

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



FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY-
PLANNING

SUBMITTAL DATE:
October 17, 2016

SUBJECT: SUBJECT: AGRICULTURAL PRESERVE NO. 1035, CHANGE OF ZONE NO. 7836, RESOLUTION 2016-202, AND ORDINANCE NO. 348.4846 – CEQA EXEMPT – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth Supervisorial District – South Palo Verde Zoning Area – Palo Verde Valley Area Plan: Agriculture: Agriculture (AG:AG) (10 Acre Min) – Location: Northerly of 28th Avenue, southerly of 26th Avenue, and westerly of Keim Boulevard – 90.75 acres – Zoning: Rural Residential (R-R) - REQUEST: Enlargement of Blythe Agricultural Preserve No. 28, Map No. 763 and Change of Zone No. 7836 to change the zoning classification from Rural Residential (R-R) to Light Agriculture (A-1-10) – APN 878-020-002. Deposit Based Funds 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15317 (Open Space Contracts or Easements), based on the findings and conclusions incorporated in the staff report; and,
2. **APPROVE CHANGE OF ZONE NO. 7836**, amending the zoning classification for the subject property from Rural Residential (R-R) to Light Agriculture – 10 Acre Minimum (A-1-10), based on the findings and conclusions in the staff report and in accordance with attached Exhibit No. 3; and,

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Deposit based Funds.			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4846 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Ashley and Benoit
Nays: None
Absent: None
Date: October 25, 2016
xc: Planning, Co.Co., MC, Recorder, COB

Keqia Harper-Ihem
 Clerk of the Board
 By: *[Signature]*
 Deputy

16-2

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

3. **ADOPT ORDINANCE NO. 348.4846** amending the zoning in the South Palo Verde Zoning Area shown on Map No. 2.2402 Change of Zone No. 7836 attached hereto and incorporated herein by reference; and,
4. **APPROVE AGRICULTURAL PRESERVE CASE NO. 1035**, to enlarge Blythe Agricultural Preserve No. 28, Map No. 763 based upon the findings and conclusions in the staff report and Resolution No. 2016-202; and,
5. **ADOPT RESOLUTION NO. 2016-202** enlarging Blythe Agricultural Preserve No. 28, Map No. 763; and,
6. **APPROVE and AUTHORIZE** the Chairman of the Board of Supervisors to execute the attached land conservation contract with CO River Basin Farms, LLC for the real property located within Blythe Agricultural Preserve No. 28, Map No. 763, as shown on Blythe Agricultural Preserve No. 28, Amended by Map No. 1035; and
7. **DIRECT** the Clerk of the Board to record the land conservation contract with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation, State of California, and the Office of the Assessor of Riverside County.

BACKGROUND:

Agricultural Preserve Case No. 1035 is a request by the property owner's representative, Jim Walker, to enlarge Blythe Agricultural Preserve No. 28, Map No. 763 and to enter into a Land Conservation Contract pursuant to the Williamson Act (California Land Conservation Act of 1965, Government Code § 51200 et. seq.). The subject property is 90.75 acres and is adjacent to Blythe Agricultural Preserve No. 28. On March 30, 2015, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered an application to enlarge Blythe Agricultural Preserve No. 28, Map No. 763 and recommended approval of the proposed enlargement.

Change of Zone No. 7836 (CZ 7836) is being processed with this Agricultural Preserve No. 1035 and proposes to change the property's zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) Zone which is necessary for the property to be included in Blythe Agricultural Preserve No. 28. Change of Zone No. 7836 was presented to the Planning Commission on October 15, 2014, and the Commission recommended approval by a vote of 4-0.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

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

ATTACHMENTS:

- A. **BOARD OF SUPERVISORS STAFF REPORT**
- B. **PLANNING COMMISSION MINUTES**
- C. **PLANNING COMMISSION STAFF REPORT**
- D. **ORDINANCE NO. 348.4846**
- E. **RESOLUTION NO. 2016-202 FOR AGRICULTURAL CASE NO. 1035**
- F. **LAND CONSERVATION CONTRACT**
- G. **PETITION FOR ENLARGEMENT OF AN AGRICULTURAL PRESERVE**

