

Exhibit 4

Requests for Map Changes

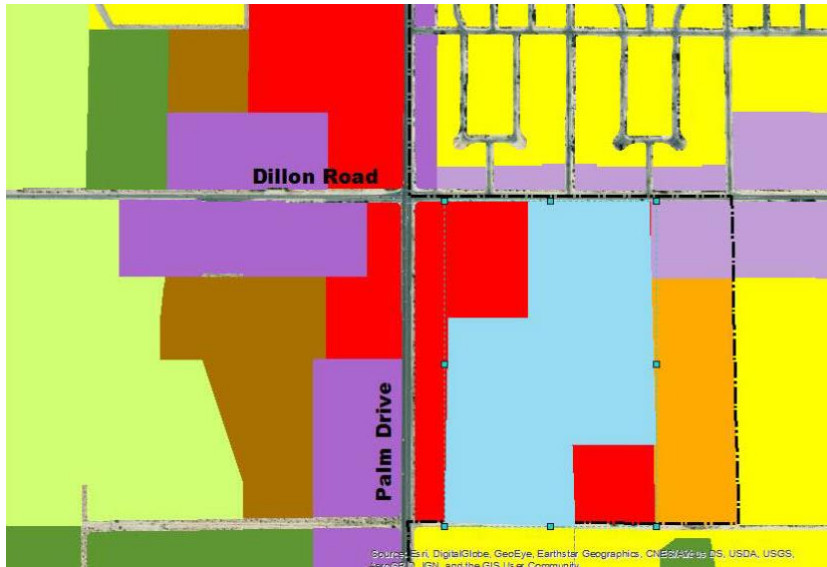
Request 1

My Desert Garage (657-230-009, 010, 017, 020 and 022)

Requested: Industrial as shown below

Proposed: C (Commercial)

Request: Verbal/previous application (2019)



Request 2

Parcel 665-190-005

Requested: Industrial Request

Proposed: RRD (Residential Rural Desert)

Request: email (2019)



From: Rich Malacoff

Sent: Wednesday, December 26, 2018 10:41 AM

To: smatas@cityofdhs.org; jppe@cityofdhs.org; anayelizavala2007@hotmail.com; rbetts@cityofdhs.org; ggardner@cityofdhs.org

Cc: jerryl@cityofdhs.org; Scott Taschner <staschner@cityofdhs.org>; Doug Kinley III <doug.kinley@thealtumgroup.com>

Subject: Proposed General Plan Map for APN: 665-190-005-2

Mr. Mayor, Mayor Pro Tem, and Council Members,



The Altum Group represents Mr. Steve Rosenberg who owns the above mentioned parcel located east of Little Morongo Drive and south of Dillon Road. Mr. Rosenberg is very concerned about the future of his property with regard to the new General Plan Land Use Designation. It is being kept at Low Density Residential and our client was hoping the General Plan category would be changed to Industrial. With all the industrial property to the north and west of his property it should be Industrial also. It is doubtful that anyone would build residential so close to all the cultivation facilities that would have a variety of sounds and smells which would be a deterrent. We would like to request that this property be zoned Industrial so that it is more consistent with the properties to the north and west.

Thank you for your consideration,

Rich Malacoff

Rich Malacoff, AICP

Principal Planner



.....
73-710 Fred Waring Drive, Ste. 219 | Palm Desert, CA 92260

6265 Greenwich Drive, Suite 215 | San Diego, CA 92122

T 760.346.4750

D 760.394.5422

Rich.malacoff@thealtumgroup.com | www.thealtumgroup.com

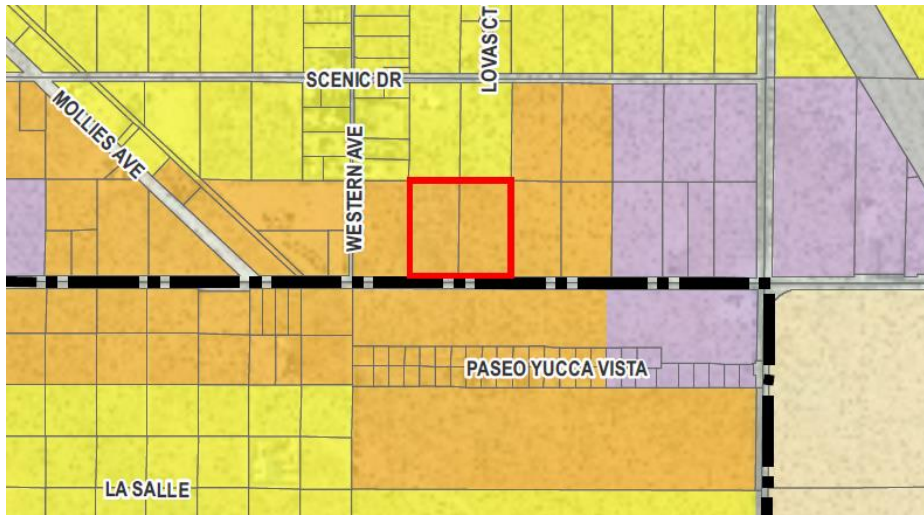
Request 3

Parcel 664-080-011 and 010

Requested: Mixed Use and RM

Proposed: RM (Residential Medium)

