implementing Specific Plan intends to set forth a plan for the efficient use of existing and planned infrastructure within proximity to Florida Avenue and adjacent to the site's frontage, thus providing for the logical and efficient extension of roadway, drainage, sewer and water infrastructure facilities and services within this region of the County, see **Figure 3 – Existing Infrastructure**.
10. The proposed Community Development Component designation would support Housing Element Goal 4, Policy H5.3 which encourages development of housing that supports accessibility to seniors. The implementing project is designed to be an age-restricted community that is supported by an enhanced community center and supports the local economy and development of the Florida Avenue commercial-retail centers.
11. The proposed Community Development Component designation would support Healthy Community Policy HC4.2 which promotes services that enable residents to meet their daily needs without driving significant vehicle miles. The implementing project will include localized entertainment within the community center as well as access to businesses, goods, and services within the Florida Avenue corridor less than 1 mile from the project.

FIGURE 1

2024 FOUNDATION GENERAL PLAN AMENDMENT

PROPOSED FOUNDATION COMPONENT

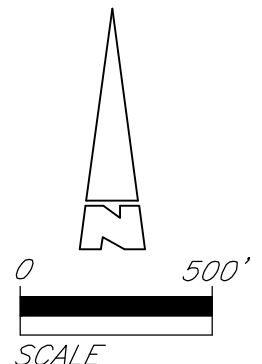


LEGEND

 IMPLEMENTING PROJECT SITE (17.5 ACRES)

RIVERSIDE COUNTY
GENERAL PLAN FOUNDATION COMPONENT

 PROPOSED COMMUNITY DEVELOPMENT FOUNDATION (17.5 ACRES)



KWC ENGINEERS

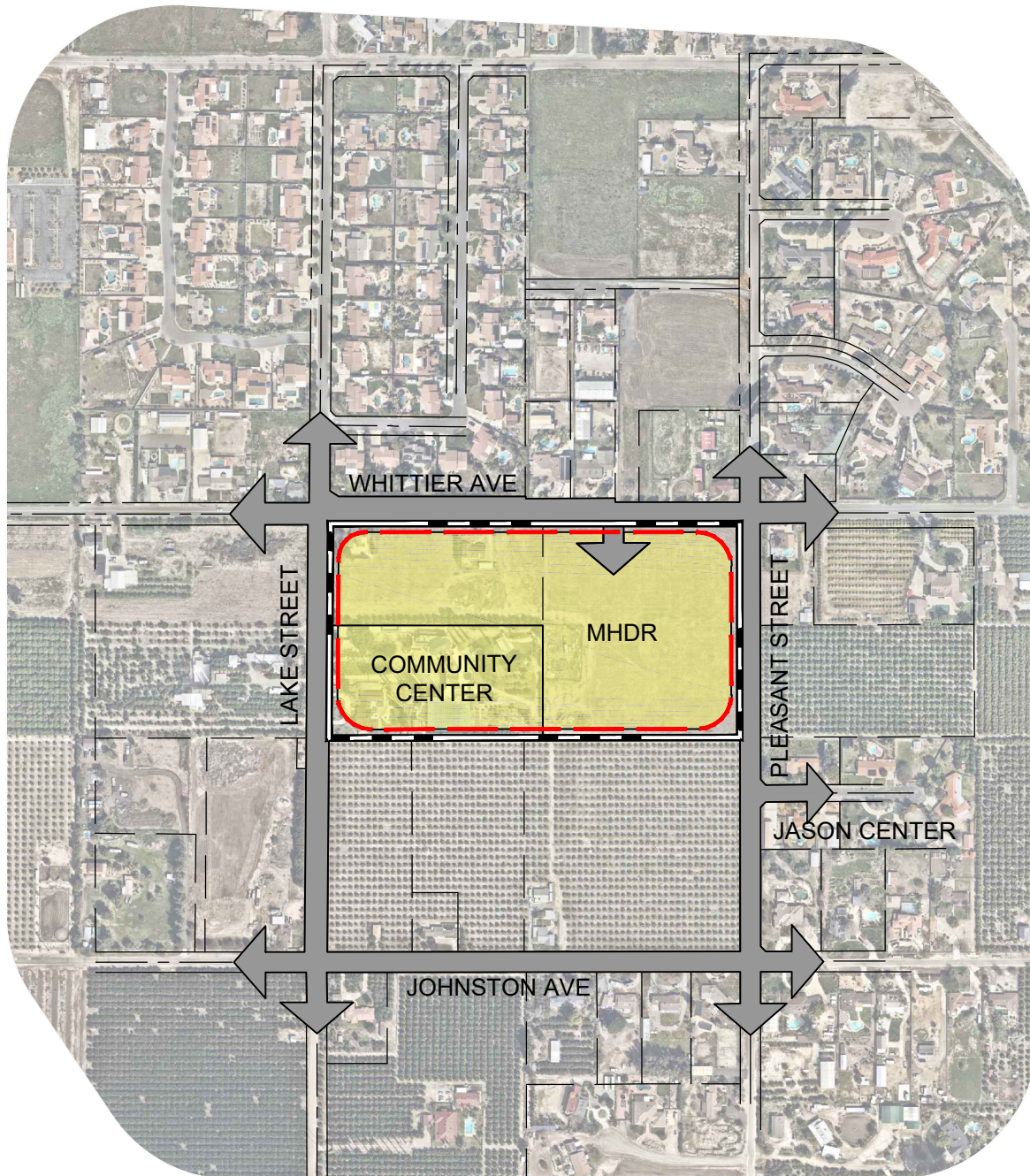
DATE OF LATEST REVISION: 4/3/2024

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1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 909-734-2130

FIGURE 2

2024 FOUNDATION GENERAL PLAN AMENDMENT

LAND USE CONCEPT

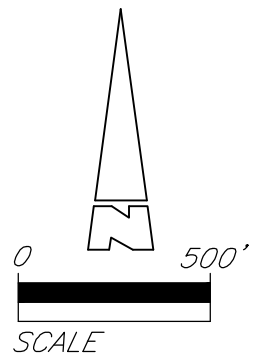


LEGEND:



RESIDENTIAL TENTATIVE TRACT MAP

MHDR MEDIUM HIGH DENSITY RESIDENTIAL

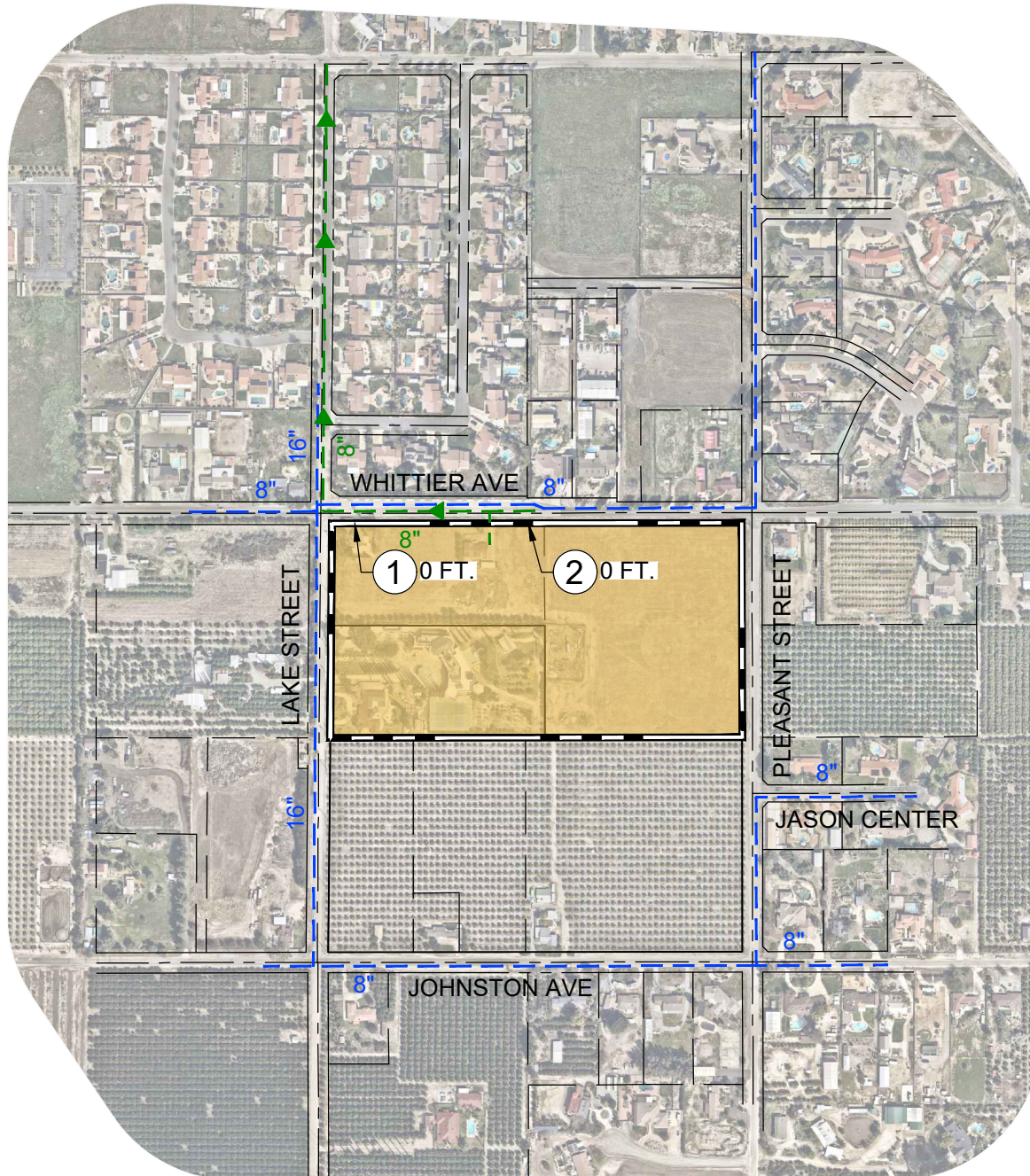


KWC ENGINEERS

DATE OF LATEST REVISION: 4/3/2024

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1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 909-734-2130

FIGURE 3 2024 FOUNDATION GENERAL PLAN AMENDMENT EXISTING WATER AND SEWER INFRASTRUCTURE

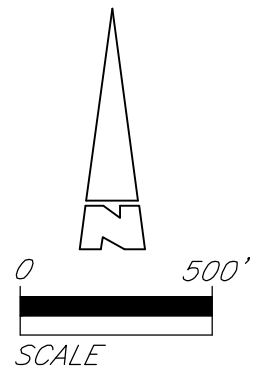


LEGEND

-  PROJECT BOUNDARY
-  COMMUNITY DEVELOPMENT
- LHMWD WATER**
-  EXISTING WATER LINE
- LHMWD SEWER**
-  EXISTING GRAVITY SEWER LINE

DISTANCE TO:

-  EXISTING WATER LINE (0 FT)
-  EXISTING SEWER LINE (0 FT)



PROJECT RELATED PROPOSED UTILITY POINTS OF CONNECTION AND INFRASTRUCTURE UPGRADES WILL BE DETERMINED THROUGH A SUBSEQUENT IMPLEMENTING PROJECT EVALUATION.

DATE OF LATEST REVISION: 4/3/2024

KWC ENGINEERS
CIVIL ENGINEERING • PLANNING • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 909-734-2130

The Residents of Whittier Ave, Lake Street, Johnson Ave. Pleasant Ave. Soboba Ave. and Surrounding areas of the Unincorporated area of Hemet Ca. in Riverside County Hereby

Oppose GPA240036 for the following reasons.

The Applicant has requested a change of the General Plan Foundation from Rural Low Density (LDR) to Community Development Medium High Density (MHDR). This change is not consistent with the surrounding areas and will have a significant impact on the residents of the area. Currently, there is NO MHDR designation within one mile or more from the subject property. The surrounding zoning consists of Agriculture, and Residential, R-15000, and R-20000 or greater and all properties are LDR and A-1. The closest adjacent properties to the subject parcels are one acre or larger properties with values of \$900,000 or greater. Changing the subject Parcels to MHDR could potentially reduce values for the adjacent residents that have spent their hard-earned money to gain the equity in their properties that were long-established low-density A-1 and R-20000 community. There have been no Studies provided by the applicant that would support the Change. MHDR or high-Density development is a way for the applicant to develop Multifamily units. High Density or Multifamily development will create an additional burden for the already stressed-out county services such as police, and transportation and create an influx of traffic from all levels of a Multi Family development from trash to guests to crime. Multifamily and High-Density development is a wrong fit for this community and would be a great injustice and morally irresponsible for county planning staff, Commission, and County Supervisors to allow this Change to move forward. We ask that the County deny the request and keep the Low-Density General Plan Foundation to remain in place.

Sincerely,

Name	Address
1. Kenny Yarnall	26457 AMEN ST HEMET CA
2. Matt Davidson	26404 Lake St.
3. [Signature]	26409 Lake St.
4. Marcia Matthews	26386 Lake St Hemet
5. [Signature]	26355 Lake St. Hemet
6. Rachelle Green	26355 Lake St. Hemet
7. Rick [Signature]	26355 Lake St. Hemet
8. Yolanda Rodriguez	26332 Lake St. Hemet CA 92314
9. Kenneth W. [Signature]	26332 Lake St Hemet CA 92314

10.	Margaret A. Rodriguez	26332 Lake St. Hemet, CA 92544
11.	Muhammed Naveed	26490 Wisdom Dr Hemet, CA 92544
12.	Charles M. M. M.	26418 Wisdom Dr, Hemet, CA 92544
13.	Jim M. Harry	26418 Wisdom Dr Hemet 92544
14.	Willa M. M. M.	264121 RMCN St Hemet
15.	Sylvia Zamora	26483 Amer St Hemet 92544
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Sincerely,

Name	Address
1. <i>John L. Kline</i>	<i>27768 Lake St Hemet</i>
2. <i>Grace E Baker</i>	<i>27768 Lake St, Hemet</i>
3.	
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Sincerely,

Name	Address
1. <i>McCallin</i>	<i>42810 Pleasant Hill Blvd Hemet CA</i>
2. <i>Sam King</i>	<i>42810 Pleasant Hill Pl, Hemet, CA</i>
3.	
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Sincerely,

Name	Address
1.	Margaret Ortiz. 27717 Lake Street Street Hemet 92655
2.	Edward Ortiz 27717 Lake Street Hemet Cal 92645
3.	
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Sincerely,

Name	Address
1. Stacy Barfoot	42815 Pheasant Hill PI Hemet CA 92544
2.	
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4.	
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Sincerely,

Name	Address
1. Deborah Green	Deborah Green 27790 Lake St. Hemet
2. JAMES GREEN	James Green 27790 LAKE ST. HEMET
3. LAURIE HAWKSON	Laurie Hawkson 27851 LAKE ST. HEMET
4. CHRISTOPHER J TICHAT	Christopher J Tichat 27807 LAKE ST. HEMET 92544
5. Jim Yingst	Jim Yingst, 27850 Lake St, Hemet, Ca 92544
6. Carmen Yingst	Carmen Yingst 27850 Lake St, Ca 92544
7. DALE WILLIAMSON	Dale Williamson 27828 LAKE ST CA 92544
8. Virginia A. Lisk	Virginia A. Lisk 27810 Lake St. Ca. 92544
9. Kay Williamson	Kay Williamson 27828 Lake St Ca 92544

The Residents of Whittier Ave, Lake Street, Johnson Ave. Pleasant Ave. Soboba Ave. and Surrounding areas of the Unincorporated area of Hemet Ca. in Riverside County Hereby

Oppose GPA240036 for the following reasons.

The Applicant has requested a change of the General Plan Foundation from Rural Low Density (LDR) to Community Development Medium High Density (MHDR). This change is not consistent with the surrounding areas and will have a significant impact on the residents of the area. Currently, there is NO MHDR designation within one mile or more from the subject property. The surrounding zoning consists of Agriculture, and Residential, R-15000, and R-20000 or greater and all properties are LDR and A-1. The closest adjacent properties to the subject parcels are one acre or larger properties with values of \$900,000 or greater. Changing the subject Parcels to MHDR could potentially reduce values for the adjacent residents that have spent their hard-earned money to gain the equity in their properties that were long-established low-density A-1 and R-20000 community. There have been no Studies provided by the applicant that would support the Change. MHDR or high-Density development is a way for the applicant to develop Multifamily units. High Density or Multifamily development will create an additional burden for the already stressed-out county services such as police, and transportation and create an influx of traffic from all levels of a Multi Family development from trash to guests to crime. Multifamily and High-Density development is a wrong fit for this community and would be a great injustice and morally irresponsible for county planning staff, Commission, and County Supervisors to allow this Change to move forward. We ask that the County deny the request and keep the Low-Density General Plan Foundation to remain in place.