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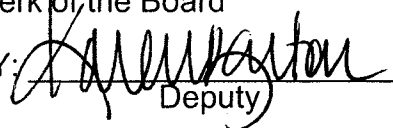
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on October 25, 2016, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

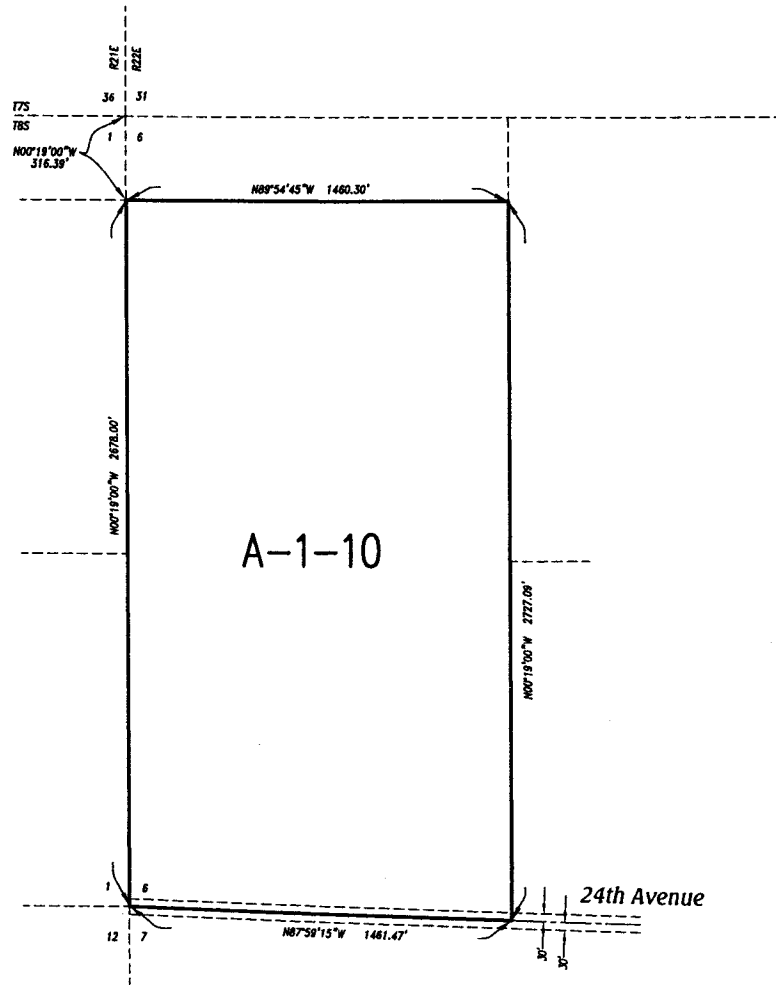
DATE: October 25, 2016

KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

SOUTH PALO VERDE AREA
Sec. 6, T.8S., R.22E., S.B.B & M.



LEGEND:

A-1-10 LIGHT AGRICULTURE- 10 AC. MIN.

MAP NO. 2.2402
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7836
ADOPTED BY ORDINANCE NO. 348.4846
OCTOBER 25, 2016
RIVERSIDE COUNTY BOARD OF SUPERVISORS

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2016-0480819

10/31/2016 03:18 PM

*****Customer Copy Label*****

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2016-202

Title of Document

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1035
AND ENLARGING BLYTHE AGRICULTURAL PRESERVE NO. 28**

(FOURTH SUPERVISORIAL DISTRICT)

(Planning Department ~ Item 16-2 of 10/25/16)

COPY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

RESOLUTION NO. 2016-202

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1035
AND ENLARGING BLYTHE AGRICULTURAL PRESERVE NO. 28**

WHEREAS, Blythe Agricultural Preserve No. 28, Map No. 763 was established on December 17, 1996; and,