Request: email (2019)



Rebecca Deming

From: Jerry Hanson <jhansonae@gmail.com>
Sent: Friday, January 11, 2019 9:46 AM
To: Rebecca Deming
Subject: Request

January 11, 2019

Rebecca Deming
Community Development Department
City of Desert Hot Springs
65-950 Pierson Boulevard
Desert Hot Spring, Ca. 92240

Subject: Zoning request

Re: City Notice for January 15, 2019 General Plan Update Meeting

Reference: APN 664-080-011 & 664-080-010 (Lots 30 & 31, Pierson Boulevard)

Rebecca:

As discussed, we are unable to attend the update meeting. Past Planning Commissions and Councils had extensively reviewed the property around and near the intersection of Indian Ave. and Pierson Boulevard to best be zoned mixed use. We had always thought our property to be included in that use and zoning. Thank you for advising our property is actually currently RL and you are considering changing it to RM. Based upon the surrounding properties, the general use area, and fronting on Pierson Boulevard we request you change our property zoning to mixed use. If you feel RM is still the most appropriate zoning, we would like you to consider one parcel as RM and the other as mixed use.

Thank you for your consideration.

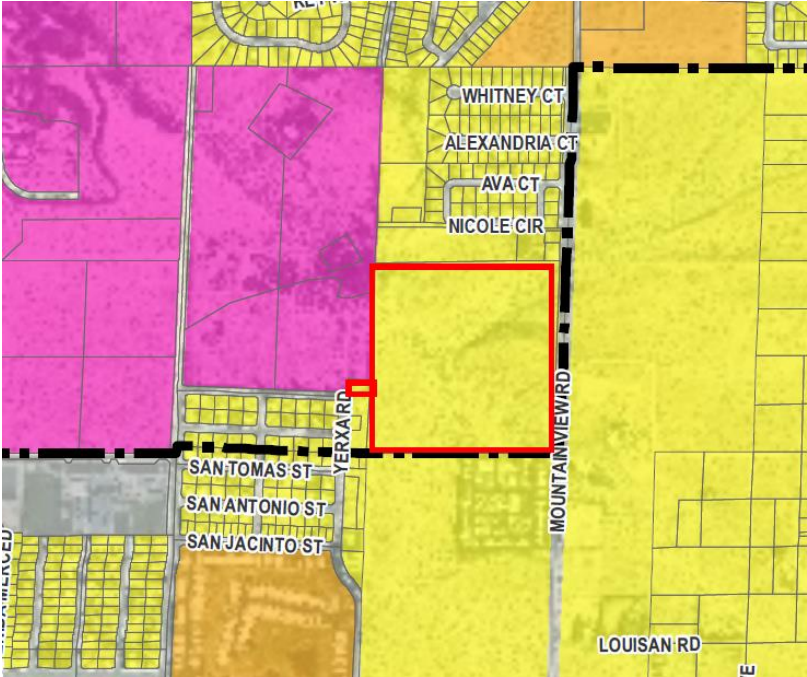
Sincerely;

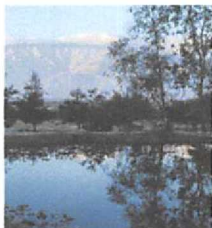
Jerry & Cheryl Hanson
1802 Prince Albert Dr.
Riverside, Ca 92507
951-329-2808
JHansonAE@gmail.com

File-DHS

Request 4

Parcel 656-255-007 and 656-150-011
Requested: VS (Visitor Serving/Residential)
Proposed: RL (Residential Low)
Request: Letter (2019)





Courtney V. Moe
14250 Yerxa Road
Desert Hot Springs, CA 92240
Phone: 760 251-1142
Cell: 760 408-0322
Email: cvmoe3@gmail.com

Bubbling Wells Ranch

January 11, 2019

City of Desert Hot Springs
65-950 Pierson Blvd
Desert Hot Springs CA 92240

Dear Ms. Deming:

My wife and I own Bubbling Wells Ranch, a 70 acre property located just east of Two Bunch Palms. We have enjoyed living here since purchasing it 18 yrs ago.