Sincerely,

Name	Address
1. Kathryn M. Romeril	43095 Jason Ct. Hemet, CA 92544
2. Kathleen M. JAFFKE	43020 JASON CT Hemet CA 92544
3. Austin Barron	43020 Jason Ct Hemet 92544
4. Abbygail Reedel	43020 JASON CT Hemet 92544
5. Rebecca Schlosser	43155 JASON CT Hemet 92544
6. James L. Romeril	43095 Jason Ct Hemet, CA 92544
7. Kelly R. Lee	43025 Jason CT Hemet CA 92544
8. Marty Soyland	43100 Jason Ct Hemet CA 92544
9. Mary Mellico	43100 Jason Ct Hemet CA 92544

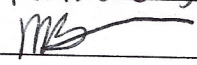
10.	Alvina M. Samers 43150 Jason Ct. Hemet 92544
11.	Christie Lee 43025 Jason Ct Hemet 92544
12.	Patricia Hewitt 42913 Johnston Ave Hemet CA 92544
13.	Robert S Hewitt 42913 Johnston Ave. 92544
14.	Rita Camer 42984 Whittier Ave Hemet 92544
15.	Elizabeth Arellano 43005 Whittier Ave Hemet 92544
16.	Janet Vasquez 43105 Whittier Ave Hemet 92544
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Sincerely,

Name	Address
1. 	27781 Lake St Hemet
2. Michele Stein	27781 Lake St Hemet
3. Natalie Bird	42401 Pleasant Hill Pl
4. 	42801 Pleasant Hill Pl
5. Linda Nelson	25604 Sharp Dr. Apt L
6. Terry Nelson	25604 Sharp Dr. Unit L
7.	
8.	
9.	

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Sincerely,

Name	Address
1. Jim & Anne	27768 Lake St Hemet
2. Grace E Baker	27768 LAKE ST, Hemet
3. Edward L. Laughlin	27800 Hemet St. Hemet Ca.
4.	
5.	
6.	
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Sincerely,

Name	Address
1. <i>John L. Kline</i>	<i>27768 Lake St Hemet</i>
2. <i>Gloria E. Baker</i>	<i>27768 LAKE ST, Hemet</i>
3. <i>Jan L. H. L.</i>	<i>27875 HEMET ST, HEMET</i>
4. <i>Susan P. Highland</i>	<i>27875 HEMET ST, HEMET</i>
5. <i>Eythia A. Howard</i>	<i>27874 HEMET ST. HEMET</i>
6. <i>Carl L. Higgins</i>	<i>27710 Hemet St. Hemet</i>
7. <i>[Signature]</i>	<i>27710 Hemet St. Hemet</i>
8. <i>[Signature]</i>	<i>27874 HEMET ST 92544</i>
9. <i>[Signature]</i>	<i>27870 Hemet St 92544</i>

From: [Dennis Massey](#)
To: [Brady, Russell](#)
Subject: Chaudhuri Development Valle Vista Notification Request
Date: Wednesday, January 8, 2025 4:00:05 PM

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

To: R. Brady, Riverside County Planning Dept. and The Honorable Chuck Washington, Riverside County Supervisor, District 3

Opposition to Proposed Plan by Dr. K.P. Chaudhuri for a Convalescent Hospital plus 40 high density townhomes/duplexes in the unincorporated area of Hemet, Valle Vista, CA.

Dear Mr. Brady and Supervisor Washington,

I am writing to you in opposition to the proposed plan by Dr. K.P. Chaudhuri to develop a convalescent Hospital with 40 high density townhomes/duplexes. Please provide me with instructions on participating in the public hearing via Zoom.

My opposition to Dr. Chaudhuri's proposal resides in the fact that the existing homes in the area are zoned rural/agricultural and the general plan calls for the continuation of the low density rural/agricultural zoning. Dr. Chaudhuri no doubt built his mansion in this desirable agriculturally flavored area due to its current zoning and beautiful neighborhoods. Besides which the construction of his mansion is consistent with his personal flamboyance and "over the top" architectural design which no doubt will present difficulties to sell. That is not the neighbors problem, and they should not have to suffer in both lifestyle and economic loss to their property values so that he doesn't have to try and find a buyer for that horrid example of conspicuous consumption. Why would Riverside county approve such a drastic change to the General Plan? It is my opinion that this is his way to maximize the return on his investment it took to build that monstrosity of a mansion. There aren't a lot of folks who would jump at buying his Valle Vista residence.

While my opposition to his plans are related to the proposed inappropriate use of his property in light of the current zoning and negative impact with regard to traffic, light pollution, noise pollution, and his total disregard for his neighbors property values... my family has already been negatively impacted by his influence in our valley. My wife was in the group of employees at Hemet Hospital who lost her pension in his take over of the hospital after being promised by the administration that it would be safe. His tactics that were used in the purchase of Hemet Hospital are consistent with the tactics he used in the purchase of other hospitals in Orange County. Taking employees pensions in his "take-overs" appear to be part and parcel of his playbook, and demonstrates he doesn't have an altruistic bone in his body. He doesn't give a flip about our community and don't kid yourself into thinking he does. How much will county officials continue to allow this predator businessman to take advantage of Hemet Valley residents?

Please vote no on Dr. Chaudhuri's proposed development. It is not consistent with the surrounding areas current zoning.

Thank you,

Bea and Dennis Massey
44444 Zachary Court
Hemet, Ca. 92544

Sent from my iPhone

From: [Melissa Snow](#)
To: [Brady, Russell](#)
Subject: Hemet Citrus REZONE
Date: Thursday, January 9, 2025 1:06:09 PM

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

Good Morning,

I am writing to express my concern about the proposed rezoning in the county area east of Hemet to make way for the Citrus Valley Project. I live on Lake Street which is the street that will become the thoroughfare if Dr. Chaudhri's Citrus Valley Project comes to fruition. This project will not raise the standard of living in Hemet, it will only make it worse. Thousands of units in a very small area will create an even bigger traffic nightmare than already exists in Hemet. If the rezoning happens and the project goes through, my home value will plummet. I am a single mother and cannot afford to move, but I will be forced to do so if this happens. Urbanization of an area is only good if it adds to the community overall. This project will not do that. Added traffic, added noise, added foot traffic, added crime, added emergency services needed, no parking, and not enough infrastructure will devastate the community. The Riverside County Sheriff and Riverside County Fire Departments are already stretched to their breaking point in the county areas of Hemet and now there is a plan to rezone and add thousands more people to police and protect? How can that be managed? Please Please vote no on rezoning for this project.

Sincerely,

Melissa Snow
26296 Lake Street
Hemet, CA 92544

From: [Brady, Russell](#)
To: [darlene edwards](#)
Cc: [Mora-Rodriguez, Elizabeth](#)
Subject: RE: Oppose Zone Change Valle Vista
Date: Monday, January 13, 2025 10:39:20 AM

Comments received and they will be provided initially to the General Plan Advisory Committee (GPAC) for consideration. Following the GPAC consideration of the Foundation General Plan Amendment for Initiation, it will then be considered by the Planning Commission, and then by the Board of Supervisors for Initiation.

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

Thanks

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



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

From: darlene edwards <darrae58@gmail.com>
Sent: Friday, January 10, 2025 3:46 PM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: Fwd: Oppose Zone Change Valle Vista

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.

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

From: **darlene edwards** <darrae58@gmail.com>

Date: Fri, Jan 10, 2025 at 3:43 PM
Subject: Oppose Zone Change Valle Vista
To: <d3email@rivco.org>

Dear Mr. Washington,

I am opposed to changing the Zone from the current low density to medium high density. Here are a few of my reasons:

Over extended emergency services,

Traffic congestion,

Lack of water,

Disruption of peaceful living for those living in close proximity.

Thank you for your consideration. I have lived in East Hemet/Valle Vista area for over 56 years and would like to continue to enjoy the peaceful atmosphere here.

From: [Jamie Fibiger](#)
To: [Brady, Russell](#)
Subject: GPA240053
Date: Monday, January 13, 2025 10:13:15 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.

Good Morning- As local residents of Glenoak Hills, my wife and I are vehemently opposed to any zoning change that would bring further development to an area like the one proposed. We do not have the water or necessary infrastructure to support it and there is no viable reason the zoning should be changed.

If you can get the developer or the city of Temecula to repave existing roads, repair all pot holes, and fix the myriad of drainage issues, maybe it's worth consideration. In other words, lay out what benefit this could possibly provide as it pertains to increased traffic, noise pollution, light pollution, and overall strain on limited natural resources.

Bad idea and should be rejected so we don't waste our tax money talking about it.

Thank you.

James D. Fibiger
38255 Calaveras Rd
Temecula, CA
92592

From: [Jonathan Dohrman](#)
To: [Brady, Russell](#)
Subject: Re-zoning in Temecula Wine Country
Date: Monday, January 13, 2025 10:02:21 AM

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

Hello Mr. Brady,

My name is Jonathan Dohrman. I just heard about a meeting that is taking place today about a re-zoning project in wine country that directly impacts my family and property on Mesa Rd.

Also, what is the reasoning why I have not heard about this other than from a neighbor on social media? Please send me any and all information. I would also like a link to the meeting today. On short notice, I cannot make it to Riverside.

Thank you,
Jonathan Dohrman

From: [Brady, Russell](#)
To: [Lacey Andel](#)
Cc: [Mora-Rodriguez, Elizabeth](#)
Subject: RE: GPA 240036 - Chaudhuri
Date: Monday, January 13, 2025 10:41:17 AM

Comments received and they will be provided initially to the General Plan Advisory Committee (GPAC) for consideration. Following the GPAC consideration of the Foundation General Plan Amendment for Initiation, it will then be considered by the Planning Commission, and then by the Board of Supervisors for Initiation.

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

Thanks

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



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

From: Lacey Andel <lanel23@gmail.com>
Sent: Monday, January 13, 2025 8:30 AM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: GPA 240036 - Chaudhuri

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

Good morning Mr. Brady,

I hope this message finds you well. My name is Lacey Andel, and I am a resident of the neighborhood where Dr. Chaudhuri is proposing a zoning change to his property to convert it into a commercial business.

My husband and I have three young children under the age of 13, and we have cherished living in this neighborhood for over four years now. One of the many reasons we love it here is because of the quiet, safe, and low-traffic environment, which allows us to take our children on bike rides and walks. I also feel comfortable walking alone for exercise, as do many of our neighbors who enjoy the same routine every morning.

Our neighborhood is predominantly agricultural, with numerous grapefruit and orange groves that are essential to our neighbors' livelihoods. One of these groves borders Dr. Chaudhuri's property line, and we are deeply concerned that the proposed construction and increased traffic could adversely affect the productivity and success of these groves. With all due respect, Dr. Chaudhuri has multiple sources of respectful income, and we question why he would potentially jeopardize our neighbors' primary source of income.

We take pride in the mutual respect and sense of community that exists within our neighborhood—qualities that are increasingly rare in today's world. I am writing to earnestly request that you, the rest of the planning committee, and the Riverside County Board of Supervisors consider our opposition to this zoning change. We hope you will choose to preserve the unique and serene character of our neighborhood by opposing GPA240036.

Thank you for your time and consideration. I sincerely hope you will support us in maintaining our small slice of heaven.

Respectfully,
Lacey Andel
951-538-1135
Sent from my iPhone

From: [Marilyn Horton](#)
To: [Brady, Russell](#)
Subject: GPA 240053
Date: Monday, January 13, 2025 11:13:30 AM

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

Mr. Brady and Staff,

Please carefully consider the impact of Rezoning changes on the existing residents of this long established rural area. The rural character would be adversely affected with massive overloaded environmental changes of 'city infrastructure' that would be required to support a medium to high density change in population in this rural environment. Not to mention the excessive burden of traffic, noise and general disturbance to the environment, wildlife and quality of life. Our chosen life style is quite rural away from houses jammed together.

This development belongs in an established area of like kind housing and density and not in rural areas.

Preserve the rural areas!

Move the development closer to Hemet, San Jacinto, Winchester, Perris and like kind similar areas with established neighborhoods and infrastructure to support the added population.

Traffic now at 'rush hours' is overwhelming on Mesa and Sage and quite unsafe at the speeds travelled on these hilly, narrow roads. No more can be expected on these roads or even more accidents will happen. Mesa would have to go to a four lane road with traffic lights. There is not room to widen this road. It will become a death zone to travel upon this road. Additionally most of the access roads to Mesa and Sage are dirt, narrow and NOT maintained by the County. More costs to be factored in by the County.

Bottom line is this rezoning is a very bad idea from every angle.

Thank you for your considerations,

Marilyn Horton
38141 Seneca Cir.,
Temecula, 92592.

From: [Brady, Russell](#)
To: [Annette Bramlett](#)
Cc: [Mora-Rodriguez, Elizabeth](#)
Subject: RE: Chaudhuri Development Valle Vista Notification Request
Date: Friday, January 10, 2025 7:31:29 AM

Annette, comments received and will be provided initially to the General Plan Advisory Committee for consideration on the Initiation of this Foundation General Plan Amendment.

Based on the subject line of your email, are you wanting to be notified of future meetings on this Foundation General Plan Amendment? If so, please confirm and whether you want such notification by email or regular mail and the address if by regular mail.

Thanks

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



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

From: Annette Bramlett <annettebramlett22@gmail.com>
Sent: Thursday, January 9, 2025 8:00 PM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: Chaudhuri Development Valle Vista Notification Request

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

Dear Mr Brady

I live in east Hemet one block from this proposed development. And I am very disturbed that this project has made it this far.

My husband and I have lived in this area for over 25 years and regularly ride horses down these streets. With this project it will make it impossible to ride in that area with the unpredictable traffic conditions and sirens that might occur. It would make riding with my grand daughter so stressful. And that is only one of the many reasons I strongly oppose it.

We live on a road that isn't even paved properly. The county only chip sealed it and the drainage runoff from more developed area would only cripple Soboba Rd to the north west more than it

already is during the winter months

We do not need a development of this nature in a rural area. It would be more suited to build more towards town.

Mr Chaudhuir is merely trying to make money on already purchased property that was originally started to be his residence but he has moved.

Please do not let this development continue.

Sincerely

Annette and Ray "Manny" Bramlett

43112 Nuckolls Ct, Hemet, CA 92544

951 809-3551

From: [Brady, Russell](#)
To: [Rebecca Schlosser](#)
Cc: [Mora-Rodriguez, Elizabeth](#)
Subject: RE: general plan amendment no. 240036(GPA240036)
Date: Monday, January 13, 2025 10:39:43 AM

Sounds good, we will plan to see you at the meeting.

Russell Brady

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



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

From: Rebecca Schlosser <bubagram2@gmail.com>
Sent: Friday, January 10, 2025 3:50 PM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: general plan amendment no. 240036(GPA240036)

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.

Russell Brady, I am responding to the letter I received that Kali P. Chaudhuri request a zoning change. I am opposed to this zone change. I will attend the January 13 meeting and list the reasons why the change in zoning will impact my life and the quality of life in East Hemet.

I look forward to expressing my concerns to the board members.

Rebecca Schlosser
43155 Jason Ct
Hemet, CA 92544

From: [Ted Petrich](#)
To: [Brady, Russell](#)
Cc: [Mora-Rodriguez, Elizabeth](#); [Washington, Chuck](#)
Subject: Re: Chaudhuri Development Valle Vista / GENERAL PLAN AMENDMENT NO. 240036 (GPA240036)
Date: Sunday, March 2, 2025 11:59:53 AM

Mr. Brady,

I would like to add the following comments from recent (today & yesterday) FaceBook posts. As it is from social media and not verified, take it for what's worth. Based on writing style, I believe it initially was written by one employee and updated by another. Both contributors were anonymous, I assume fearing reprisals. It supports a comment made at the GPAC January 13, made by phone by a nurse who works at the hospital in Hemet owned by Dr. Chaudhuri. However, I personally believe what was said and the Hemet Fire Dept did come to the hospital to check for an odor investigation.

The FaceBook post illustrates how poorly Dr. Chaudhuri supports and manages his businesses. He has the reputation of not financially supporting his understaffed hospital and I see no reason to believe he'd do any better with a convalescent hospital /retirement community. As I have mentioned in the past, I believe he is simply attempting to cash out of a home he no longer wishes to live in and cannot find a buyer for.

Additionally, again I cannot verify the truth of this, but I have read that some 20 years ago the Catholic Church which is a half mile from Dr. Chaudhuri's home wanted to build retirement homes on land it owned adjacent to the church and Dr. Chaudhuri fought against it. Hmmmmm, I guess it's different when you want to do it.

Following my name I will insert a copy of the recent FaceBook post referring to Hemet Global Medical Center (Hemet Hospital).

Sincerely,

Theodore Petrich
43152 Nuckolls Ct.
Hemet, CA 92544

UPDATE 3 HEMET HOSPITAL FROM ANOTHER EMPLOYEE

Please please keep me anonymous.

So far what's said it's true. Too many pts have been moved from multiple floors. ICU has been closed and pts transferred to CCU and PACU not ED. This has caused the hospital to cancel surgeries for days. 5th floor which is Telemetry was closed and patients were transferred to their 2nd floor which has been closed for years.

The equipment in that hospital malfunction more than half the times and you have staff trying to figure out how to properly manage that equipment to make it work. The Owner refused to invest money to fix the hospital. That's why this problem is happening and now we are all suffering from staff to patients over the lack of care for the hospital.

Staff questions management but they get nowhere. We aren't even being told what's really happening 100%. CMS has been in the hospital finding one issue after the next. I believe we need to report this to Medicare, osha and anyone higher up because this can't continue to happen. We care for our patients but when management is restricting us to information is hard. This hospital needs to either be shut down or sold.