WHEREAS, CO River Basin Farms, LLC (“property owner”) owns 90.75 acres commonly known as Assessor’s Parcel No. 878-020-002 (“property”) which are located adjacent to the Blythe Agricultural Preserve No. 28; and,

WHEREAS, the property is currently being used as a farming operation; and

WHEREAS, the property owner desires to add the property to the existing Blythe Agricultural Preserve No. 28 and submitted a Petition for Enlargement of an Agricultural Preserve on February 24, 2014; and,

WHEREAS, once the property is added to the Blythe Agricultural Preserve No. 28 the property owner will enter into a Land Conservation Contract for the property pursuant to the Williamson Act (California Land Conservation Act of 1965, Government Code § 51200 et.seq.); and,

WHEREAS, Agricultural Preserve Case No. 1035 will add the property to the Blythe Agricultural Preserve No. 28 as shown on the attached map titled “MAP No. 763 BLYTHE AGRICULTURAL PRESERVE NO. 28, AMENDED BY MAP NO. 1035”; and,

WHEREAS, Agricultural Preserve Case No. 1035 is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements); and,

WHEREAS, Agricultural Preserve Case No. 1035 is associated with Change of Zone No. 7836 which was heard concurrently at the public hearing held by the Riverside County Board of Supervisors on October 25, 2016.

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 10/25/16
MICHELLE CLACK

1 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of
2 Supervisors of the County of Riverside, State of California, in regular session assembled on
3 October 25, 2016 based on the evidence presented on this matter, both written and oral, that:

- 4 1. The above recitals are true and correct and incorporated herein by this reference.
- 5 2. The current land use designation for the property is Agriculture: Agriculture which is
6 compatible with agricultural preserves because development patterns permitted within
7 this land use designation complement the activities of an Agricultural Preserve.
- 8 3. The property's current zoning is Rural Residential (R-R) which is not compatible with
9 agricultural preserves.
- 10 4. The property's proposed Light Agriculture (A-1-10) zoning classification is compatible
11 with agricultural preserves because uses permitted within this zoning designation
12 complement the activities of an Agricultural Preserve.
- 13 5. Agricultural Preserve Case No. 1035 is consistent with the County's General Plan
14 because participation in a Land Conservation Contract will protect farmland and
15 agricultural resources consistent with Policy PVVAP 4.1 in the Palo Verde Valley Area
16 Plan.
- 17 6. The Comprehensive Agricultural Preserve Technical Advisory Committee
18 ("CAPTAC") reviewed Agricultural Preserve Case No. 1035 on March 30, 2015, and
19 found it acceptable.
- 20 7. CAPTAC made the following findings for Agricultural Preserve Case No 1035:
 - 21 a. There is no existence of any historic value to the lands to be included in the
22 Blythe Agricultural Preserve No. 28.
 - 23 b. There is no existence of any scenic value to the lands to be included in the
24 Blythe Agricultural Preserve No. 28.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Blythe Agricultural
26 Preserve No. 28, Map No. 763, is amended by adding thereto the area shown on the attached map
27 titled, "MAP NO. 763 BLYTHE AGRICULTURAL PRESERVE NO. 28, AMENDED BY MAP
28 NO. 1035," and described by boundary description thereof, said map and description both being

1 on file in the office of the Clerk of this Board.

2 **BE IT FURTHER RESOLVED** that the Clerk of this Board shall file and record copies
3 of this resolution, attached map and said boundary description with the Office of the County
4 Recorder of Riverside County, California and transmit copies to the Director of Conservation of
5 the State of California, and the Office of the Assessor of Riverside County, California.