However, at some point, the maintenance will just be too much and we will have to sell. As there are currently two hot water wells in use on the property, we think the best use of the property would be for a major Spa Resort, hopefully one that would bring in TOT dollars to the City.

At the present time the Northern half of the property is zoned *visitor serving/residential* and the Southern half is *light residential*. It would be helpful in attracting a Spa Resort if it was all zoned *visitor serving/residential*.

We also own the adjacent (East) 38 acre parcel. It also has a hot water well, but is zoned *light residential*. It would make sense if it too were zoned *visitor serving/residential*.

Attached is a map showing the properties drawn on the current zoning map.

Thank you for your consideration.

Yours truly,

Court Moe

Courtney V. Mos
14250 Yerxa Road
Desert Hot Springs, CA 92240
Phone: 760 251-1142
Cell: 760 408-0322
Email: cvmos2@gmail.com



Bubbling Wells Ranch

January 11, 2010

City of Desert Hot Springs
62-950 Pierson Blvd
Desert Hot Springs, CA 92240

Dear Ms. Deming:

My wife and I own Bubbling Wells Ranch, a 70 acre property located just east of Two Bunch Palms. We have enjoyed living here since purchasing it 18 yrs ago.

However at some point the maintenance will just be too much and we will have to sell. As there are currently two hot water wells in use on the property, we think the best use of the property would be for a major Spa Resort, hopefully one that would bring in TOT dollars to the City.

At the present time the Northern half of the property is zoned visitor service residential and the Southern half is light residential. It would be helpful in attracting a Spa Resort if it was all zoned visitor service residential.

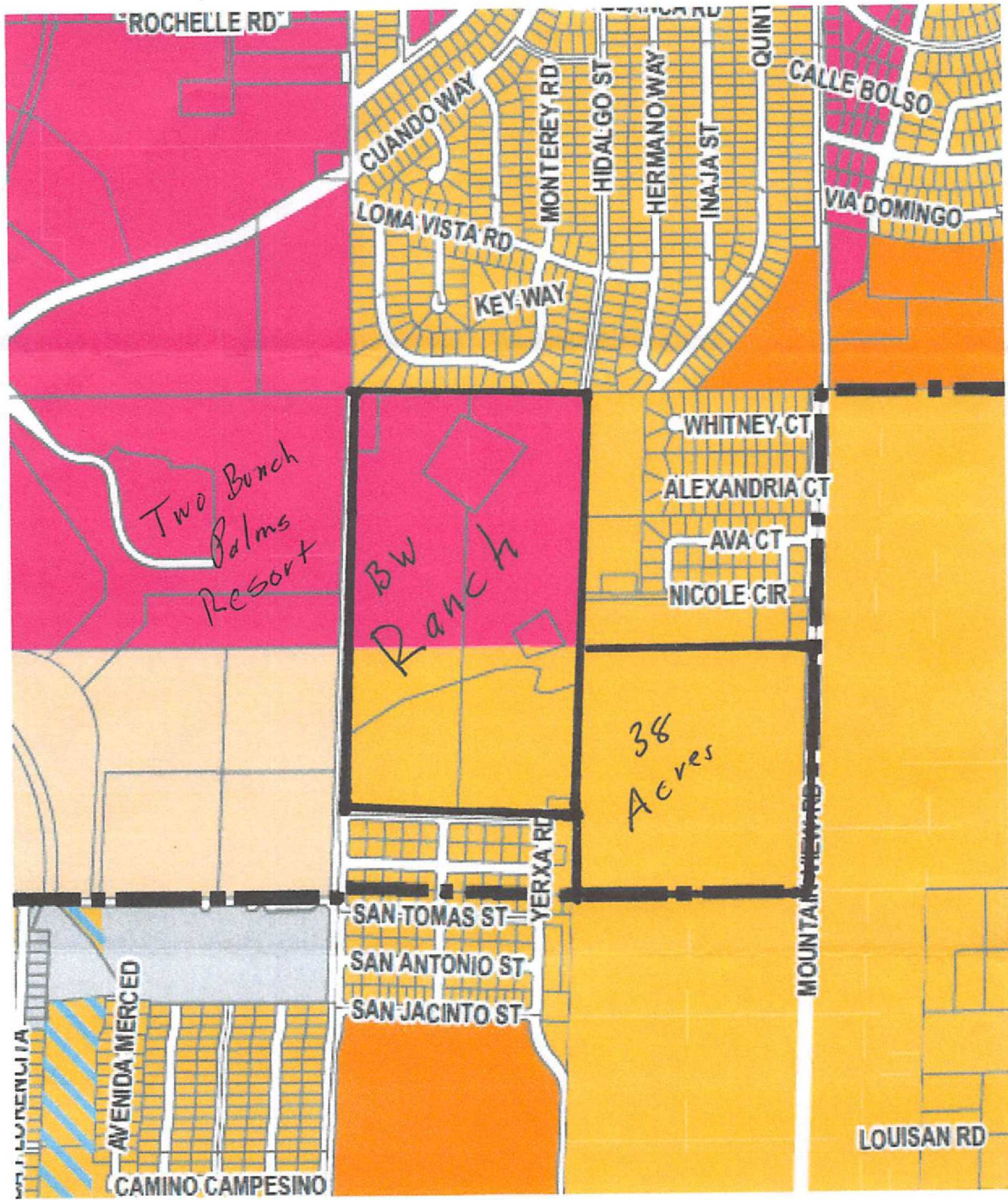
We also own the adjacent (last) 38 acre parcel. It also has a hot water well, but is zoned light residential. It would make sense if it too were zoned visitor service residential.