As nurses, we are asking our union what we can do but all they say is that they are happy that they are fixing it but that's it. What about our rights ? We pay dues. What are we supposed to do when it's our health on the line? They aren't educating us on what to do or what we could do.

Update 2

The number of people with carbon monoxide poisoning is increasing during today according to a source in the hospital

Update 1

From a employee who wants to stay anonymous at Hemet Hospital

The ICU has mold so they had to shut down ICU and move all the patients. The fifth floor has mold. They had to shut down the fifth floor and then we have legionella disease in the AC system that they've known about for about a year and they went to try to fix it but never looked into it after and it was still there and then we were getting carbon monoxide in the ER because of How they were trying to circulate the air in the ER. That's why the doctors are passing out and I started getting a headache and was nauseous. A bunch of the other nurses were getting headaches and was nauseous and then that's why fire was called out to check.

Original story below.

Something strange is going on at Hemet hospital .

Action Eye News has been receiving lot of calls about an issue at Hemet Hospital .

Last night Hemet fire was dispatched to Hemet hospital for an odor investigation and action eye news has been receiving lot of inquiries about what's happening at Hemet hospital.

Whatever this odor is it is causing alot of people to get sick at the hospital including 2 ER doctors who got sick with one dr passed out while with a patient and about hit the floor but some one caught him .

The ICU units are closed and the ICU patients were moved to the ER. Close to around 20 nurses came down sick during their work shift and was also checked in along with the 2 doctors.

Patients on floors are being moved to other floors.

The emergency room was evacuated for a long time period then was returned back after the AC and ventilation were shut off and portable AC units were brought in along with large swamp coolers.

With all this happening the hospital is still accepting patients and not diverting to other hospitals.

The hospital is not answering questions and are instructed not to discuss the issue to anyone outside of staff.

This has been going on all night last night.

On Mon, Jan 13, 2025 at 10:42 AM Brady, Russell <rbrady@rivco.org> wrote:

Comments received and they will be provided initially to the General Plan Advisory Committee (GPAC) for consideration. Following the GPAC consideration of the Foundation General Plan Amendment for Initiation, it will then be considered by the Planning Commission, and then by the Board of Supervisors for Initiation.

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

Thanks

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

How are we doing? Click the Link and tell us

-----Original Message-----

From: T Petrich <tpetrich@gmail.com>

Sent: Sunday, January 12, 2025 2:13 PM

To: Brady, Russell <rbrady@RIVCO.ORG>

Subject: Chaudhuri Development Valle Vista Notification Request

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

Mr. Brady,

In case I am unable to attend tomorrow's Planning Department meeting regarding Dr. Chaudhuri's request to rezone his residence and adjoining land to build a 6-story convalescent hospital and 40+ townhouses/duplexes, I would like to express my opposition to it.

When Dr. Chaudhuri purchased his home in East Hemet / Valle Vista, he did so for the same reasons many of us did. To enjoy a semi-rural lifestyle. Surrounding much of his property are one half and one acre single resident homes and citrus orchards. It is the last such neighborhood in the San Jacinto Valley. Rezoning his property to allow a 6-story building along with high density duplexes would not only destroy our "rural" setting, it would severely affect our home values.

Dr. Chaudhure and his KPC Mgmt has the reputation of not financially supporting his existing projects. Hemet Hospital (Hemet Global Medical Center) is a perfect example. Aging equipment, the cheapest management software for nursing, and way understaffed; along with a terrible local reputation. Why would his retirement center be any different?

This rezoning request of his is another example of him attempting to squeeze money out of our community. He is simply attempting to "cash out" of a residence he no longer wishes to reside in. His plan to turn his home into the recreation center/dining room for a retirement complex shows this. It is such a gaudy thing, I doubt he'd easily find a buyer for it.

I believe he initially purchased the land surrounding his home simply to have a buffer, preventing anyone building next to him. Now that he wants out of the area he has no concern for his old neighbors who remain. The land he owns adjoining his home could be tastily developed into homes with 1/2 acre lots, but, no, he wants to change its zoning from Low Density Residential to High Density Residential. Please do not allow this.

Sincerely,

Theodore Petrich
43152 Nuckolls Ct
Hemet, CA 92544

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is

addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California <<http://www.countyofriverside.us/>>

From: [Brady, Russell](#)
To: [T Petrich](#)
Cc: [Mora-Rodriguez, Elizabeth](#)
Subject: RE: Chaudhuri Development Valle Vista Notification Request
Date: Monday, January 13, 2025 10:42:04 AM

Comments received and they will be provided initially to the General Plan Advisory Committee (GPAC) for consideration. Following the GPAC consideration of the Foundation General Plan Amendment for Initiation, it will then be considered by the Planning Commission, and then by the Board of Supervisors for Initiation.

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Thanks

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

How are we doing? Click the Link and tell us

-----Original Message-----

From: T Petrich <tpetrich@gmail.com>
Sent: Sunday, January 12, 2025 2:13 PM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: Chaudhuri Development Valle Vista Notification Request

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Sincerely,

Theodore Petrich
43152 Nuckolls Ct
Hemet, CA 92544

Chad Fontes

01/02/2025

26094 Elderwood PL

Hemet, CA 92544

951-867-2109

To the Riverside County General Plan Advisory Committee and whom else it may concern,

The proposed general plan amendment NO. 240036 is requested to be considered for initiation with a public hearing to be held on January 13th 2025. Applicant is requesting a plan amendment to allow a rezoning of his property(ies) from rural community low-density residential to Community Development: Medium High Density Residential.

This potentially rezoned area would be completely surrounded by low-density residential land and agricultural lands. As a taxpaying homeowner in this area, I and many other residents stand against this potential amendment to the general plan which currently “seeks to recognize existing and future agricultural as important and vital components of the land use pattern. (San Jacinto Valley Area Plan pg.29 of 60). Our stance against this proposal is manifold:

1. The zone change is inconsistent with the San Jacinto Valley Area Plan.
2. This is a rural community surrounded by a beautiful landscape, farms, and citrus groves. The zone change will not be consistent with surrounding uses. Property values in the immediate area will decrease as the rural nature of the community is one of its greatest assets and considered of high importance to potential homebuyers.
3. The community currently does not possess the infrastructure to support a medium-high density surge of residents.
4. Applicant has not demonstrated the need or benefits of/to the community of the proposed amendment.
5. Applicant has not demonstrated that appropriate land cannot be found elsewhere for such a project.

We intend to demonstrate the above five points as an apology against the proposed rezoning and a defense of the current state of the community adjacent and nearest the proposed rezoned area.

1) To build a six-story senior apartment complex in this area is incompatible with the current and longstanding state of this community as well as the stated goals of the 2015 San Jacinto Valley Area Plan. To quote the area plan in several places:

“This community is an urban extension to the east from the City of Hemet. It has a core of older single family residential development, interspersed with mobile homes on small lots. Florida Avenue, lined with locally oriented businesses and commercial uses, bisects this community. This

area also includes Hemet High School. Some vacant land still exists within this community to accommodate further infill development of both a residential and commercial nature”

“This area plan, while limiting intense forms of urban development, also seeks to recognize existing and future agricultural activities as important and vital components of the land use pattern. Residential uses and agriculture are potentially incompatible and often times lead to complaints by local residents of offending odors, noise, flies and the like.”

The reason an amendment consideration is being requested at all is because this proposed rezoning stands diametrically opposed to the current state of the community and its surrounding areas. Nothing about this proposed rezoning is representative of “single family residen(cy) or mobile homes on small lots.” This is a rural neighborhood.

2) A six-story building and the other aspects of the proposal do not fit in with the community as a whole. This building and its appurtenances will impede views of surrounding neighbors. Photos of this can be provided if necessary. Further, it is unbecoming to place a convalescent home in the middle of citrus groves. As stated, this is a rural farming community. There is no place for a medium-high residency area here. Farming communities have a particular allure and draw for certain homebuyers.

I find this area appealing due to the landscape, the lack of large amounts of people, the greenery in the spring, the smell of the orange groves when the trees are blooming, and the relative ease with which one can travel by automobile in this area. This is to be contrasted even with the west side of the city of Hemet which is much higher density. The community is also quiet. A sudden influx of light and sound pollution as well as the sudden influx of many vehicles into this small and rural community will affect the way of life for all who live here and decrease the quality and enjoyability of living in this area. It will fundamentally change the nature of this small community in East Hemet/ Valle Vista. What the people here have always referred to as “the orange groves” will now be blighted with a large senior living complex if this rezoning is allowed to proceed.

3) There are very few roads leading into this side of Hemet/ the county area where the rezoning is being requested. The county will have to pay to get improved roads, lighting, and other infrastructure in place to support a project of this magnitude. Have any community/ environmental impact studies been done in this area? As a rural farming community, the infrastructure here is limited. Will the applicant be willing to pay for all of this? What will the county be requiring of him if this plan is to proceed and be approved?

4) The demographics of Hemet and the area where the proposed rezoning is located are changing. This is no longer primarily a retirement community. It is primarily a single-family community – and specifically in the case at hand – a rural farming community. There is no need for a new senior living home here. A quick glance at the last census data will confirm this. For the applicant to argue that this is a “community development” is ludicrous. This amounts to what is fundamentally a CHANGE in the community. A development to be sure, but not one that conforms to the established norms and expectations of the residents of this community nor with what the San Jacinto Valley Plan has set forth.

While I am sure the proposed rezoning may be appealing to the county on account of the potential tax revenue provided by a large influx of citizens and whatever taxes may be levied against

the applicant for the development of these properties, this cannot be held in greater esteem than the desires and needs of the community at large. The community surrounding the proposed rezoning is opposed to this rezoning.

5) The San Jacinto Valley Plan currently states “There are also a number of areas designated for higher density residential development; in most cases, these designations reflect existing apartments or mobile home parks.” Therefore, it is the author’s position that the applicant can and should proceed with his plans by purchasing and altering land already designated and zoned for the proposed use. The applicant currently desires to change his current properties when those already properly zoned exist for such use. There is no reason that the applicant cannot sell his current properties and purchase those designated for his desired use and plans if that is something he so desires.

In summary, there are many reasons that this application should be denied. This is a longstanding rural farming community filled with single-family residences. The proposed rezoning does not comport with the San Jacinto Valley Plan, and thus should be denied an amendment on this basis alone. The proposed development would fundamentally change the nature of this community and thus negatively affect property values and the overall quality of life of current residents. Please do not proceed with considering this proposed amendment to allow the creation of this senior community. See the picture below detailing the current community. The area is low density residential with farms directly adjacent to the property. Further, don’t punish the potential seniors who would live in such a place with the bugs and smells associated with a farming community! Don’t allow one man to change the fabric of our small rural farming community. Please.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chad Fontes', with a stylized flourish at the end.

Chad D. Fontes



From: [Cathy Anady](#)
To: [Brady, Russell](#)
Subject: Chaudhuri Development Valle Vista Notification Request
Date: Sunday, January 5, 2025 3:34:49 PM

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

I oppose this proposed appeal to change zoning.

Changing the zoning of this property will DRAMATICALLY damage the quality of life for the people living in East Hemet. This is a rural residential area and should be respected as such. A high-rise medical facility with the accompanying traffic and noise will be completely out of place in this quiet, established neighborhood.

This, along with the proposed Citrus Valley Development, is more suited for areas closer to existing infrastructure (i.e. roads, businesses, like-facilities) and away from our cul-de-sac end of the valley.

I ask for your reasonable and just action on this matter.

Cathy Anady
26620 Rim Road
Hemet, CA 92545

Sent from my iPhone

From: [Frances Orr](#)
To: [Brady, Russell](#)
Cc: [Michael Orr](#)
Subject: Chaudhuri Development Valle Vista Notification Request
Date: Sunday, January 5, 2025 4:36:21 PM

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

Stop this travesty. This is a further degradation of our Valley.
This ill fated “development” changes the environment and is not an enhancement for the community.
What happened to “do no harm”?

Respectfully
Frances Orr
Hemet. 92543.
Sent from my iPhone

From: [Jennifer Cole](#)
To: [Brady, Russell](#)
Subject: Chaudhuri Development Valle Vista Notification Request
Date: Sunday, January 5, 2025 3:45:07 PM

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I openly oppose this development. I know water is an issue with the groves, but I really don't think we need a high rise in our neighborhood.

Jennifer Cole

From: [Kathryn Romeril](#)
To: [Brady, Russell](#)
Subject: Opposition to GPA240036
Date: Tuesday, January 7, 2025 4:26:32 PM

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

Hello,

I am writing to express my opposition to the proposal by Dr. Chaudhuri to change the General Plan from low density agriculture to high density. Our family has lived on Jason Court for 22 years right across Pleasant Street from his property. I am second generation born and raised in this valley. If approved it will change the way of life for all of us in the east Hemet area. We live in our forever homes out here for the quiet, open space, rural living we paid for. Our property values will plummet and cause a loss of equity. The landscape will forever change if this zoning change is allowed, not only paving the way for Chaudhuri's massive plan but others who will soon follow to carve up one of the last picturesque portions of our great valley. Change and progress are inevitable, but it must be done with great care, thought and mindfulness to make the right choices for generations to come. Please proceed with forethought, deny the request and keep east Hemet zoned low density. When the wrong choices are made with the environment and the damage is done, there is no second chance to get it right.

Sincerely,
Kathryn Romeril

From: [Kendyl Houdyshell](#)
To: [Brady, Russell](#)
Subject: Chaudhuri%2%0Development%2%0Valle%2%0Vista%2%0Notification%2%0Request
Date: Sunday, January 5, 2025 1:58:56 PM

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

This is an atrocious plan with no consideration for people or property in the Valley Vista area. There are plenty of vacant buildings in the city of Hemet that could accommodate his greedy plan. He cares nothing about the patients, staff or citizens of Hemet. This would not happen in Temecula. The West end of the valley is being over built already. To keep the beautiful orange groves and less dense housing is what makes people want to visit the area. Please have consideration for the folks that care about quality of life and preserving nature.

[Sent from AOL on Android](#)

From: [Leigh Ann Ratliff](#)
To: [Brady, Russell](#)
Subject: Chaudhuri Development Valle Vista Notification Request
Date: Sunday, January 5, 2025 12:46:35 PM

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

Please do not allow this development to be approved. Dr Chaudhuri's motivation is so selfish....trying to sell his unsaleable monstrous property, or reuse it so he can gain more money. Look at what he's done to our hospital. My husband died there. It is now a third world entity. Would you allow a loved one to go there? East Hemet is a rural community with horses, cattle, goats, etc. If this type of senior center is really needed in a community that is actually transitioning from a senior one to one of young families, please look to the many vacant properties in the City of Hemet, San Jacinto, and to the North and West. There is plenty of land for Dr Chaudhuri to build an additional source of income on, without disturbing and ruining a long established, quiet, rural part of Riverside County. There is not the infrastructure for this kind of business without the County having to pay out a lot for roads, sewers, etc.

Thank you for your consideration.

Leigh Ann Ratliff
Sent from my iPhone

From: [michael willis](#)
To: [Brady, Russell](#)
Subject: Chaudhuri Development Valle Vista Notification Request
Date: Sunday, January 5, 2025 1:16:04 PM

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

Stop this guy from destroying hemet

Mora-Rodriguez, Elizabeth

From: Samantha Carniglia <samantha.carniglia@verizon.net>
Sent: Sunday, January 5, 2025 12:34 PM
To: Brady, Russell
Subject: Oppose Chaudhuri Development Valle Vista Notification Request

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

As a resident who was born at Hemet Hospital and has lived on the East side of Hemet for most of my life and has raised our family here, we are completely opposed to Chaudhuri ruining our community. This type of development has no business being in a residential neighborhood where we walk, visit friends, and attend church. Dr. Chaudhuri's only desire is money and he does not have any interest in improving people's lives. We do not have the services in place to tend to the increase in traffic or population. Please don't allow this development to go through, it will destroy our east end community.

Samantha Carniglia



*John E. Hildebrand,
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supplemental Memorandum

4.1

DATE: July 29, 2025

TO: Riverside County Planning Commissioners

FROM: Elizabeth Mora-Rodriguez, Project Planner

RE: July 30, 2025, Planning Commission

ITEM: 4.1 – Initiation of Foundation Component General Plan Amendment No. 240036
(GPA240036) – Letter of Opposition

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

Thank you.

From: [Alexandra E](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Thursday, July 24, 2025 10:29:08 AM

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

Dear Planning Commissioners,

I am writing to express my strong opposition to the proposed Citrus Valley development in Valle Vista. The plan to build over 6,000 homes on a 17.5-acre site would have a devastating impact on our community's infrastructure and quality of life.

With that many homes, we can reasonably expect upwards of 12,000 additional vehicles attempting to enter and exit Valle Vista daily. Hemet has increasingly become a commuter town, myself included, as I travel to Moreno Valley Unified School District each day and the current infrastructure simply cannot support such a dramatic increase in traffic.

Most of the roads connecting Valle Vista to surrounding areas are single-lane in each direction. They are already heavily burdened during peak commute times. Adding thousands of new residents and vehicles will only compound congestion, increase the risk of accidents, and degrade the already strained roadways.

Our local infrastructure is not prepared for this scale of development.

I urge the Planning Department to reconsider and reject this proposal in the interest of maintaining public safety and preserving the quality of life for current residents.

