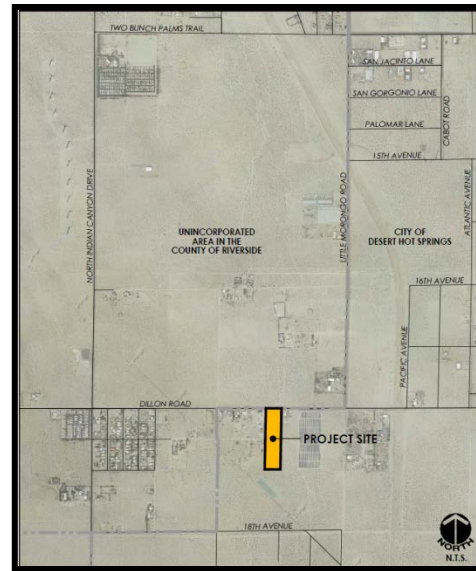


AUGUST 29, 2017

Subject: ZONING MAP AMENDMENT (ZMA) 01-17 AND GENERAL PLAN AMENDMENT (GPA) 01-17

Dear Property Owner,

Dr. Duke Chang has filed a request for a Zoning Map and General Plan Amendment to redesignate two vacant, adjacent parcels totaling approximately 9.7 acres from RD (Rural Desert) to I-L (Light Industrial). The subject properties are located south of Dillon road between Little Morongo Road and Indian Canyon Drive. NO SPECIFIC DEVELOPMENT PROPOSAL OR PROJECT IS BEING PROPOSED AT THIS TIME. Any future development proposals on these properties would be subject to full City review and permitting processes.



As part of the public hearing process we are reaching out to all property owners within a 300 foot radius of the project site. Below please find a quick summary of project and public hearing details.

SITE SUMMARY AND INFORMATION:

<i>Existing Zoning/General Plan Land Use:</i>	RD (Rural Desert)
<i>Proposed Zoning/General Plan Land Use:</i>	I-L (Light Industrial)
<i>Existing Use:</i>	Vacant Land
<i>Total Project Area:</i>	9.7 gross acres
<i>Assessor's Parcel Number:</i>	APN: 666-280-014 & APN: 666-290-010
<i>Case Number</i>	(ZMA) 01-17 and (GPA) 01-17

The cases listed above, are currently under review and are processing through the City. Planning Commission and City Council hearing dates are to be determined. If you have any questions or want further information about the project, feel free to contact:

MSA Consulting, Project Manager

- Paul DePalatis, Planning Director, pdepalatis@msaconsultinginc.com, (760) 320-9811

City of Desert Hot Springs, Community Development Department

- Daniel Porras, Community Development Director, dporras@cityofdhs.org, (760) 329-6411

Sincerely,

A handwritten signature in blue ink that reads "Paul DePalatis". The signature is written in a cursive, flowing style.

Paul DePalatis, AICP
Director of Planning Services
MSA Consulting, Inc.