Attached is a map showing the properties drawn on the current zoning map.

Thank you for your consideration.

Yours truly,

Courtney Mos



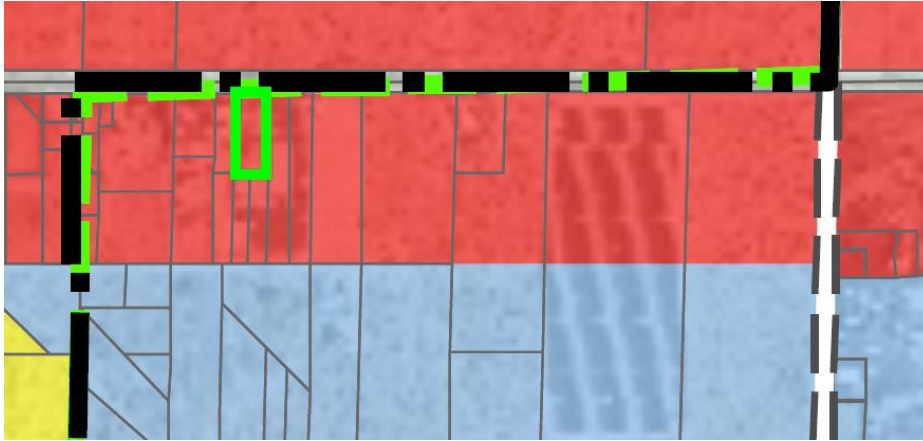
Request 5

Parcel 666-280-007

Requested: Industrial

Proposed: C (Commercial)

Request: Letter (2018)



February 19, 2018

RECEIVED
Building Department
MAR 05 2018
City of Desert Hot Springs

Fred Guido
30662 Hilltop Way
San Juan Capistrano, California 92675

Mr. Daniel Porras
Community Development Director
City of Desert Hot Springs
65-950 Pierson Blvd
Desert Hot Springs, California 92240

Re: General Plan Amendment (Dillion Road)
APN 666-280-007

Dear Mr. Porras:

It has come to my attention that the City of Desert Hot Springs is in the process of amending its general plan. The purpose of this letter is to request favorable zoning consideration of land located on Dillion Road east of Indian Avenue; an area that has seen little meaningful development over the years.

I understand from neighboring owners that the city is contemplating re-designating this area Rural Desert (RD) which would permit primarily residential development among a handful of other mixed uses. While I'm not aware if there is a compelling demand for more residential housing in the city, it would seem to me that the area is more suitable for industrial development similar to the warehouse appearing building that was recently developed immediately to the east and to south of our property. I'm unaware of the zone change that was obtained to develop the site, but it has the appearance of an industrial building.

Frankly, I can't think of anyone who would be interested in building a home on our property that is now surrounded by this large building on two sides with a parking lot in front and truck deliveries accessing both sides of that facility at any given hour of the day. The chance of Dillion road becoming a cohesive residential community is slim considering road conditions, traffic, and now a large industrial building that is totally out of character with future residential use. Failure of any meaningful zoning for this area, considering its environmental setting, will only find itself prey to spot zoning by outside developers who are capable of wrangling their way through the political process at the expense of costly staff time.