Sincerely,
Alexandra Elsken
Valle Vista resident

From: [Alexis Smith](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Tuesday, July 29, 2025 2:29:32 PM

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

I oppose chaudhuri development project.
Sent from my iPhone

From: [Alfoso barajas](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Monday, July 28, 2025 12:14:40 PM

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

My name is Alfonso Barajas as resident of Valle Vista I oppose on the Chaudhuri Development my residence address is 44257 French Circle Valle Vista CA 92544!
Sent from my iPhone

From: [Annette Bramlett](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Sunday, July 27, 2025 4:51:16 PM

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

Dear Sirs and Mams

Chaurdhuri development in my area will ruin our whole lifestyle. My granddaughter and I ride down the streets on our horses and having that kind of development and that zoning change will make it not only physically impossible but dangerous. Please do not let this development go through.

Sincerely

Annette Bramlett

43112 Nuckolls CT Hemet Ca

From: chrisihemet@icloud.com
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Thursday, July 24, 2025 10:13:50 AM

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

I'm writing you to oppose the Citrus Valley development. I am a resident of Hemet and our small community will be ruined if this is allowed. The citrus groves are history in our small community. It would be a shame if Dr. Chaudhuri is allowed to continue. He owns enough in our small community. He should not be allowed to destroy it.

Thank you,

Chrisi Barker

From: chrisihemet@icloud.com
To: [Mora-Rodriguez, Elizabeth](#)
Subject: Request for Information Re: GPA240036
Date: Thursday, July 24, 2025 10:14:44 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.

I'm writing you to oppose the Citrus Valley development. I am a resident of Hemet and our small community will be ruined if this is allowed. The citrus groves are history in our small community. It would be a shame if Dr. Chaudhuri is allowed to continue. He owns enough in our small community. He should not be allowed to destroy it.

Thank you,

Chrisi Barker

From: [Erin Carr](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Sunday, July 27, 2025 7:21:22 PM

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

Hello,

I oppose the development of our beautiful citrus! I am a resident of Valle Vista/Hemet for 20 years and I do not support the development in this area.

Thank you for your time,



From: [Jane](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Thursday, July 24, 2025 11:02:02 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.

I strongly oppose any zone change or development plan from Dr Chaiduri going into the Valle Vista community near Hemet. There are many reasons to not like these changes, including congestion of traffic on our limited streets, property value decreases, the loss of our rural community and the fact that Dr Chaudhuri's businesses have always been a disaster for the communities they serve.

Thank you,
Jane Foutz
Sent from my iPhone

From: [Joanne Rhodes](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Tuesday, July 29, 2025 1:39:11 PM

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

My family strongly oppose changing the zoning in our orchards. Our family, Poppetts who's lineage dates back probably longer than some of you have been alive do not want this change! Please vote NO!

From: jparker919@outlook.com
To: [Brady, Russell](#); [Washington, Chuck](#)
Subject: Opposition to Proposed Rezoning for Six-Story Senior Living Development - 7/30/2025 Agenda Item 4.1 - 28222
INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036 (GPA240036)
Date: Tuesday, July 29, 2025 9:12:15 AM

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

Dear Mr. Washington and Mr. Brady,

I am writing as a concerned resident and family member with recent firsthand experience regarding senior care facilities tied to the applicant of the proposed rezoning request—from low-density to medium-density residential—for the construction of a six-story senior living development in the Hemet/San Jacinto community by Dr. Chaudhuri.

I respectfully urge you to vote **No** on initiating this rezoning request. This proposal would introduce a substantial commercial development into an area currently designated for low-density residential use. The size, scale, and intensity of the project are fundamentally incompatible with the surrounding neighborhood and would dramatically alter its character, strain infrastructure, and reduce overall livability.

Beyond the land use concerns, I also wish to share a deeply personal experience that informs my opposition. While seeking appropriate care for a loved one recovering from a major stroke, my family toured and interviewed multiple senior living facilities throughout the Hemet and San Jacinto area. We found that **there is ample existing capacity in the region**, and we were encouraged by the many facilities staffed with compassionate, skilled caregivers who were ready and available to accept new residents.

Additionally, I feel compelled to share serious concerns about the applicant's past performance in senior care. My family recently endured the heartbreaking loss of a loved one who had been under the care of Hemet Hospital Emergency Services, which is owned and managed by the applicant's company.

Our senior loved one was transported to Hemet Hospital twice in May of this year. During the first visit, the ER physician reported that she was dehydrated but conscious and would be transported to Moreno Valley Kaiser Permanente Hospital. Despite this report, she was not given ice, water, or IV fluids for several hours after admission to Hemet Hospital and the long transport to Kaiser in Moreno Valley. She was discharged on Memorial Day and returned home—weak, but improving.

Tragically, on her second visit, she suffered what we later learned was a massive stroke. She was again transported by ambulance to Hemet Hospital. (We were given no choice, because of where the incident occurred, the ambulance company refused to deliver her directly to Kaiser, where she was a member.) Basic needs, such as hydration, AGAIN went unmet until family members pleaded for intervention. Nor was the necessary MRI performed. This experience has left lasting pain and serious concerns about the quality of care delivered by Hemet Hospital's emergency room. Our loved one passed away on June 12, 2025. The possibility that she may have been in better health had she received timely and appropriate care during her two emergency visits haunts us.

When we entrust our vulnerable loved ones to these facilities, we do so believing that oversight, compassion, and safety are top priorities. Unfortunately, our experience tells a different story. To now consider expanding care of vulnerable seniors—especially on land not zoned or intended for this level of development—raises urgent questions about priorities, accountability, and the long-term implications for our neighborhoods. I also reference a recent Orange County Register article about his losing the Orange County approval for emergency patient care due to safety concerns. He should be fixing his broken care system there, not expanding it here at our expense!

Please consider the real, lived experiences of families like mine. Please preserve the integrity of our residential community. And most importantly, please ensure that the County's land use decisions do not come at the cost of human dignity and care.

For these reasons, I respectfully request that you vote **No** on reconsidering this rezoning proposal.

Sincerely,
Julie Parker
24600 Mountain View Park, #135
Hemet, CA 92544

From: [Lee, Karin](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Thursday, July 24, 2025 9:42:07 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.

I live in this area, and the traffic is already difficult. I am completely opposed to destroying the orchards and lifestyle in this area.



Karin Lee
klee@sanjacinto.k12.ca.us
MVHS Math
CCEA+ Secretary
& Regional Advisor



From: [Katelyn Subith](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Thursday, July 24, 2025 11:07:19 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 Whom It May Concern,

I am writing to express my **strong opposition** to the proposed zone change for the Chaudhuri Development in Valle Vista, currently under review. As a resident of this community, I am deeply concerned about the ongoing efforts to rezone this area to allow for a massive senior living facility in the heart of our rural, family-oriented neighborhood.

This proposal was previously **denied** for good reason. Approving this zone change would:

- Disrupt the rural character and peaceful environment of Valle Vista
- Increase traffic congestion, noise, and strain on local infrastructure
- Set a dangerous precedent for future large-scale developments in low-density residential zones
- Diminish the quality of life for families and long-time residents of East Hemet

The quiet, open nature of Valle Vista is not suited for a high-density facility of this magnitude. Residents have already voiced their concerns, and it is disheartening to see the developer continue pushing this agenda after being denied.

I urge the Planning Department and County Supervisors to **protect the integrity of Valle Vista** by upholding the existing zoning and denying this request once again.

Sincerely,

Katelyn Subith, Valle Vista resident.

From: [Kathy Kim](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Tuesday, July 29, 2025 3:44:01 PM

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I don't want our wonderful rural community ruined in East Hemet like the rest of the city. I oppose any and all development by this Chaudhuri fellow into our neighborhood.
Not giving up the fight!

From: [Cornejo-Henish, Monique](#)
To: [Mora-Rodriguez, Elizabeth](#)
Subject: FW: Citrus Valle Project-Hemet
Date: Monday, July 28, 2025 4:52:53 PM
Attachments: [image001.png](#)

Hi Elizabeth,

Here is another email that was received regarding item 4.1 for 7/30 PC.

Thank you!

Monique Cornejo-Henish

Administrative Services Analyst II
Riverside County TLMA-Planning Department
4080 Lemon Street, 12th Floor, Riverside, CA 92501
Ph: 951-955-7436
mchenish@rivco.org



From: Kay Williamson <okayo1950@gmail.com>
Sent: Monday, July 28, 2025 11:30 AM
To: Planning <Planning@RIVCO.ORG>
Subject: Citrus Valle Project-Hemet

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Hello,

I would like to express my desire that you continue to reject the high density development of the Valle Vista area. I understand the plight of the citrus farmers, but do not feel this large scale plan (including Dr. Chaudhuri's Senior Living plan) should be implemented as it is proposed. This area is predominately single family homes with many on half acre or larger properties. The traffic congestion on Stetson Ave and the Ramona Expressway is already bad and can not handle this level of development.

Thank you for addressing these, and many more, concerns.

Kay Williamson
27828 Lake St
Hemet, Ca 92544

From: [Kim Combs](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Thursday, July 24, 2025 3:05:48 PM

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

To whom it may concern,

I am writing this to oppose the Chaudhuri development in Valle Vista.

I am a resident and registered voter in East Hemet. I am appalled that this would even be considered taking into the account what this man has done with our local Hospital as well as other KPC facilities.

I am asking you to do everything in your power to object this going forward.

Thank you so much for your attention to this matter.

Kimberly J Coronado

Sent from my iPhone

From: [Laurie Halvorson](#)
To: [Brady, Russell](#)
Subject: My strong Opposition of Chaudhuri Development, Valle Vista
Date: Thursday, July 24, 2025 3:37:16 PM

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

As indicated in the subject line, I strongly oppose the proposed zoning changes and the related plan to develop a large senior living facility in my quiet, agrarian, family oriented, rural area.

I request denial of this proposition and any related proposed permits or actions.

Laurie Halvorson
27851 Lake St
Hemet, CA 92544

Sent from my iPhone

From: [Cornejo-Henish, Monique](#)
To: [Mora-Rodriguez, Elizabeth](#)
Subject: FW: Zoning of Dr. Chaudhurii Land
Date: Monday, July 28, 2025 7:46:45 AM
Attachments: [image001.png](#)

Good morning Elizabeth,

Please see the email below that we received regarding your item for 7/30 PC.

Thank you!

Monique Cornejo-Henish

Administrative Services Analyst II
Riverside County TLMA-Planning Department
4080 Lemon Street, 12th Floor, Riverside, CA 92501
Ph: 951-955-7436
mchenish@rivco.org



RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Leigh Ann Ratliff <ladymedicinedoc@msn.com>
Sent: Sunday, July 27, 2025 3:29 PM
To: TLMA Planning Hearings <planninghearings@rivco.org>
Subject: Fw: Zoning of Dr. Chaudhurii Land

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.

From: Leigh Ann Ratliff <ladymedicinedoc@msn.com>
Sent: Saturday, July 26, 2025 6:12 PM
To: Leigh Ann Ratliff <ladymedicinedoc@msn.com>
Subject: Zoning of Dr. Chaudhurii Land

Allowing the rezoning of Dr Chaudhuri's private home into "medium" density housing of attached dwellings, tennis courts, swimming pools, and a community center in the midst of a bucolic, rural community seems disruptive at best. The residents of Valle Vista moved here

intentionally to enjoy the peace of the area. Our lots are large enough that hearing the neigh of a horse or the egg song of a hen are pleasant sounds of the early morning. It is wonderful to smell the blooms of the citrus groves every March. I personally enjoy seeing horses, cattle, goats, etc., on the way to church or market.

Another consideration is the lack of infrastructure to support this new density property: Roads, sewers, electrical, etc., would all have to be updated.

Unfortunately, the type of business Dr Chaudhuri proposes will be noisy when an ambulance is called, the roads busier with employees and visitors, and as we know, Dr Chaudhuri has a multitude of properties to attend to. This one is not going to be high on his priority list.

Again, Dr. Chaudhuri is attempting to disrupt the peace and quiet of Valle Vista, while turning a profit for himself. Why can't he sell it to one of his doctor friends? Level it, plant citrus, and write it off on your taxes. Not only has he bled our hospital dry, but potentially senior citizens will now suffer at his expense. Please vote NO for the last time to this insane proposal!

From: [linda allred](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Thursday, July 24, 2025 2:04:18 PM

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Please don't let Chaudhuri ruin Hemet anymore than he has already. Let the people that live by him live peace . It would be a little city in the county. Please
Sent from my iPhone

From: [Lisa Sines](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Tuesday, July 29, 2025 3:59:09 PM

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I oppose this

From: mariojuenia@verizon.net
To: [Brady, Russell](#)
Subject: Oppose%2%0Chaudhuri%2%0Development,%2%0Valle%2%0Vista
Date: Sunday, July 27, 2025 7:25:06 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.

I live in east hemet on Erin drive since 2001 and I oppose this senior development by Chaudhuri. We are already experiencing a severe decrease in the quality of life from what we once had. (I've lived in this valley since 1989.) This massive urban style development will further slice away at what is left of our rural community. This valley is small with limited access to our surrounding California communities. Do not further add to our congestion and strip away what is left of our serenity. I am opposed to this development.

[Sent from AOL on Android](#)

From: [mark.zerebny](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Thursday, July 24, 2025 12:51:25 PM

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Hello

I am told there is a proposed senior living community a block from my house... I live on Pleasant one house off of Whittier in East Hemet.

How is this possible in a residential area? Can you tell me more about this?

Mark Zerebny

From: [Melissa Tomoni](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Sunday, July 27, 2025 7:16:02 PM

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

Hello,

It is my understanding that Dr. Chaudhuri of KPC Management is proposing to change the zoning code in my neighborhood in order to build an expansive senior citizen facility right down the street. I wholeheartedly oppose this proposal and beseech you to genuinely consider the ramifications this decision would bring. The zoning code currently set in place has a purpose and is the reason our family and many of our neighbors chose this neighborhood. This location is inappropriate for the facility planned (especially considering the proposed size of it) and it seems self-serving for someone to change an established zoning code to build it here. If there is a need for this senior citizen facility in our community, there are other locations in town where it could be built without making such a drastic change.

As a resident of this neighborhood for more than twenty years, I had the opportunity to fly over our community last year and I was disheartened to see that so little agricultural land remained of what was once the heart of this town. I fear the potential future outcome of changing the zoning code will damage what is left of the agricultural history and presence in this corner of the community. I do not wish for it to completely disappear nor to have new restrictions that would affect our neighborhood, especially when the zoning code set in place was the reason we chose to live here. Please take this matter into serious consideration and remember the lives it affects. Thank you kindly for taking the time to read this.

Most sincerely,

Melissa Tomoni

From: [Natalie Perez](#)
To: [Brady, Russell](#)
Subject: Oppose%2%0Chaudhuri%2%0Development,%2%0Valle%2%0Vista
Date: Tuesday, July 29, 2025 12:45:32 PM

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

The reason my family and i moved to Hemet was to leave behind the big city. Getting rid of the orchards for more building and community is and will be ruining the reason people move to Hemet to begin with. Please be mindful of the value these orchards and land brings to the Hemet community and sets Hemet apart

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

From: [Robert Hewitt](#)
To: [Mora-Rodriguez, Elizabeth](#)
Subject: Fwd: chaudhuri talk
Date: Tuesday, July 29, 2025 9:19:06 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.

Hi Elizabeth,

Above is my written opposition to the Chaudhuri Senior Care project GPA 240036. I will be at the meeting tomorrow. Thanks for your help.

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

From: **Patti Hewitt** <dancmkr@gmail.com>
Date: Sat, 12 Apr 2025 at 19:54
Subject: chaudhuri talk
To: Robert Hewitt <skyfarmbob@gmail.com>

My name is Robert Hewitt and I own a citrus grove located approximately 650 feet south of this proposed project.

I oppose the Dr. Chaudhuri Community Development General Plan Amendment. The proposed General Plan Amendment is located within a County Agriculture Foundation. In the General Plan, the San Jacinto Valley Area Plan states 'Agriculture has long been an integral part of the economy and culture of the San Jacinto Valley. The remaining agricultural areas of the valley, primarily in Valley Vista's Bautista Canyon area of the plan, have been preserved in this Agriculture Foundation component'.

This GPA is located within the 3,000 acre citrus growing area of Valle Vista. This property is surrounded by active citrus groves to the south, east and west, and adjacent to horse property to the north. The surrounding developed areas are consistent with the existing rural community foundation of larger lots and rural land uses. The proposed Community Development will include a 6 story apartment complex which is not in any way compatible with agriculture and the existing rural community. Imagine the light pollution from 6 stories of apartments, and the traffic congestion on our narrow, unimproved rural country roads. Make no mistake, this proposal is for a commercial senior care business, and is not compatible with our rural community.

There are large frost preventing fans located less than 300 feet of the proposed 6 story apartment complex and townhouses. These fans operate in the early morning hours and create a considerable amount of noise. What will the County do when they get complaints from residents of this Community Center about these fans? Will the County tell the citrus growers that after 70+ years of frost protection they can no longer use their fans to prevent frost damage?