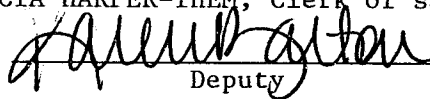
6
7 ROLL CALL:

8 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
9 Nays: None
10 Absent: None

11 The foregoing is certified to be a true copy of a resolution duly
adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board

By

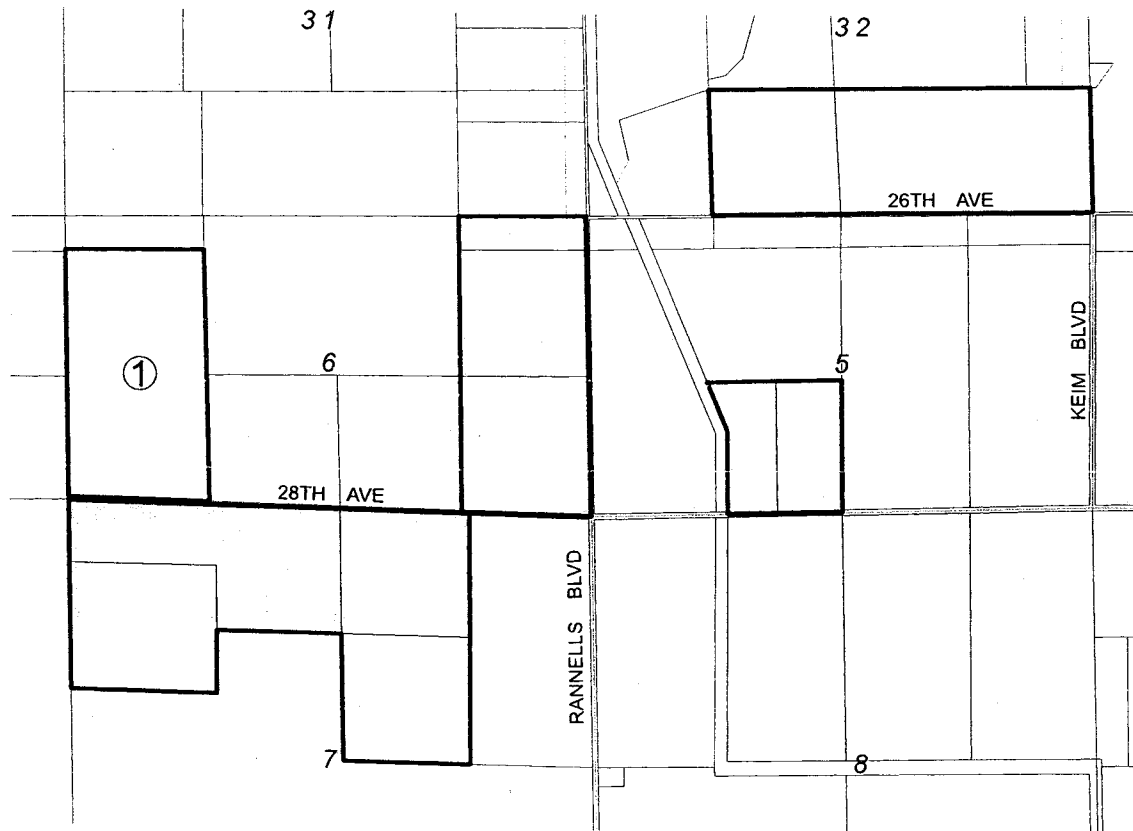


Deputy

MAP NO. 763 BLYTHE AGRICULTURAL PRESERVE NO. 28

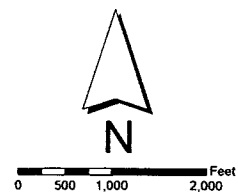
AMENDED BY MAP NO. 1035

SECS 5, 6, 7, T. 8 S., R. 22 E
SECS 32, 33, T. 7 S., R. 22 E



AMENDMENTS:
NO. 1, (ENLARGEMENT), OCTOBER 25, 2016, MAP NO. 1035

ADOPTED ON DECEMBER 17, 1996
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



COUNTY OF RIVERSIDE



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)

The seal of the Board of Supervisors for Riverside County, California. It is a circular emblem with the text "BOARD OF SUPERVISORS" at the top and "Riverside County, California" at the bottom. The center features a depiction of a building, likely the county administration center, with the text "Established 1893" below it. There are stars on either side of the central image.