Today, cities everywhere are searching for ways to increase their tax base for purposes of providing critically needed services. I would think the city would want to find ways to generate more property tax and business license revenue by luring

RECEIVED
Publishing Department

MAR 9 2018

Office of Research and Planning

Dear [Name],
I am pleased to inform you that your application for [position] has been reviewed and you have been selected for the position. We are excited to have you join our team and contribute to our ongoing research and development efforts. Your qualifications and experience align well with the requirements of the role, and we believe you will be a valuable asset to our organization. We will be in contact with you again regarding the next steps in the hiring process, including the interview schedule and the offer letter. Thank you for your interest in our organization and for taking the time to apply. We look forward to meeting you and welcoming you to the team.

The position of [position] is a full-time, permanent position. The salary for this position is \$[Salary] per year, plus a benefits package that includes health, dental, and vision insurance, as well as a 401(k) plan. The position is located at [Address] and is expected to start on [Start Date]. We are an equal opportunity employer and do not discriminate on the basis of race, gender, age, or any other protected characteristics. If you have any questions or need any assistance, please do not hesitate to contact me at [Phone Number] or [Email Address].

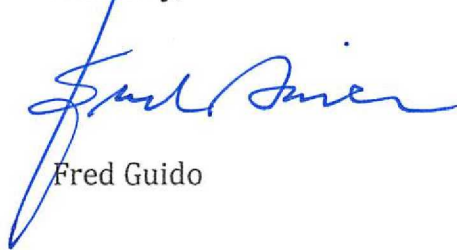
Sincerely,
[Name]
[Title]
[Organization]

more businesses into the community. By crafting a general plan that promotes zoning uniformity along with a streamlined application processes will encourage development and promote good land use planning.

I urge you and your staff to re-evaluate this area for industrial zoning. The area is most suitable for this kind of development considering its environmental setting and most recent development. California cities everywhere have spent millions of dollars to redevelop blighted areas throughout the years before redevelopment was repealed for purposes of bringing new businesses into their communities and improve the appearance of their business districts. The City of Desert Hot Springs has an opportunity to do this now with little or no financial or environmental impact to the community.

Your favorable consideration in designating this area in the city general plan update for industrial use is appreciated.

Sincerely,



Fred Guido

C. Scott Taschner, Senior Planner
Paul DePalatis, MSA Consulting Inc.
Donald J. Guido
Susan Mille ✓

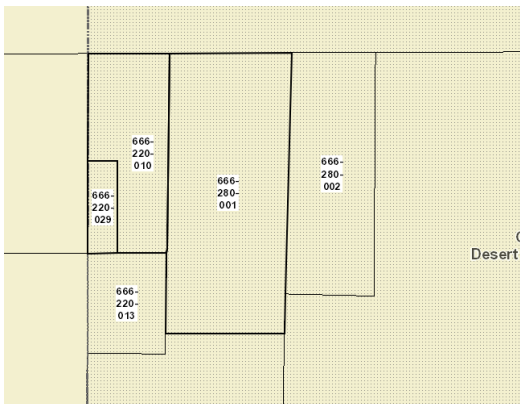
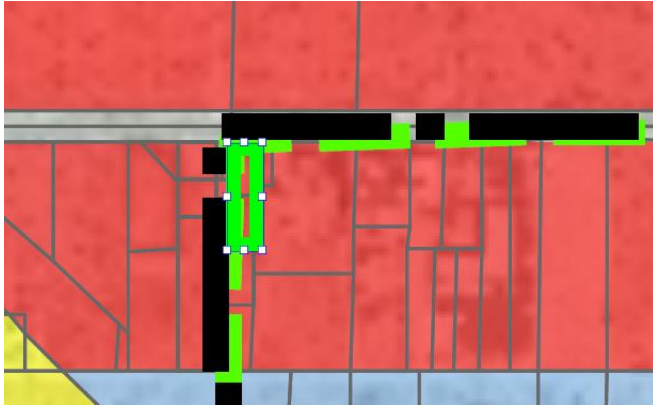
Request 6

Parcel 666-280-001, 666-220-010 and 666-220-029

Requested: Industrial

Proposed: C (Commercial)

Request: email (2018)



Benjamin Torres

From: Denise Saluto <dsaluto@gmail.com>
Sent: Tuesday, January 09, 2018 8:59 PM
To: Benjamin Torres
Cc: pprgsteve@aol.com
Subject: Request for Zoning Change

Hello Ben,

Thank you for taking the time to meet with Steve Alonge and me today.

As we discussed with you today we are interested in purchasing the parcels:

666-280-001, 666-220-010, 666-220-029.

Keeping in mind that you are currently in the early stages of making changes to your Master Plan we would like to request a zone change to Industrial from its current zoning designation of Residential. We feel the area the lots are in would be much better served as an Industrial area rather than Residential.

We appreciate your consider and look forward to hearing back from you with the next indicated steps for us to take.