All the surrounding citrus groves are a part of the Riverside County Citrus Pest Control District No 3. All growers are required to spray pesticides three times a year to control the Asian Citrus Psyllid. In the past, some of this has been done by aerial spraying. What will the County do when they get complaints from these residents about the spraying next to their

apartments? Will the County tell these growers to ignore the Riverside County Citrus Pest Control District requirements; thereby taking a chance of losing their groves to an infestation of this pest?

This large Community Development project will need a substantial amount of water. Yet the LHMWD has restated their Ordinance No. 176 (2022) which excludes any new domestic water hookups until the severe drought is abated. The Ordinance 176 states "Pursuant to the authority set forth in the Water Code Section 356, additional service connections, which are received at the District office on or after the effective date of the original Ordinance 176 of August 24, 2015, SHALL BE DENIED..." Considering how dry this winter has been, supplying water to this project in the near future is seriously doubtful. Why even continue with the initiation of this General Plan Amendment if there is no guarantee of a water supply for many years to come?

Dr. Chaudhuri stated in his paperwork that the Community foundation is justified "based on substantial evidence that new conditions and circumstances disclosed during the review process justify modifying the General Plan..." I must ask What review process was that? Who did the review? Were there any neighboring property owners included in that review process? What substantial evidence was presented in this review process? Why was this substantial evidence not included in Dr. Chaudhuri's paperwork for this GPA?

Dr. Chaudhuri failed to present any site map with his paperwork showing what his proposed development would look like. His recent paperwork failed to mention that there would be an incredible 6 story apartment complex next to all the citrus groves. He failed to post any signs or drawings showing what his development would look like. He has failed to work with his neighbors.

This General Plan Amendment is out of place, unacceptable, and it is contrary to all aspects of the San Jacinto Area Plan's Agriculture Foundation. It is inconsistent with the surrounding rural community. Please respect the Riverside County General Plan, which has supported our Agriculture Foundation and rural community for the last 22 years, and reject this initial amendment request. Thank you.

From: rcantu001@roadrunner.com
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Sunday, July 27, 2025 7:50:02 AM

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

We are writing again to voice our concerns about the re zoning for the Chadhuri development. Our area does not have the infrastructure to support this development and urge the county to continue to restrict the change in zoning. Thank you for your support of keeping east Hemet the rural community it is meant to be
Sincerely ,

Robert and Renee Cantu
Taylore Cantu
Holland Cantu
Sent from my iPhone

From: [Robert Leonard](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Tuesday, July 29, 2025 3:45:55 PM

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

No no no!

I oppose the destruction of Valle Vista for the ambition of one man. Leave this area as a historical reminder of the Valleys golden age. No annexing to Hemet, no high density homes and no Chandra medical complex. Stop this and stop it from reincarnating every time it gets stopped.

Please!

Robert and Denise Leonard
26620 Rio Vista Dr.
Hemet, 92545

From: [Sally McFadden](#)
To: [Ted Petrich](#)
Cc: [Brady, Russell](#); [Washington, Chuck](#); [Mora-Rodriguez, Elizabeth](#)
Subject: Re: 28222 : INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036 (GPA240036)
Date: Friday, July 25, 2025 4:06:42 PM

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

Very well said.

On Fri, Jul 25, 2025 at 4:04 PM Ted Petrich <tpetrich@yahoo.com> wrote:

Dear Commissioner Brady and Supervisor Washington,

I was genuinely surprised and concerned to see the proposed zone change from Low Density Residential (RC: LDR) to Community Development: Medium High Density Residential reappear on your agenda. This proposal seemed to have been definitively denied at your April 14th meeting, where I, along with many others, attended and spoke out against it. The overwhelming sentiment from both those present and those calling in was clear: this community strongly opposes the rezone.

Our primary concern, and one that resonates deeply within the community, is the preservation of our semi-rural lifestyle. The Valle Vista/East Hemet area is one of the last remaining semi-rural enclaves in the San Jacinto Valley. This proposed development is surrounded by active citrus groves and homes situated on half to full-acre lots. Introducing a high-density senior living facility would significantly escalate traffic from cars, buses, visitors, and ambulances, fundamentally altering the character and tranquility of our neighborhood.

It's disappointing that Dr. Chaudhuri, a long-time resident, appears to have little regard for the impact this project would have on his neighbors and the community. The inclusion in the "Proposed Land Use Designations" about preserving the "Chaudhuri family legacy" and allowing future residents to "learn about the founder, Dr. Kali Chaudhuri, his family, and his family's history" feels out of touch with the community's genuine needs and concerns.

I strongly encourage you to prioritize the wishes of the residents and protect the low-density residential nature of our community.

Sincerely,

Theodore Petrich
[43152 Nuckolls Ct.](#)
[Hemet, CA 92544](#)

From: [Sandi Uhrig](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Thursday, July 24, 2025 5:05:26 PM

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

Good day,

Dr. Chauduri has a monopoly on Hemet and his reach goes beyond that. Losing the rural areas in Valle Vista is a huge hit to what is left of agriculture in the valley. The orange groves. The homes those farmers live in. The quiet peaceful neighborhood that is almost non existent in the valley anymore. The traffic and sirens that this facility will cause property values to drop. Please keep some part of this valley for the farmers and families that live there.

Thank you for your time,

Sandra Uhrig

Sent from iPhone

From: [Susan Harker](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Friday, July 25, 2025 12:12:24 PM

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Good afternoon. Thank you for reading my email!

This Development would ruin the residential area surrounding it. The water, roads and community are not equipped to handle this development. Not only that people bought their homes in this area because of the serenity that it holds. I should not be able to change the zoning to contain a senior living facility of this size. It does not belong in this area!

Thank you,
Susan Harker
Sent from my iPhone

From: [Suzanne Arnold](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Thursday, July 24, 2025 9:45:21 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.

The people in this area DO NOT want to have this massive development in our quiet rural area. It would be a complete eyesore in the area as well as negatively impact traffic patterns, congestion, and has huge environmental impact. Please listen to the people who live in this community and not bow down to a mega millionaire who has destroyed the medical community in our valley as well as kept multiple business structures empty so our community stays downtrodden.

Sent from my iPhone

From: [Tammy Lou Parker](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Sunday, July 27, 2025 2:57:33 PM

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

Dear Mr. Brady,

I am writing to you to OPPOSE Dr. Chaudhuri's development in the orange groves. The streets can't handle the extra traffic, the orange groves are the last of what was once a booming agricultural town, the people of Hemet do not care for Chaudhuri because of the way he has let the hospital fall into disrepair. There isn't even a birthing center any longer. All his hospitals, (I think he owns 7) are slum hospitals. WHY would we want him to build/change the zoning just because he built such a unique mansion nobody wants to buy it???? He has proven again and again he cares nothing for the residents of Valle Vista and Hemet. We do not trust him. Why would we?

It would be so out of place and such a disturbance to those who live near it.

The orange grove owners spray chemicals because they have to. Unhealthy to say the least but especially for an elderly sick person.

I'm afraid it would become another nursing home with no oversight for its patients.

There are other areas he could build such a thing that would be better suited to the traffic. Like on the west end of town near the new medical buildings on Stetson.

I have lived in Valle Vista since 1964. I really hope we can preserve what little areas we have left from development.

HOW many times does he get to just keep presenting this to the planning department? WHY can't it just be NO and be done with it?

Thank you for your time and attention to my concerns.

Tami Parker

From: [Tasha Rev](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Tuesday, July 29, 2025 2:09:51 PM

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

Hello,

I am writing to let the planning commission know that I, a resident of the City of Hemet, oppose the Chadhuri development. In my opinion, there are serious concerns regarding the petitioners business practices and management of current facilities.

Thank you,
Natasha Revilla

From: [Terry Arndt](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Thursday, July 24, 2025 11:42:32 AM

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

We oppose Chaudhuri development in Valle Vista.

Terrance Arndt
25894 Pleasant St
Hemet Ca 92544
Sent from my iPad

From: [Ted Petrich](#)
To: [Brady, Russell](#); [Washington, Chuck](#)
Cc: [Mora-Rodriguez, Elizabeth](#)
Subject: 28222 : INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036 (GPA240036)
Date: Friday, July 25, 2025 4:04:36 PM

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

Dear Commissioner Brady and Supervisor Washington,

I was genuinely surprised and concerned to see the proposed zone change from Low Density Residential (RC: LDR) to Community Development: Medium High Density Residential reappear on your agenda. This proposal seemed to have been definitively denied at your April 14th meeting, where I, along with many others, attended and spoke out against it. The overwhelming sentiment from both those present and those calling in was clear: this community strongly opposes the rezone.

Our primary concern, and one that resonates deeply within the community, is the preservation of our semi-rural lifestyle. The Valle Vista/East Hemet area is one of the last remaining semi-rural enclaves in the San Jacinto Valley. This proposed development is surrounded by active citrus groves and homes situated on half to full-acre lots. Introducing a high-density senior living facility would significantly escalate traffic from cars, buses, visitors, and ambulances, fundamentally altering the character and tranquility of our neighborhood.

It's disappointing that Dr. Chaudhuri, a long-time resident, appears to have little regard for the impact this project would have on his neighbors and the community. The inclusion in the "Proposed Land Use Designations" about preserving the "Chaudhuri family legacy" and allowing future residents to "learn about the founder, Dr. Kali Chaudhuri, his family, and his family's history" feels out of touch with the community's genuine needs and concerns.

I strongly encourage you to prioritize the wishes of the residents and protect the low-density residential nature of our community.

Sincerely,

Theodore Petrich
43152 Nuckolls Ct.
Hemet, CA 92544

From: [Tina Richert](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Tuesday, July 29, 2025 2:49:11 PM

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

I

From: [Yolanda Rodriguez](#)
To: [Brady, Russell](#)
Subject: Oppose Chaudhuri Development, Valle Vista
Date: Thursday, July 24, 2025 11:00:22 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.

Hi there-I cannot believe that you are still entertaining the idea of Chaudhuri putting the massive retirement center on lake street. How many times does he need to be shot down before it's enough? He has done enough damage and ruined enough lives already. He has been opposed again and again by those who have the misfortune of living by him (like myself). Enough is enough. Say no and mean it. He isn't the only person who lives here-as a matter of fact, he rarely is here. It would be nice for someone to do something good for the town of Hemet for a change. How would you like that complex on YOUR street?

Dear Planning Commission,

I am writing to formally oppose the proposed General Plan Amendment and rezoning request for the property located at 42830 Chaudhuri Circle in Hemet, CA.

The existing zoning in this area is designated for low-density residential use, which has established a consistent and desirable community character. Zoning regulations exist to prevent incompatible land uses, protect property values, and preserve neighborhood integrity. Residents have made long-term investments in this community based on these protections. Altering zoning at the request of a single property owner undermines the purpose of these regulations and sets a concerning precedent.

The proposed development—including a multi-story Assisted Senior Living Facility and associated changes—raises several significant concerns:

First, the project is incompatible with the established character of the neighborhood. Residents chose this area for its quiet, low-density environment. Introducing a large-scale care facility would fundamentally alter that character and diminish the quality of life for current homeowners.

Second, property values are likely to decline due to the proximity of a commercial-style facility within a residential area. Many families have invested in what they consider their long-term or “forever” homes, and this change unfairly jeopardizes those investments.

Third, the development will increase traffic volume significantly. Employees, visitors, and emergency vehicles will add congestion to streets that are not designed for high traffic flow. This creates safety concerns, particularly given the number of children in the area and the lack of sidewalks on many streets.

Fourth, noise impacts cannot be ignored. Assisted living facilities often require frequent emergency response services. The regular presence of sirens and emergency activity will disrupt the peace and quiet residents currently enjoy.

Fifth, the proposal raises serious questions about infrastructure capacity. It has been indicated that coordination with the Lake Hemet Municipal Water District has not yet occurred. Existing water and sewer systems may not be sufficient to support a development of this scale, particularly one with elevated fire flow and medical-use requirements. Any necessary upgrades would likely be extensive and should be fully evaluated before any zoning decision is made.

Sixth, the plan to repurpose the existing residence and amenities (including pools and tennis courts) as a recreation center appears impractical. Residents of assisted living facilities typically have limited physical capabilities, making such amenities underutilized. Furthermore, the

financial burden of maintaining these facilities raises concerns about long-term viability. If the recreation center becomes financially unsustainable, it risks abandonment, which could lead to blight, vandalism, or other public safety issues.

Seventh, there is no clear guarantee that these proposed amenities will be maintained over time. If they fail, the surrounding community will bear the consequences. At a minimum, any approval should require a secured, long-term funding mechanism to ensure ongoing maintenance and prevent deterioration.

Eighth, the proposal lacks sufficient transparency and detail. Key issues such as traffic studies, environmental review (including CEQA compliance), infrastructure planning, and financial feasibility have not been adequately addressed. These analyses should be completed and made available for public review prior to any rezoning decision.

Ninth, the developer should be required to fully mitigate traffic impacts, including conducting comprehensive studies on affected roadways such as Soboba Street, Lake Street, Ramona Expressway, Stetson Avenue, and Florida Avenue. Existing congestion—particularly on Stetson Avenue—must be addressed as part of the planning process.

Finally, the public review process itself needs improvement. Updated plans and supporting documents should be made available at least 90 days prior to any public hearings to allow residents adequate time to review and provide informed input. Presenting new materials at hearings without prior access limits meaningful public participation.

In conclusion, this proposal is inconsistent with the existing zoning, incompatible with the surrounding community, and raises numerous unresolved concerns regarding infrastructure, safety, financial viability, and long-term impacts. I respectfully urge the County to deny the requested zoning changes and uphold the integrity of the current General Plan.

Thank you for your consideration.

Sincerely,
Jeff Allred

951-514-6944

From: [Leigh Ann Ratliff](#)
To: [Mora-Rodriguez, Elizabeth](#)
Subject: Request for Information Re: GPA240036
Date: Wednesday, August 20, 2025 11:02:38 AM

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

Please place my name and email on the list against Dr Chaudhuri rezoning his land. Thank you.

Leigh Ann Ratliff
Sent from my iPhone

Walk In Community Information and Feedback Opportunity

Date: Thursday January 22, walk in hours 6 to 7 PM

Location: 41885 Florida Ave, Hemet CA 92544. First floor.

Beverages and light snacks will be available

Regarding the Foundation General Plan Amendment (FGPA) for the 17.5-acre property at 42830 Chaudhuri Circle, Hemet California, 92544

A Vision for the Future

This process does not entail the approval of a particular project or site plan, but only a vision for the future.

The Vision includes a two-story senior living project that will be surrounded by residential lots that are consistent in use and size (close to half acre lots) as the adjacent community.

The Vision includes incorporating the existing residential structure as an associated amenity for the residents.

The Vision includes ample open space and community appropriate landscape buffering with adjacent landowners.

If the Vision is approved, a specific site plan would then be prepared and submitted to the county and a community outreach effort would be implemented to obtain community input and feedback.

Additional Information

The Vision does not include a six-story building.

Ample on-site parking for residents and guests is planned.

The maintenance and preservation of the existing structure and property is paramount.

The Vision does not include Medium Density Residential (MDR) land use.

The project will enhance utility and roadway infrastructure.

The senior living facility and accompanying community center will incorporate open space, greenbelt separators, and recreational amenities to improve the quality of life for the local residents and potentially, local community residents.

Foundation General Plan Amendment (FGPA) Application 240036

DATE: Thursday – January 22, 2026

LOCATION / TIME: 41885 Florida Ave
Hemet CA 92544. First floor.

GoToMeeting /6:00 p.m. →7:00 p.m.
(extended to 9:00 p.m. for late arrivals)

AMENITIES: Beverages and light snacks were be available

ATTENDEES:

- ☐ Community Members
See Sign-In Sheets
- ☐ Name, Company
951-734-2130

- ☐ Brandon Barnett, KWC Engineers
951-808-7311
- ☐ KPC Representatives

ITEMS

Item: Discussion:

I. INTRODUCTION

II. ACTION ITEMS

Four stations were prepared and represented four elements of the previous public hearing presentations at the County

- Station 1 – Foundation General Plan Amendment Process and where the application is in relation to the overall development/CEQA process
 - This station focused on providing an understanding of what the FGPA process is, what the applicant is expected to submit, and communicating how early in the application process this property is in relation to an approved implementing project
- Station 2 – Property location in relation to existing Foundation General Plan land uses and boundaries
 - This station supported clarifying the surrounding foundation land use boundaries and the proximity the property is in relation to other foundation land use boundaries
- Station 3 – The property location in relation to existing infrastructure
 - Provides an overview of infrastructure existing within the vicinity of the property
- Station 4 – The proposed Vision for the property and land use request within the FGPA application
 - Identified the proposed vision for the property providing consistency with the surrounding land uses, residential lot sizes, and clarity on what would be included within the implementing project
 - Vision included preservation of the existing estate and conversion to a community center/like-use
 - Confirmed maximum building height to be consistent with what exists on the property today

ITEMS

Item: Discussion:

The meeting allowed for community members to move from station to station, hearing from a project representative on the station subject and to ask questions and leave comments for the project application.