Date: 10-25-16

Signature: *Karen Barton*

Print Name: Karen Barton, Board Assistant, Riverside County Clerk of the Board

RECORDING REQUESTED BY
RIVERSIDE COUNTY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

Stop #1010
Clerk of the Board of Supervisors
Riverside CA, 1st Floor

No fee, 6103 Government Code

2016-0480820

10/31/2016 03:18 PM

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The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

CO River Basin Farms, LLC

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the Blythe Agricultural Preserve No. 28, Map No. 763.
2. This contract shall take effect on January 1, 2017, and shall remain in effect for an initial term of 10 years.
3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.
4. This contract may be canceled only in accordance with Section 51280, et seq., of the Government Code relating to cancellation, as now written or hereafter amended.
5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.
6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.
8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to

COPY

9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

Dated as of: January 1, _____

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:
Clerk of the Riverside County Board of Supervisors

BY John J. Benoit
Chairman, Board of Supervisors

JOHN J. BENOIT

FORM APPROVED COUNTY COUNSEL

BY: Michelle Clack 10/21/16
MICHELLE CLACK DATE

By [Signature]
(Seal) Deputy

OWNER(S) SIGNATURE AND ADDRESS

Owner: John O. McNary
Owner: _____
Owner: _____
Owner: _____

Mailing Address: 1291 US HWY 258 N, Kinston, NC 28504

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

North Carolina
STATE OF CALIFORNIA)
COUNTY OF Lenoir)

On Jan 21, 2015 before me, Kendra Warren, Notary
(Date) (Name and Title of officer)

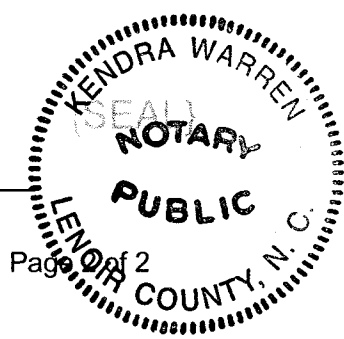
personally appeared John O. McNary, who
(Name(s) of signer(s))

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ ^{N.C.} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kendra Warren
Notary Public
Exp. 10-06-15





OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 12, 2016

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

PH: (760) 778-4578
E-MAIL: legals@thedesertsun.com

RE: NOTICE OF PUBLIC HEARING: AG PRESERVE NO. 1035; ZC 7836; RES. 2016-202
and ORD. NO. 348.4846

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, October 14, 2016.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Email, TDS-Legals <legals@thedesertsun.com>
Sent: Wednesday, October 12, 2016 10:14 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: AG 1035 ZC 7836

Ad received and will publish on date(s) requested.

Charlene Moeller | Customer Care Representative / Legals

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4528 e: legals@thedesertsun.com

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This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, October 12, 2016 9:10 AM
To: Email, TDS-Legals <legals@thedesertsun.com>
Subject: FOR PUBLICATION: AG 1035 ZC 7836

For publication on Friday, Oct. 14, 2016. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 12, 2016

PALO VERDE VALLEY TIMES
ATTN: LEGALS
P.O. BOX 1159
BLYTHE, CA 92226

PH : 60) 922-3181 X 11
E-MAIL: classifiedsatpvvt.com

RE: NOTICE OF PUBLIC HEARING: AG PRESERVE NO. 1035; ZC 7836; RES. 2016-202
and ORD. NO. 348.4846

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, October 14, 2016.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PVVT - Carolyn Kribbs <ckribbs@newspaperms.com>
Sent: Wednesday, October 12, 2016 1:08 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: AG 1035 ZC 7836

have received and will publish oct 14

On Wed, Oct 12, 2016 at 9:10 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

For publication on Friday, Oct. 14, 2016. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

--

Carolyn Kribbs

Classifieds & Circulation

760-922-3181 ext. 11

classifieds@pvvt.com

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, A CHANGE OF ZONE, A RESOLUTION AND AN ORDINANCE IN THE FOURTH SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