Thank you for your consideration.

Denise C. Saluto
New Concepts LLC
6180 Town Center Way
Suite 200
New Orleans, LA 70118
(504) 231-1012

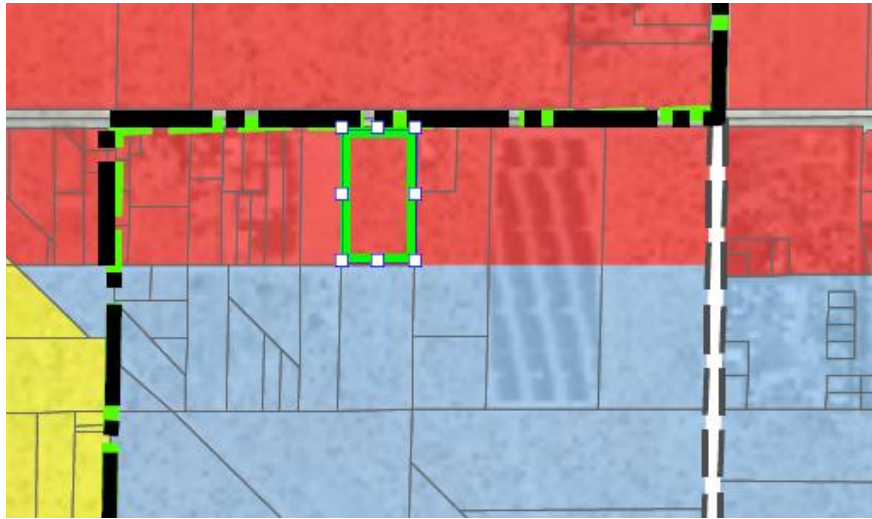
Request 7

Parcel 666-280-014

Requested: Industrial

Proposed: C (Commercial)

Request: email (2017)



Fernando Herrera

From: susan miller <hotwatergal@yahoo.com>
Sent: Monday, December 18, 2017 9:20 PM
To: Fernando Herrera
Cc: Daniel Porras; jeff@courtmastersports.com
Subject: Jeff, part of the Dillon-ites group would like to meet with you
Attachments: Susan Survey Map.pdf; jeffs building pic.pdf; petition results.pdf

Hi Fernando,

Jeff will be in early to see you. I have cc'd Danny for he needs to meet with him as well.

Though both of you have probably not seen the petition but out of 16 people, 14 owners are requesting IL Zoning. As the Dillon-ites many of us are profoundly affected by the "NON_ZOINING" of Dillon Road. Luckily for Jeff, his building was Industrial when he got annexed into the City. He certainly was never contacted that his zoning had changed and still to this day, Realtor, Ingrid Badour has his warehouse listed as CPS frontage and Industrial in the back, Really!!!

Jeff is one of those affected, trying to sell his industrial building, well as you can imagine he hasn't had luck with that similar to my own situation on Dillon.

He has a buyer for his building but of course, the buyer wants to GROW and his building seems to be well suited for this activity. Remember most owners are all using their buildings for Industrially uses.

attachments below:

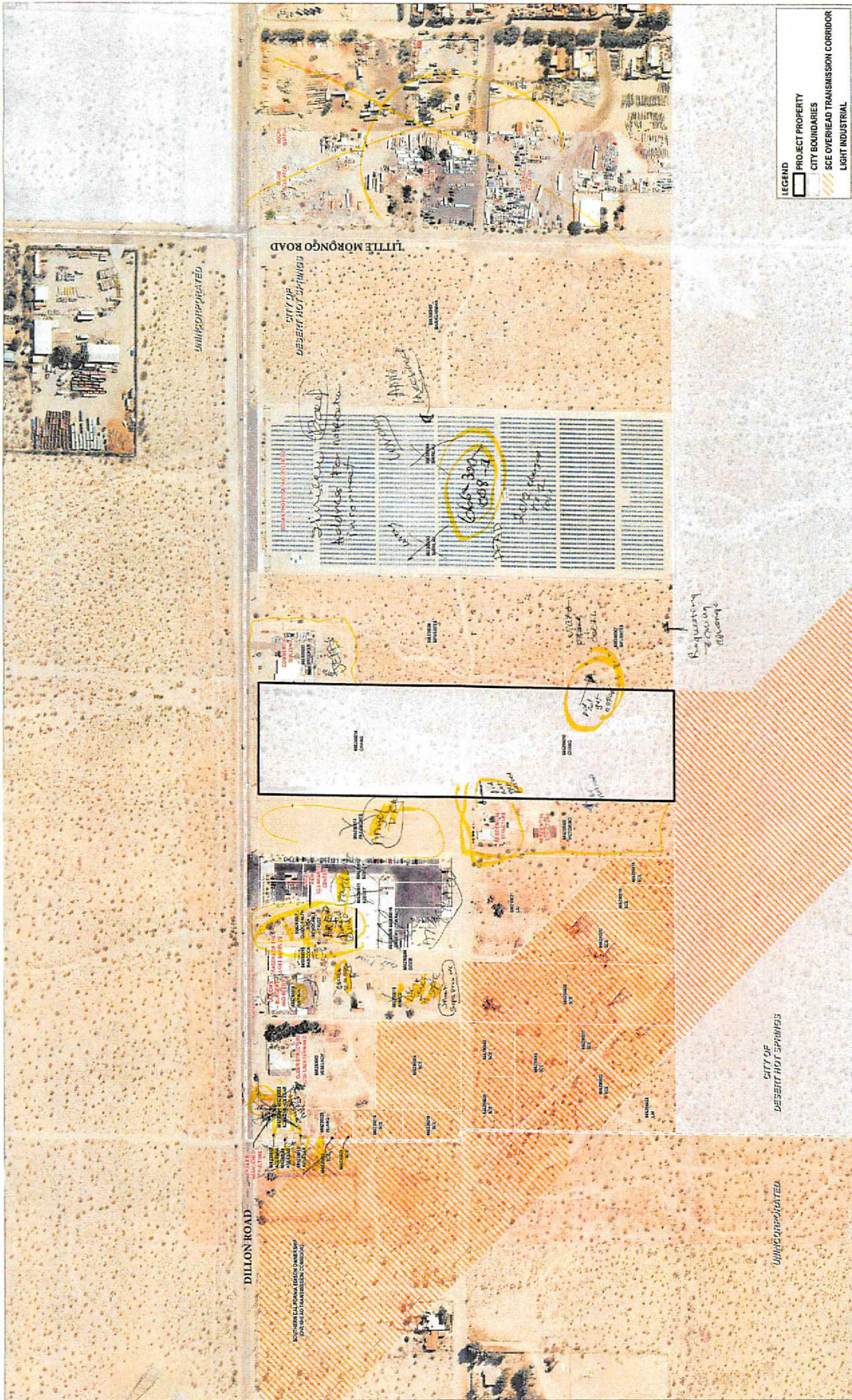
1. Jeffs building on Dillon Sited in the Duke Changs change of zoning called the industrial building to the east
2. a copy of our petition and a map that should help you guys focus on the exact area of concentration only 17 parcels

Thanks so much for meeting with Jeff cuz he lives in Ensenada and has very little time here with us except to oversee his very busy business re-asphalting tennis courts (Industrial use)

You have met Jeff, Danny.

thanks for your attention to this matter.

Susan Miller
hotwatergal@yahoo.com
760 2508080 cell/text



MSA CONSULTING, INC.
 Planning • Civil Engineering • Land Services
 44300 Bas Horn Drive • Rancho Mirage • CA 92270
 Telephone (760) 329-9811 • Fax (760) 323-7893