III. SUMMARY OF MAINLINE COMMENTS

- Desire to see more site specific, site planning for what is ultimately going to be proposed within the formal application
- Questions regarding the FGPA process
- Concerns about land use compatibility
- Concerns about traffic impacts and improvement to mitigate concerns
- Infrastructure concerns from domestic water service to wastewater service
- Timing and project schedule from application to potential construction dates
- Concerns regarding building height and eventual architectural nature of what would be proposed within and adjacent to the existing estate

Overall, each question was addressed at each station and the applicant team confirmed additional outreach would be conducted should the Board of Supervisors allow the application to proceed.

Community Information and Feedback Opportunity

SIGN-IN SHEET

<u>Print Name</u>	<u>Address</u>	<u>Signature</u>
Lisa Marabella		[Signature]
Vic Marabella		[Signature]
Dino Nuvally		[Signature]
Jenny Hess		[Signature]
Bill Lohman		[Signature]
Kathryn Boneril		[Signature]
JEFF ALLRED		[Signature]
Kyle Tapp		[Signature]
Debbie [unclear]		[Signature]
Morgan [unclear]		[Signature]

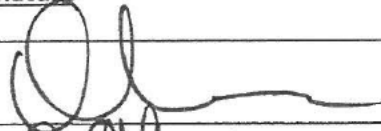
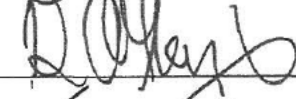
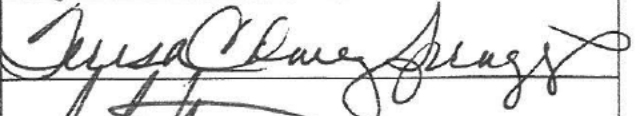
Community Information and Feedback Opportunity

SIGN-IN SHEET

Print Name

Address

Signature

Olivia Soto		
Richard Flores		
DARRELL ELAN		
TERESA CHAVEZ Spragg		
Jo Ann Roethgen		

Community Information and Feedback Opportunity

SIGN-IN SHEET

<u>Print Name</u>	<u>Address</u>	<u>Signature</u>
Marcie Murphy		M Murphy
AM LI		B S.I
MAX CAROLYN DRYM		M DRYM
SCOTT GARRETT		X
Rebecca Schlosser		Rebecca Schlosser
MICHAEL PLYLEY		M PLYLEY
Jeff Van Zee		J Van Zee
TED RETRICH		T Retrich



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: July 14, 2026

To: Clerk of the Board of Supervisors

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

MinuteTraq #: 30607

Project Description:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036 (GPA240036) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Mixed Use Area (CD: MUA), to allow for submittal of an application for residential development for senior assisted living that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas. 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 **GPA240036** is initiated by the Board of Supervisors. – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – Applicant: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Existing Zoning: A-1-5 (Light Agriculture, 5-Acre Minimum) – Existing Land Use: Rural Community: Low Density Residential (RC: LDR) – Location: south of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – 17.44 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org. District 3. [100% Applicant Fees].

Planning Commission Date: July 30, 2025 / Commissioner Vote: 1st and 3rd Districts – Support; 5th District – Absent; 2nd and 4th Districts - Opposed

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

- | | |
|--|--|
| ☐ Place on Administrative Action | ☒ Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA) |
| ☐ Receive & File | |
| ☐ EOT | |
| ☐ Labels provided If Set For Hearing | ☐ Publish in Newspaper: |
| ☒ 10 Day ☐ 20 Day ☐ 30 day | (3rd Dist) Press Enterprise |
| ☐ Place on Consent Calendar | ☒ CEQA Exempt |
| ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC) | ☐ 10 Day ☐ 20 Day ☐ 30 day |
| ☐ Place on Section Initiation Proceeding (GPIP) | ☒ 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. 240036
IN THE THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 14, 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. 240036**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Low Density Residential (CD: LDR) to Community Development: Mixed Use Area (CD: MUA), to allow for submittal of an application for residential development for senior assisted living that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas. 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 **GPA240036** is initiated by the Board of Supervisors. – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – Applicant: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Existing Zoning: A-1-5 (Light Agriculture, 5-Acre Minimum) – Existing Land Use: Rural Community: Low Density Residential (RC: LDR) The General Plan Amendment is located south of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – 17.44 Gross Acres in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240036 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240036 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

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

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

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

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

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

Dated: June 24, 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 LA INICIACIÓN DE LA ENMIENDA DEL PLAN GENERAL DEL COMPONENTE FUNDACIONAL NO. 240036 EN EL TERCER DISTRITO DE SUPERVISIÓN

SE HACE SABER por la presente que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en las Cámaras de la Junta del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 14 de julio de 2026 a las 10:00 A.M.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda del Componente de Fundación del Plan General No. 240036**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240036 para cambiar el Componente de Fundación del Plan General de ocho (8) parcelas de Comunidad Rural: Residencial de Baja Densidad (RC: LDR) a Desarrollo Comunitario: Residencial de Baja Densidad (CD: LDR) y Desarrollo Comunitario: Área de Uso Mixto (CD: MUA) , para permitir la presentación de una solicitud para el desarrollo residencial de vivienda asistida para personas mayores que incluirá viviendas unifamiliares y adosadas en lotes pequeños, un centro comunitario, piscina, canchas de tenis/pádel y áreas de espacio abierto. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumpla con los estándares, políticas, hallazgos y otros requisitos aplicables si la propuesta **GPA240036** es iniciada por la Junta de Supervisores. – Tercer Distrito Supervisión – Distrito de Little Lake – Plan de Área del Valle de San Jacinto – Solicitante: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Zonificación Existente: A-1-5 (Agricultura Ligera, Mínimo de 5 Acres) – Uso de Suelo Existente: Comunidad Rural: Residencial de Baja Densidad (RC: LDR) La Enmienda del Plan General se encuentra al sur de Whittier Avenue, al norte de Johnston Avenue, al este de Lake Street, y al oeste de Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069 y -070 – 17.44 acres brutos en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda al Plan General No. 240036 y, si se recomienda, **ADOpte** una orden iniciando la Enmienda al Plan General No. 240036 y exigiendo al solicitante que presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), o de otro modo cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional bajo CEQA.**

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

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 O POR CORREO ELECTRÓNICO 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 mencionados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública serán enviados 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 artículo anterior en la corte, puede estar limitado a plantear solo aquellos temas que usted o alguien más planteó 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 la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, estándares de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera diferente a la específicamente propuesta.

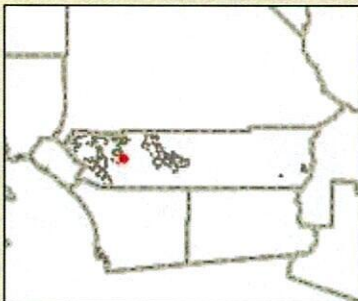
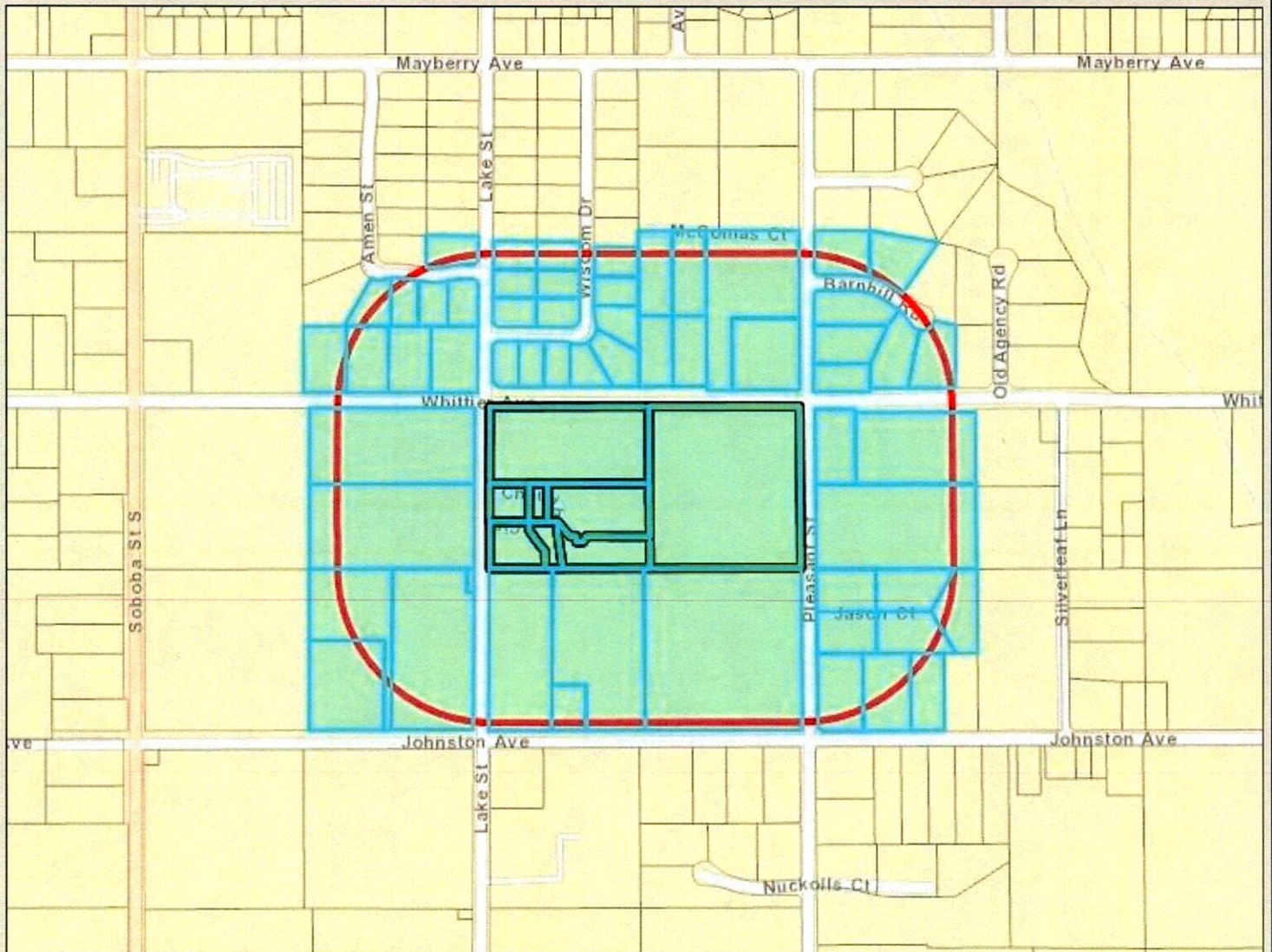
Formatos alternativos disponibles a solicitud para personas con discapacidades. Si necesita una adaptación razonable, por favor contacte a la Secretaria de la Junta en (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretaria 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: 24 de junio de 2026

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

Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes



0 752 1,505 Feet

A horizontal scale bar with markings for 0, 752, and 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...6/22/2026 12:19:37 PM

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552080014
HENRY ROBERT H ESTATE OF
1220 S KIRBY ST
SAN JACINTO CA 92582

552080015
PATRICIA LEE BENSON CHISM
42668 WHITTIER AVE
HEMET CA 92544

552080021
ALICIA B. PEEL
42660 WHITTIER AVE
HEMET CA 92544

552080022
ROBERT SCHAFER
42734 WHITTIER AVE
HEMET CA 92544

552110007
BALTIC & MEDITERRANEAN
40525 GIBBEL RD
HEMET CA 92544

552110023
TAYLOR FAMILY TRUST UTD 09/18/2019
42820 WHITTIER AVE
HEMET CA 92544

552110024
JEFFREY S. BOWLES
42849 MCCOMAS CT
HEMET CA 92544

552110025
MCCOMAS MORGAN A REV TRUST DTD
11/6/2019
42949 MCCOMAS CT
HEMET CA 92544

552110026
NELSON FAMILY TRUST DTD 9/6/18
42946 WHITTIER AVE
HEMET CA 92544

552110043
MARK DANIEL ZEREBNY
26456 PLEASANT AVE
HEMET CA 92544

552110044
WILLISON FAMILY TRUST UTD DT 2/11/22
43039 BARNHILL AVE
HEMET CA 92544

552110045
JANET M. BISSET
43083 BARNHILL RD
HEMET CA 92544

552110046
MARK NAGEL
43087 BARNHILL RD
HEMET CA 92544

552110051
LARRY L. CLARK
43056 BARNHILL RD
HEMET CA 92544

552110052
SALVAGGIO FAMILY TRUST DTD 8/29/2003
43020 BARNHILL RD
HEMET CA 92544

552110075
RATAN L. TIWARI
1225 E LATHAM AVE NO A
HEMET CA 92543

552110077
CAMEZ PETER JAMES FAMILY TRUST
42984 WHITTIER AVE
HEMET CA 92544

552190001
LATHAM MANAGEMENT & CONSULTING
SERVICES INC
6800 INDIANA NO 130
RIVERSIDE CA 92506

552190005
MADDALENA MARABELLA SHAFER
PO BOX 5190
HEMET CA 92544

552190009
LATHAM MANAGEMENT & CONSULTING
SERVICES INC
41889 E FLORIDA AVE
HEMET CA 92544

552190023
GARY L. MCMILLAN
29379 RANCHO CALIF RD 201
TEMECULA CA 92591

552190032
AMY BARNEY
43120 JOHNSTON AVE
HEMET CA 92544

552190050
KELLY R. LEE
140 E STETSON AVE NO 121
HEMET CA 92543

552190051
MICHAEL SCHLOSSER
43155 JASON CT
HEMET CA 92544

552190052
KATHLEEN M. JAFFKE
43020 JASON CT
HEMET CA 92544

552190054
MARTIN O. SOYLAND
43100 JASON CT
HEMET CA 92544

552190062
JAVIER VASQUEZ OROZCO
43005 WHITTIER AVE
HEMET CA 92544

552190063
WILKINSON TRUST DATED 8/29/2018
43065 WHITTIER AVE
HEMET CA 92544

552190064
JEFF J. VAN ZEE
43000 JOHNSTON AVE
HEMET CA 92544

552190065
AUTUMN ELIZABETH CLARK
43074 JOHNSTON AVE
HEMET CA 92544

552190066
LATHAM MANAGEMENT & CONSULTING
SERVICES INC.
41899 E FLORIDA AVE
HEMET CA 92544

552190069
CHAUDHURI SUNANDA ESTATE OF
41889 STATE HIGHWAY 74
HEMET CA 92544

552210002
MICHAEL JOSEPH PLYLEY
PO BOX 1512
SAN JACINTO CA 92581

552210003
MAX S. DEMOSS
26593 LAKE ST
HEMET CA 92544

552210004
CORONADO DAVID ESTATE OF
PO BOX 1064
SAN JACINTO CA 92581

552210013
LAGUNA MUTUAL WATER CO
27781 FAIRVIEW AVE
HEMET CA 92544

552210017
JOYCE MARIE PICCHIOTTINO WAHL
42642 JOHNSTON AVE
HEMET CA 92544

552210019
FANTASTIC WELLNESS
136 BURGESS
IRVINE CA 92618

552410006
CATABAY FAMILY REVOCABLE LIVING
TRUST DTD 10/10/25
1757 RUBIO CIR
OXNARD CA 93030

552410007
DANIEL W. NELSON
920 W FRUITVALE
HEMET CA 92545

552410008
MATTHEW DAVIDSON
26404 LAKE ST
HEMET CA 92544

552410009
BLACHER DAVIDSON
26395 WISDOM DR
HEMET CA 92544

552410010
NEETA JARIWALA
26377 WISDOM DR
HEMET CA 92544

552410011
BURIAN FAMILY REVOCABLE LIVING TRUST
EXECUTED ON 12/17/2019
26359 WISDOM DR
HEMET CA 92544

552411007
WALSTON SHAWN & SHYALEA REVOCABLE
TRUST DTD 05/17/2023
26364 WISDOM DR
HEMET CA 92544

552411008
KEVIN LEE DEVRIES
26382 WISDOM DR
HEMET CA 92544

552411009
FRANK ZINTZUN
26400 WISDOM DR
HEMET CA 92544

552411010
MC HARRY JAMES & CHARLOTTE MC
HARRY REVOCABLE TRUST
26418 WISDOM DR
HEMET CA 92544

552411011
RAY A. DAMPIER
26436 WISDOM DR
HEMET CA 92544

552411012
ANGELICA MARIA GUTIERREZ
26454 WISDOM DR
HEMET CA 92544

552411013
DEWITT C. RUSSELL
5552 SHANNON RIDGE LN
SAN DIEGO CA 92130

552411014
MUHAMMAD NAVEED
26490 WISDOM DR
HEMET CA 92544

552420014
JAMES L. GREEN
26355 LAKE ST
HEMET CA 92544

552421001
KENNETH W. YARNALL
26457 AMEN ST
HEMET CA 92544

552421002
CARLOS C. MICHEL
26439 AMEN ST
HEMET CA 92544

552421003
MITCHELL REVOCABLE LIVING TRUST DTD
2/12/26
26421 AMEN ST
HEMET CA 92544

552421004
DAVID AL ZAMORA
26403 AMEN ST
HEMET CA 92544

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036
IN THE THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 14, 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. 240036**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Low Density Residential (CD: LDR) to Community Development: Mixed Use Area (CD: MUA), to allow for submittal of an application for residential development for senior assisted living that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas. 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 **GPA240036** is initiated by the Board of Supervisors. – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – Applicant: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Existing Zoning: A-1-5 (Light Agriculture, 5-Acre Minimum) – Existing Land Use: Rural Community: Low Density Residential (RC: LDR) The General Plan Amendment is located south of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – 17.44 Gross Acres in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240036 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240036 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