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, October 25, 2016, at 10:30 a.m.**, or as soon as possible thereafter, to consider an application submitted by Jim Walker – Will Walton, on **Agricultural Preserve No. 1035**, which proposes to enlarge Blythe Agricultural Preserve No. 28, Map No. 763; and, **Change of Zone No. 7836**, which proposes to amend the zoning from Rural Residential (R-R) to Light Agriculture – 10 Acre Minimum (A-1-10), or such other zones as the Board may find appropriate (“the project”). Also to be considered during the public hearing are the adoption of **Ordinance No. 348.4846**, amending the zoning in the South Palo Verde Zoning Area; and, **Resolution No. 2016-202** showing findings and conclusions for AG Preserve No. 1035. The project is located northerly of 28th Avenue, southerly of 26th Avenue, and westerly of Keim Boulevard in the South Palo Verde Zoning Area – Palo Verde Valley Area Plan, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT LARRY ROSS, PROJECT PLANNER, AT (951) 955-9294 OR EMAIL LROSS@rctlma.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 Commission 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 Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 12, 2016 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 12, 2016, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

AG PRESERVE NO. 1035, ZC 7836
RES. 2016-202 and ORD. NO. 348.4846

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: October 25, 2016 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: October 12, 2016
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, October 12, 2016 11:26 AM
To: Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie
Subject: RE: FOR POSTING: AG 1035 ZC 7836

received

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, October 12, 2016 9:12 AM
To: Acevedo, Amy <amaceved@asrclkrec.com>; Buie, Tammie <tbuie@asrclkrec.com>; Kennemer, Bonnie <bkeneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: AG 1035 ZC 7836

For POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 12, 2016, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

AG PRESERVE NO. 1035, ZC 7836
RES. 2016-202 and ORD. NO. 348.4846

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: October 25, 2016 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: October 12, 2016
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/19/2016,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers AG01035/CZ07836 For

Company or Individual's Name Planning Department,

Distance buffered 5280'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

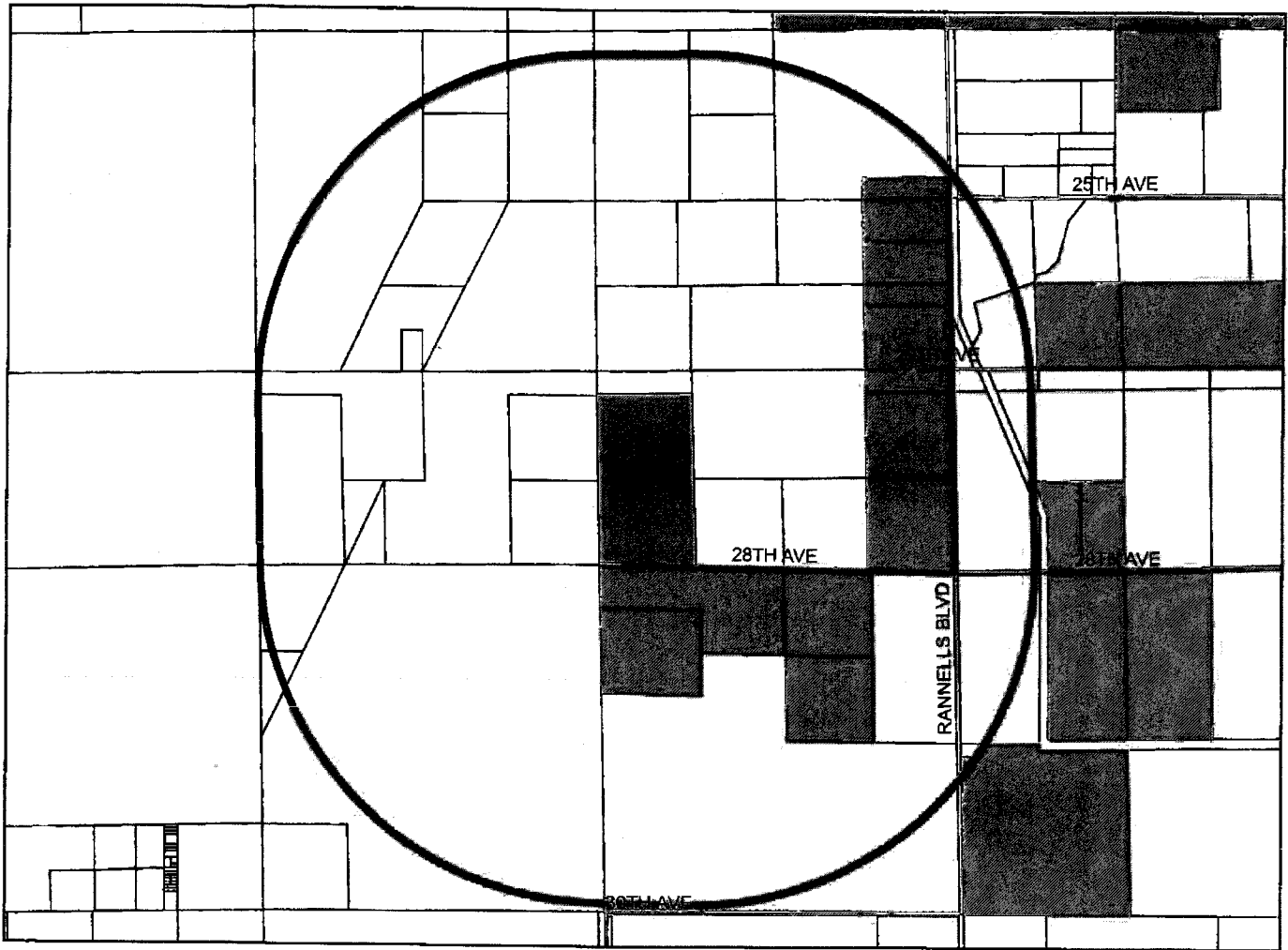
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