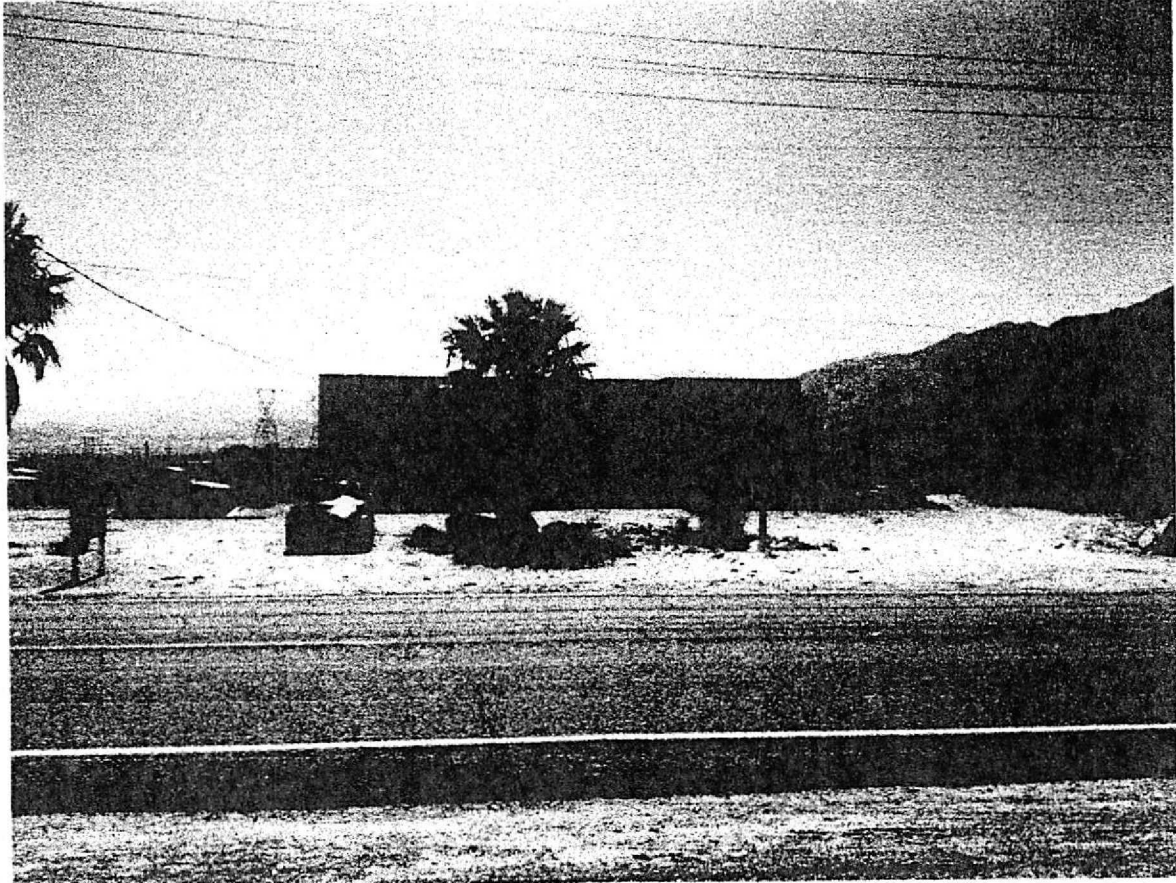


**DILLON CORRIDOR
 STUDY AREA**

06/27/2014
 CITY OF DESERT HOT SPRINGS
 1000 N. GARDEN AVENUE, SUITE 200
 DESERT HOT SPRINGS, CALIFORNIA 92520



Commercial / Industrial Building to the East



9 PEOPLE signed
3 PEOPLE changing zoning already
4 PEOPLE using (Industrial) USES.

3 Category 1

Results of The Dillion-Hes Petition

The following buildings and people have been asked sign our petition for industrial use:

- Received 1) 666-220-029- Susan Miller, Michael Tennent, vacant lot
- Received 2) 666-220-010, Susan Miller, Michael Tennent, vacant lot
- Received 3) 666-280-001, Susan Miller, Michael Tennent, 1200 square foot building
- 4) 666-280-003, Julian Velselkov, residence and construction yard, storage (not opposed not for)
- Received 5) 666-280-019, Bobacks Family Trust, Traders of the Lost Ark, army navy store
- Received 6) 666-280-007, Fred and Donald Guido, Vacant Lot
- 7) 666-280-008, Darrell and Robert Geier, vacant lot
- Received 8) 666-300-005, Mark and Ellen Barbraghman, Ron Metzner, vacant lot,
- Received 9) 666-300-001, Virginia/Jeff Booker, asphalt place, c/o Realtor, Ingrid Badour
- Received 10) 666-290-009 Clint and Elma Victorino, (houses and vacant land)

Category 2

These owners and their properties below are trying to change their zoning thru the planning commission to from Rural Desert to INDUSTRIAL zoning. they are not expected to sign the petition (but by their actions they agree with a zone change)

- 11) **666-280-014, Duke Chang, c/o MSA Engineering, (Request zone Change independent of this
- 12) **666-280 010, Duke Chang, c/o MSA Engineering, (Requesting zone change independent of this letter)
- Received 13) **666-300-006 Victor Sifuentes, c/o Realtor Osell (Requesting Partial zone change independent of this letter /petition, vacant lot

Category 3

These Properties and their owners are currently being used for Industrial Purposes, They are not expected to sign the petition because a motivation for a zoning change would not be a point of focus. (They have been sent a petition)

- 14) 666-280-....multi parcel..... AngelView Distribution Center - layers of decision makers,
- 15) 666-300-008..... Mark Shirilau, Aloha solar farm - DECEASED - Heirs ?
- 16) 666-280-016..... Gregory and Patricia Granji - Did not respond - Burgers/Fries
- 17) 666-280-015..... Sewer and Septic Pros - Did not respond - Burgers + Fries

Request 9

Staff Change regarding Visitor Serving area expansion

Preliminary Draft Land Use Plan



Alternative 1