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

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

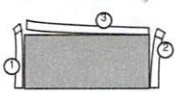
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

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

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

Dated: June 24, 2026

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

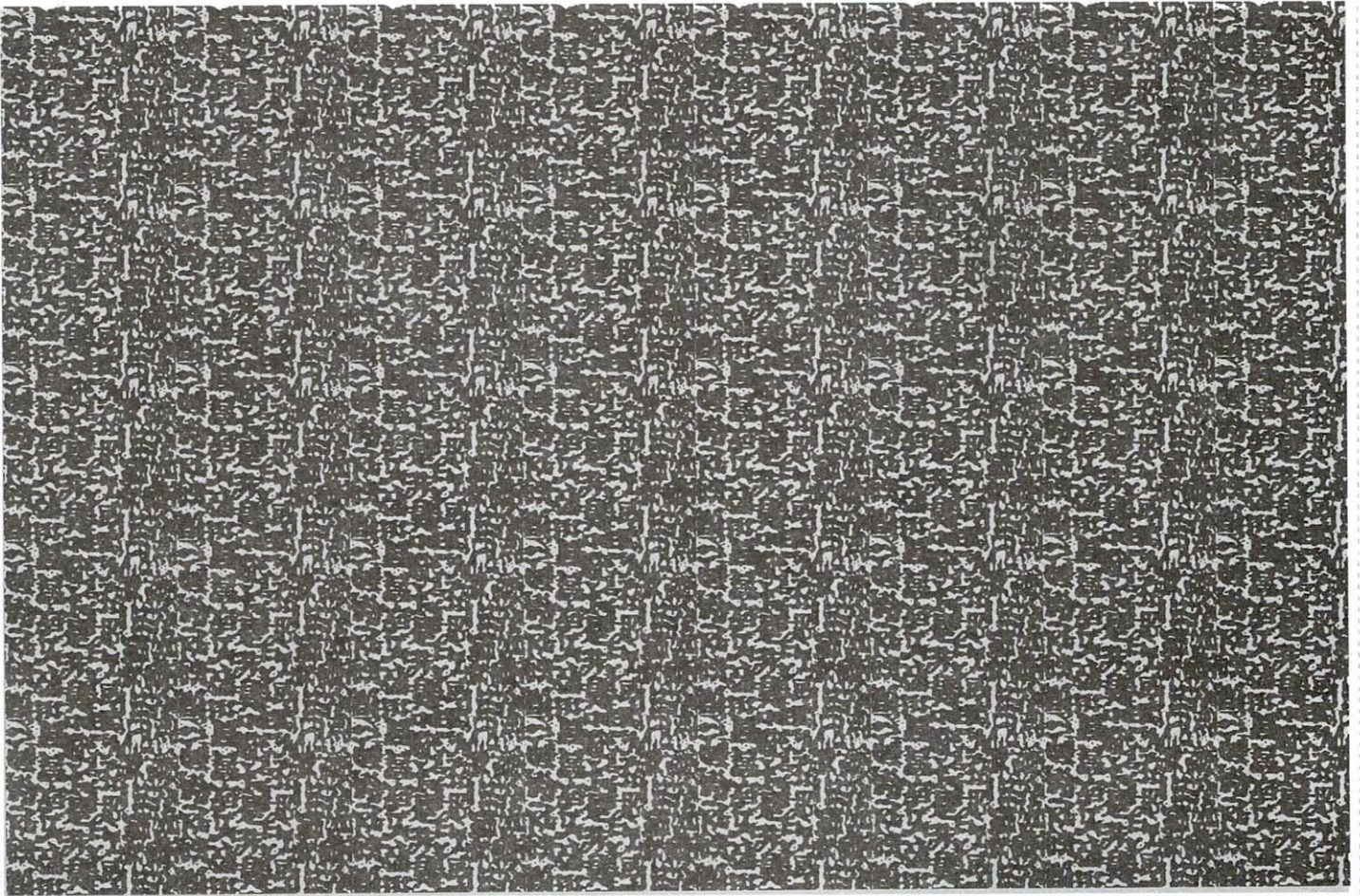


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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA INICIACIÓN DE LA ENMIENDA DEL PLAN GENERAL DEL COMPONENTE FUNDACIONAL NO. 240036 EN EL TERCER DISTRITO DE SUPERVISIÓN

SE HACE SABER por la presente que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en las Cámaras de la Junta del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 14 de julio de 2026 a las 10:00 A.M.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda del Componente de Fundación del Plan General No. 240036**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240036 para cambiar el Componente de Fundación del Plan General de ocho (8) parcelas de Comunidad Rural: Residencial de Baja Densidad (RC: LDR) a Desarrollo Comunitario: Residencial de Baja Densidad (CD: LDR) y Desarrollo Comunitario: Área de Uso Mixto (CD: MUA), para permitir la presentación de una solicitud para el desarrollo residencial de vivienda asistida para personas mayores que incluirá viviendas unifamiliares y adosadas en lotes pequeños, un centro comunitario, piscina, canchas de tenis/pádel y áreas de espacio abierto. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumpla con los estándares, políticas, hallazgos y otros requisitos aplicables si la propuesta **GPA240036** es iniciada por la Junta de Supervisores. – Tercer Distrito Supervisión – Distrito de Little Lake – Plan de Área del Valle de San Jacinto – Solicitante: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Zonificación Existente: A-1-5 (Agricultura Liger, Mínimo de 5 Acres) – Uso de Suelo Existente: Comunidad Rural: Residencial de Baja Densidad (RC: LDR) La Enmienda del Plan General se encuentra al sur de Whittier Avenue, al norte de Johnston Avenue, al este de Lake Street, y al oeste de Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069 y -070 – 17.44 acres brutos en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda al Plan General No. 240036 y, si se recomienda, **ADOpte** una orden iniciando la Enmienda al Plan General No. 240036 y exigiendo al solicitante que presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), o de otro modo cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional bajo CEQA.**

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

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 O POR CORREO ELECTRÓNICO 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 mencionados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública serán enviados 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.

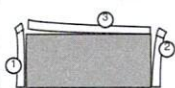
Si impugna el artículo anterior en la corte, puede estar limitado a plantear solo aquellos temas que usted o alguien más planteó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en, o antes de, la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, estándares de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera diferente a la específicamente propuesta.

Formatos alternativos disponibles a solicitud para personas con discapacidades. Si necesita una adaptación razonable, por favor contacte a la Secretaria de la Junta en (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretaria 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: 24 de junio de 2026

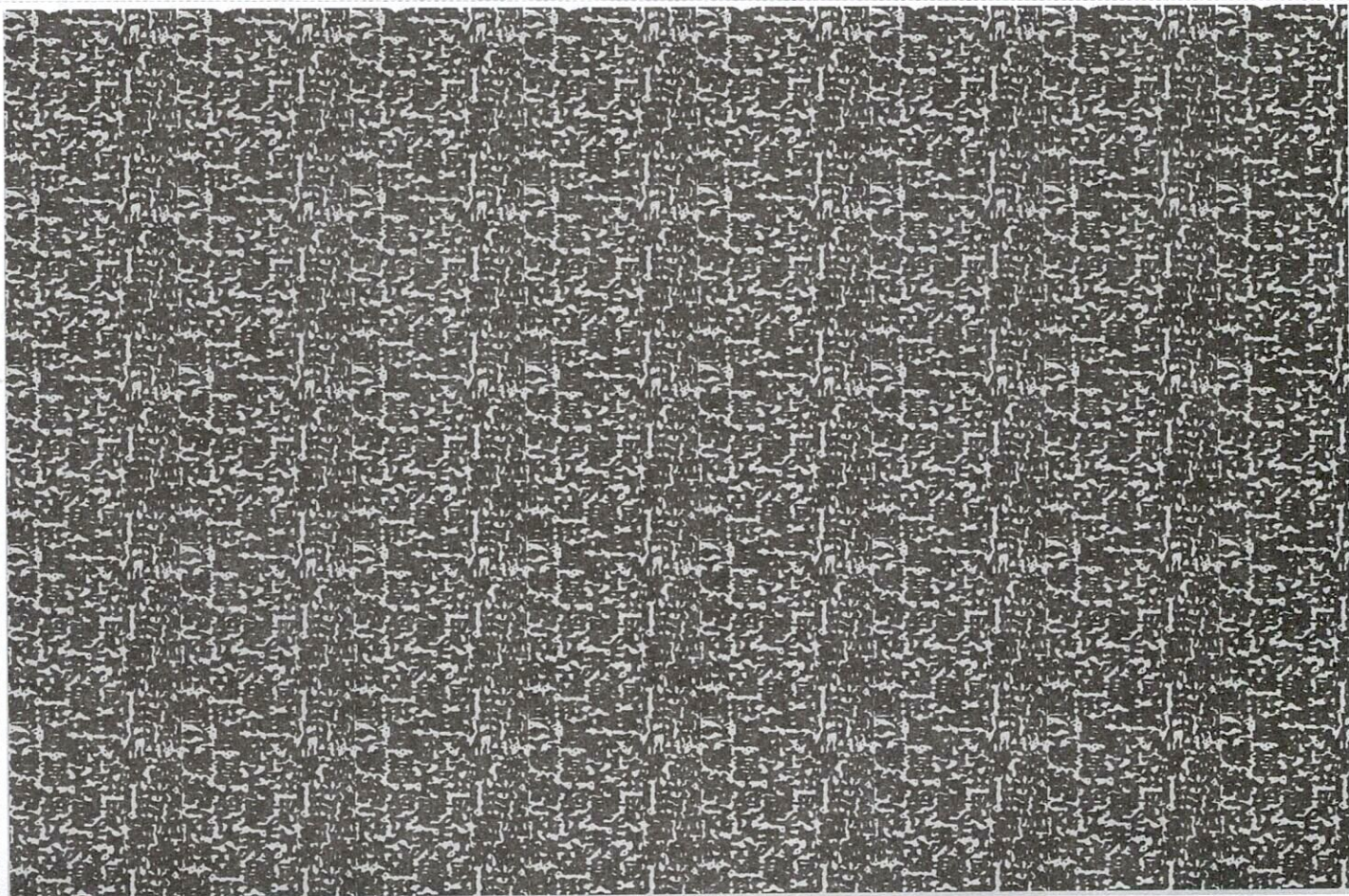
Kimberly A. Rector, Secretaria de la junta
Por: Ana Garcia, Asistente de la Secretaria de la junta



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036
IN THE THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 14, 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. 240036**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Low Density Residential (CD: LDR) to Community Development: Mixed Use Area (CD: MUA), to allow for submittal of an application for residential development for senior assisted living that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas. 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 **GPA240036** is initiated by the Board of Supervisors. – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – Applicant: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Existing Zoning: A-1-5 (Light Agriculture, 5-Acre Minimum) – Existing Land Use: Rural Community: Low Density Residential (RC: LDR) The General Plan Amendment is located south of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – 17.44 Gross Acres in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240036 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240036 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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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ELIZABETH MORA-RODRIGUEZ PROJECT PLANNER, AT (951) 955-3024 OR EMAIL EMORARODRIGUEZ@RIVCO.ORG.

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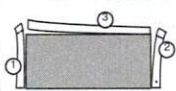
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: June 24, 2026

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

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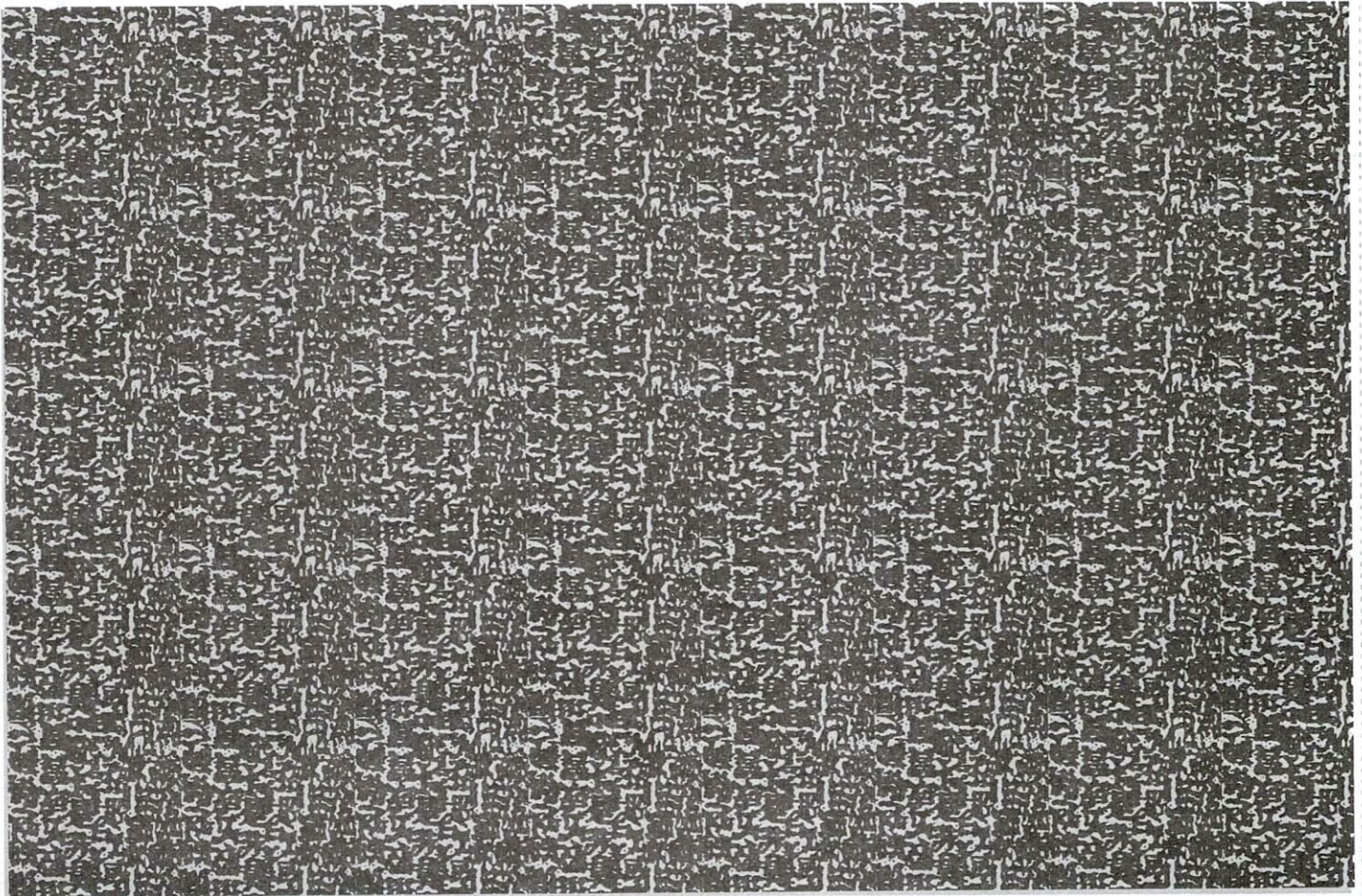
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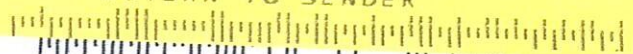
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA INICIACIÓN DE LA ENMIENDA DEL PLAN GENERAL DEL COMPONENTE FUNDACIONAL NO. 240036 EN EL TERCER DISTRITO DE SUPERVISIÓN

SE HACE SABER por la presente que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en las Cámaras de la Junta del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 14 de julio de 2026 a las 10:00 A.M.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda del Componente de Fundación del Plan General No. 240036**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240036 para cambiar el Componente de Fundación del Plan General de ocho (8) parcelas de Comunidad Rural: Residencial de Baja Densidad (RC: LDR) a Desarrollo Comunitario: Residencial de Baja Densidad (CD: LDR) y Desarrollo Comunitario: Área de Uso Mixto (CD: MUA), para permitir la presentación de una solicitud para el desarrollo residencial de vivienda asistida para personas mayores que incluirá viviendas unifamiliares y adosadas en lotes pequeños, un centro comunitario, piscina, canchas de tenis/pádel y áreas de espacio abierto. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumpla con los estándares, políticas, hallazgos y otros requisitos aplicables si la propuesta **GPA240036** es iniciada por la Junta de Supervisores. – Tercer Distrito Supervisión – Distrito de Little Lake – Plan de Área del Valle de San Jacinto – Solicitante: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Zonificación Existente: A-1-5 (Agricultura Ligera, Mínimo de 5 Acres) – Uso de Suelo Existente: Comunidad Rural: Residencial de Baja Densidad (RC: LDR) La Enmienda del Plan General se encuentra al sur de Whittier Avenue, al norte de Johnston Avenue, al este de Lake Street, y al oeste de Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069 y -070 – 17.44 acres brutos en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda al Plan General No. 240036 y, si se recomienda, **ADOpte** una orden iniciando la Enmienda al Plan General No. 240036 y exigiendo al solicitante que presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), o de otro modo cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional bajo CEQA.**

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

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 O POR CORREO ELECTRÓNICO 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 mencionados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública serán enviados 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.