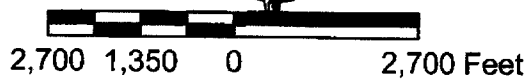
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

AG01035 / CZ07836 (5280 feet buffer)



Selected Parcels

878-082-006 872-150-005 872-160-006 872-160-007 872-160-008 872-160-009 878-020-004 878-020-005 878-020-008 878-081-001
878-081-002 878-081-004 878-081-005



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.

ASMT: 872150005, APN: 872150005
METROPOLITAN WATER DIST OF SOUTHERN
C/O RIGHT OF WAY/TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 878020008, APN: 878020008
METROPOLITAN WATER DIST OF SOUTHERN
C/O RIGHT OF WAY/TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 872160006, APN: 872160006
METROPOLITAN WATER DIST OF SOUTHERN
C/O RIGHT OF WAY/TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 878081001, APN: 878081001
METROPOLITAN WATER DIST OF SOUTHERN
C/O RIGHT OF WAY/TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 872160007, APN: 872160007
METROPOLITAN WATER DIST OF SOUTHERN
C/O RIGHT OF WAY/TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 878081002, APN: 878081002
METROPOLITAN WATER DIST OF SOUTHERN
C/O RIGHT OF WAY/TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 872160008, APN: 872160008
METROPOLITAN WATER DIST OF SOUTHERN
C/O RIGHT OF WAY/TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 878081004, APN: 878081004
METROPOLITAN WATER DIST OF SOUTHERN
C/O RIGHT OF WAY/TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 872160009, APN: 872160009
METROPOLITAN WATER DIST OF SOUTHERN
C/O RIGHT OF WAY/TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 878081005, APN: 878081005
METROPOLITAN WATER DIST OF SOUTHERN
C/O RIGHT OF WAY/TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 878020004, APN: 878020004
METROPOLITAN WATER DIST OF SOUTHERN
C/O RIGHT OF WAY/TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 878082006, APN: 878082006
FISHER FAMILY PROP
10610 ICEPLANT RD
BLYTHE CA 92225

ASMT: 878020005, APN: 878020005
METROPOLITAN WATER DIST OF SOUTHERN
C/O RIGHT OF WAY/TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/19/2016.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07836 / AG01035 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