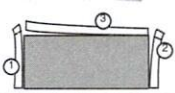
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Por favor, envíe toda la correspondencia escrita a: Secretaria de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 24 de junio de 2026

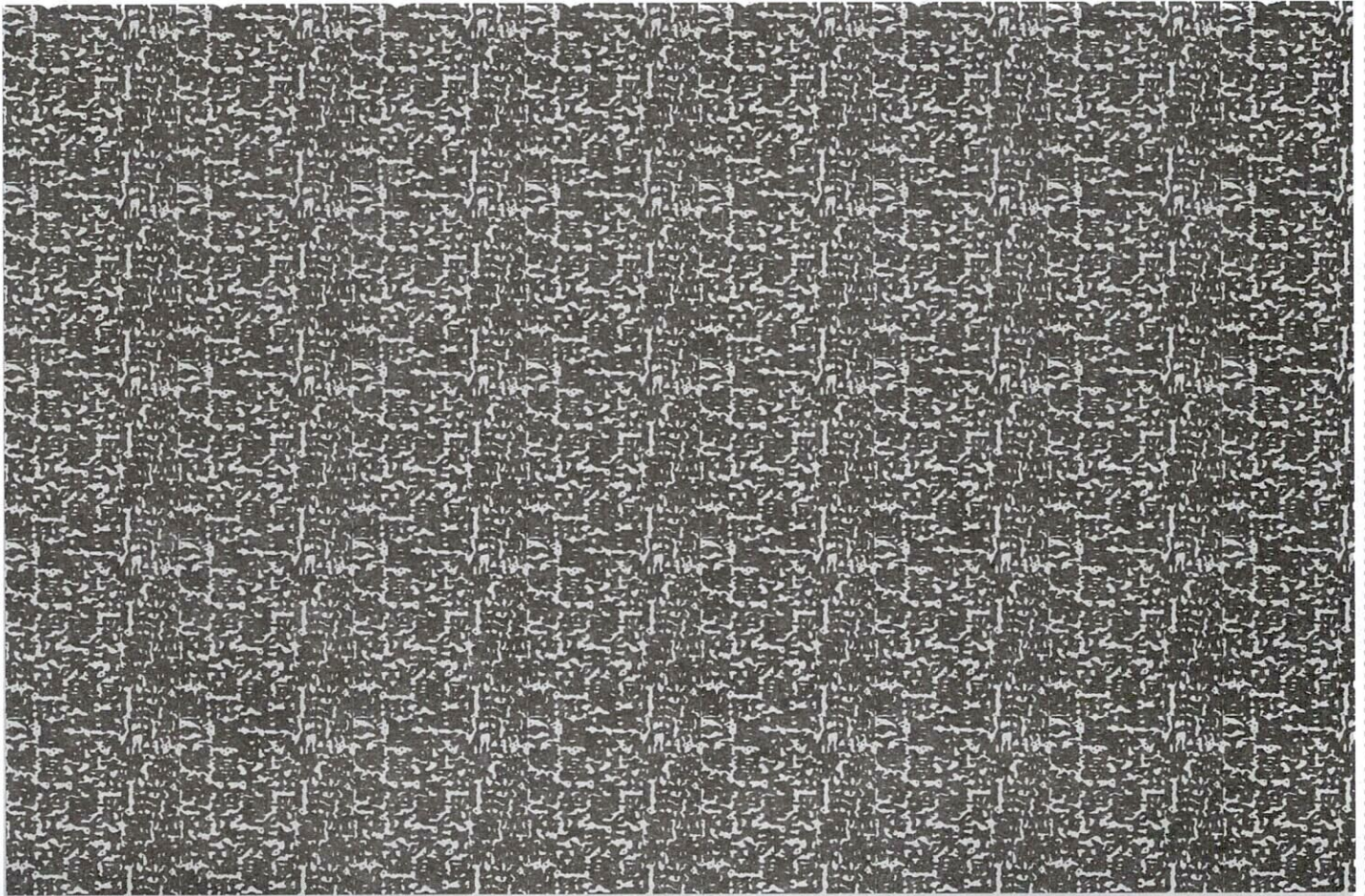
Kimberly A. Rector, Secretaria de la junta
Por: Ana Garcia, Asistente de la Secretaria de la junta



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FSJMRP 92544

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA INICIACIÓN DE LA ENMIENDA DEL PLAN GENERAL DEL COMPONENTE FUNDACIONAL NO. 240036 EN EL TERCER DISTRITO DE SUPERVISIÓN

SE HACE SABER por la presente que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en las Cámaras de la Junta del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 14 de julio de 2026 a las 10:00 A.M.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda del Componente de Fundación del Plan General No. 240036**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240036 para cambiar el Componente de Fundación del Plan General de ocho (8) parcelas de Comunidad Rural: Residencial de Baja Densidad (RC: LDR) a Desarrollo Comunitario: Residencial de Baja Densidad (CD: LDR) y Desarrollo Comunitario: Área de Uso Mixto (CD: MUA), para permitir la presentación de una solicitud para el desarrollo residencial de vivienda asistida para personas mayores que incluirá viviendas unifamiliares y adosadas en lotes pequeños, un centro comunitario, piscina, canchas de tenis/pádel y áreas de espacio abierto. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumpla con los estándares, políticas, hallazgos y otros requisitos aplicables si la propuesta **GPA240036** es iniciada por la Junta de Supervisores. – Tercer Distrito Supervisión – Distrito de Little Lake – Plan de Área del Valle de San Jacinto – Solicitante: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Zonificación Existente: A-1-5 (Agricultura Ligera, Mínimo de 5 Acres) – Uso de Suelo Existente: Comunidad Rural: Residencial de Baja Densidad (RC: LDR) La Enmienda del Plan General se encuentra al sur de Whittier Avenue, al norte de Johnston Avenue, al este de Lake Street, y al oeste de Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069 y -070 – 17.44 acres brutos en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda al Plan General No. 240036 y, si se recomienda, **ADOpte** una orden iniciando la Enmienda al Plan General No. 240036 y exigiendo al solicitante que presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), o de otro modo cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional bajo CEQA.**

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

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 O POR CORREO ELECTRÓNICO 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 mencionados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública serán enviados 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.

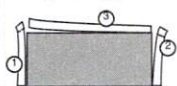
Si impugna el artículo anterior en la corte, puede estar limitado a plantear solo aquellos temas que usted o alguien más planteó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en, o antes de, la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, estándares de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera diferente a la específicamente propuesta.

Formatos alternativos disponibles a solicitud para personas con discapacidades. Si necesita una adaptación razonable, por favor contacte a la Secretaria de la Junta en (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretaria 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: 24 de junio de 2026

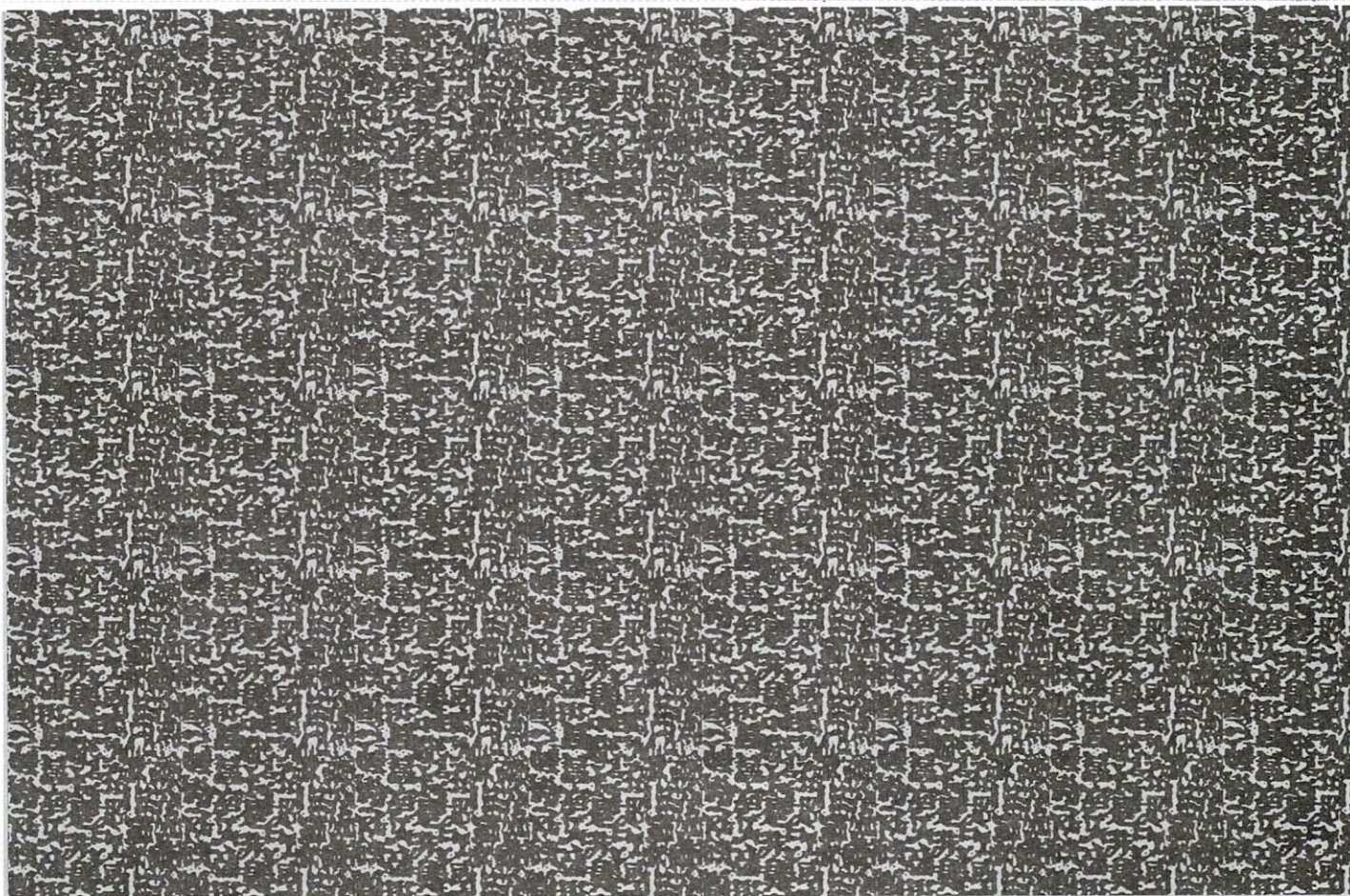
Kimberly A. Rector, Secretaria de la junta
Por: Ana Garcia, Asistente de la Secretaria de la junta



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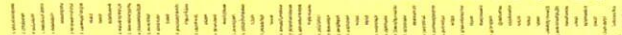
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036
IN THE THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 14, 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. 240036**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Low Density Residential (CD: LDR) to Community Development: Mixed Use Area (CD: MUA), to allow for submittal of an application for residential development for senior assisted living that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas. 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 **GPA240036** is initiated by the Board of Supervisors. – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – Applicant: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Existing Zoning: A-1-5 (Light Agriculture, 5-Acre Minimum) – Existing Land Use: Rural Community: Low Density Residential (RC: LDR) The General Plan Amendment is located south of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – 17.44 Gross Acres in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240036 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240036 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

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

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

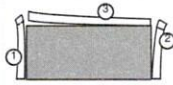
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

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

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

Dated: June 24, 2026

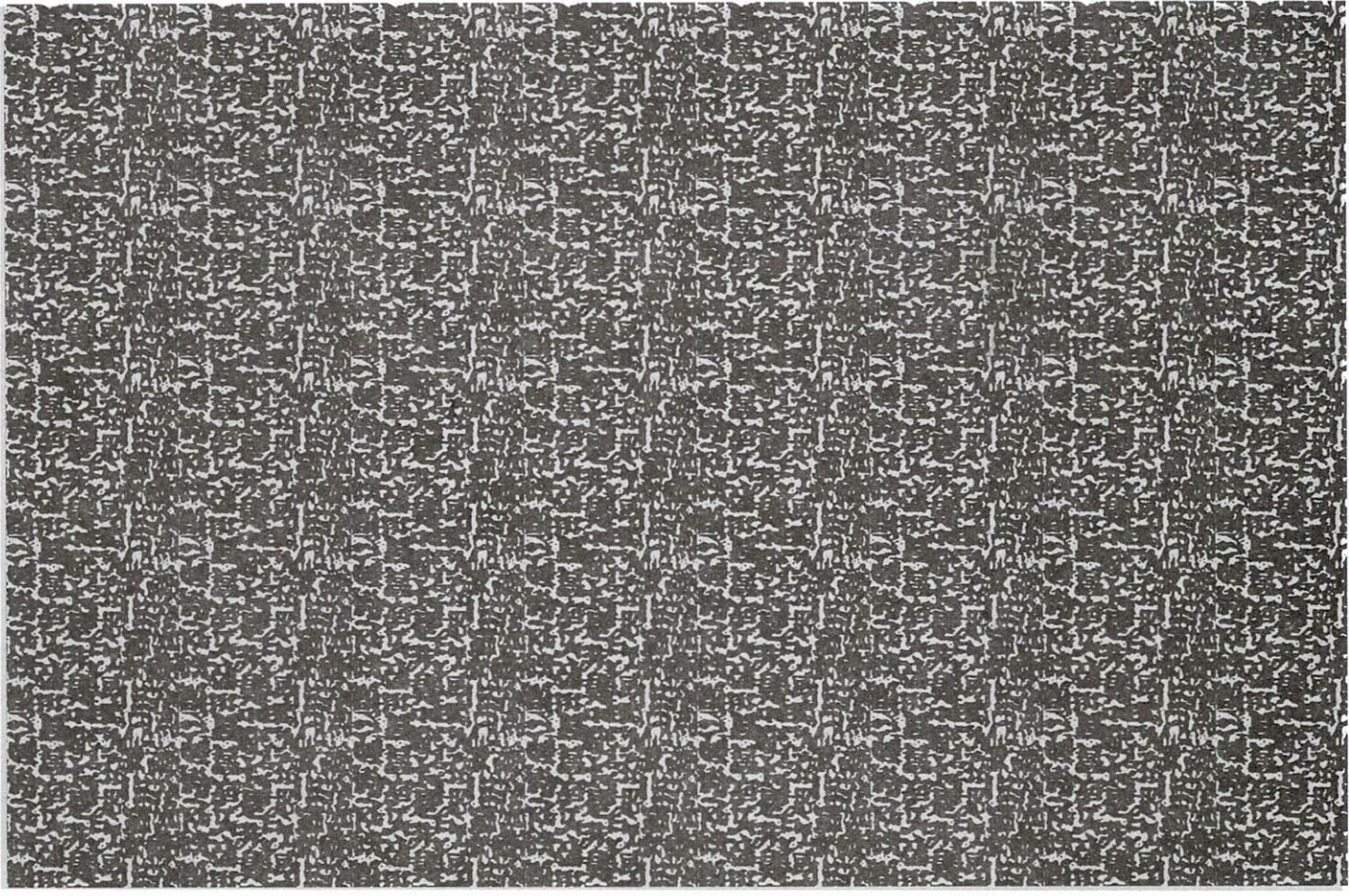
Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant



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Flores, Kate

From: Muhammad Naveed <naveedus20@gmail.com>
Sent: Wednesday, July 8, 2026 3:51 PM
To: Clerk of the Board
Cc: Mora-Rodriguez, Elizabeth
Subject: Formally oppose General Plan Amendment No. 240036

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

Dear Riverside County Board of Supervisors,

I am writing to formally oppose General Plan Amendment No. 240036.

The proposed amendment seeks to change the land use designation for approximately 17.44 acres from Rural Community: Low Density Residential to Community Development: Low Density Residential and Community Development: Mixed Use Area. I oppose this change as it would introduce a high-intensity development pattern incompatible with the existing rural residential character of our neighborhood.

Homeowners in this area purchased their properties with the understanding that the surrounding land would remain rural and low-density. Changing the General Plan now would undermine these protections and negatively impact current residents. While the proposal is described as a senior assisted living community, this land-use change is permanent and broader than a single project; it could open the door to future high-density or commercial-style developments.

This amendment poses significant risks to nearby property owners, including increased traffic, noise, light pollution, and a strain on essential infrastructure such as roads, water, drainage, and emergency services. Our current infrastructure was designed for rural use, not commercial-scale development. Furthermore, I object to the suggestion that this action requires no further CEQA review. A General Plan Amendment is a major decision that necessitates a full environmental and infrastructure analysis.

Approving this amendment would set a dangerous precedent, potentially leading to the gradual erosion of the rural residential character that defines our community.

Requested Action

I respectfully request that the Board:

1. Deny initiation of General Plan Amendment No. 240036.
2. Preserve the existing Rural Community: Low Density Residential designation.
3. Reject the proposed change to Community Development and Mixed Use Area.
4. Require comprehensive traffic, infrastructure, and environmental reviews before considering any future land-use changes.
5. Protect existing homeowners from the impacts of incompatible commercial-scale development.

The County must protect the integrity of our existing rural residential community. I urge you to deny initiation of General Plan Amendment No. 240036.

Respectfully,

Muhammad Naveed
26490 Wisdom Dr, Hemet, CA 92544
Riverside County Resident / Nearby Property Owner
707-899-4180
naveedus20@gmail.com