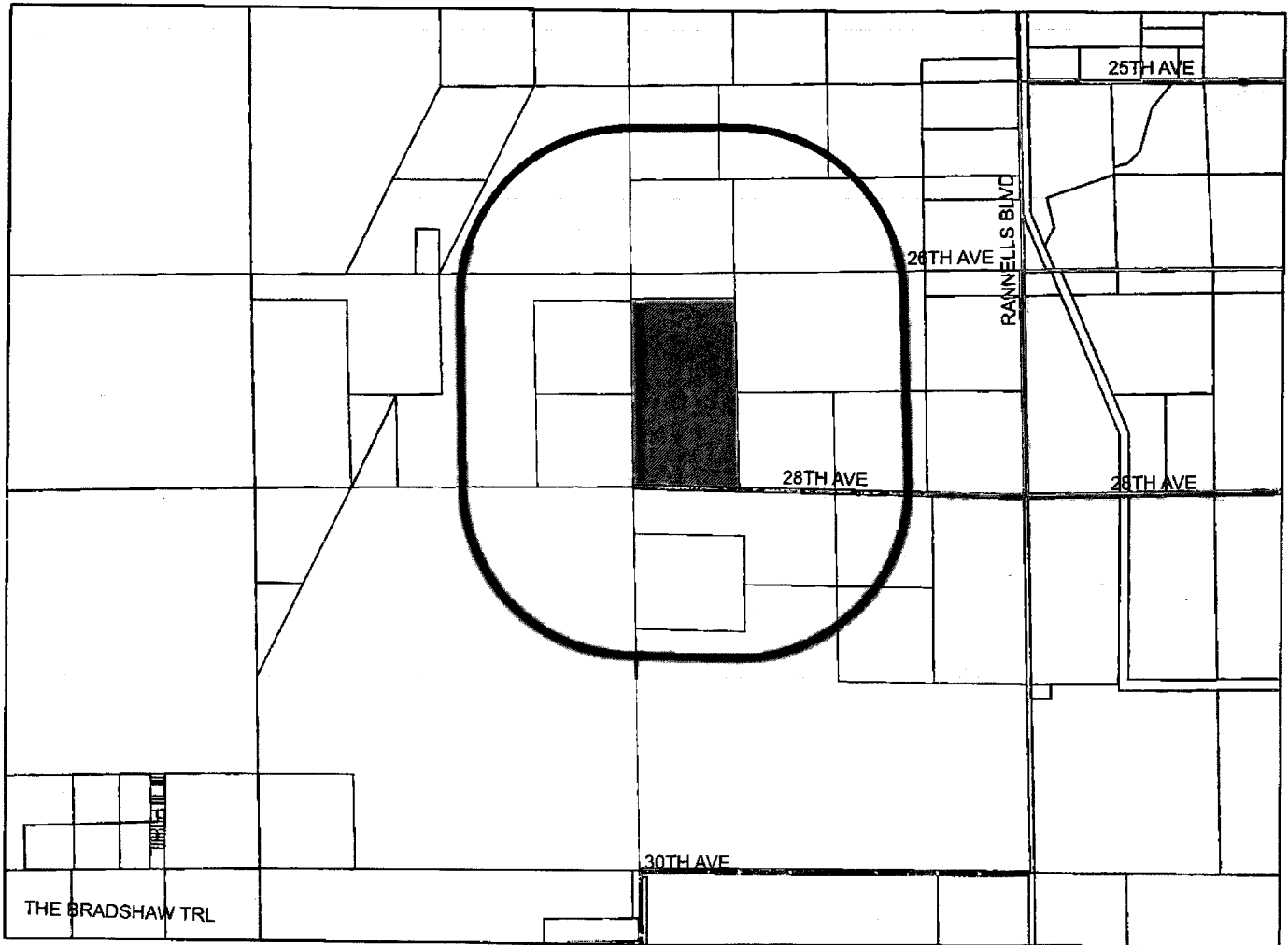
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

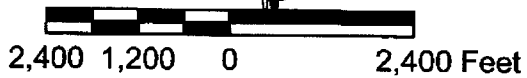
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

CZ07836 / AG01035 (2400 feet buffer)



Selected Parcels

872-160-004 878-020-001 878-020-002 879-210-005 879-210-006 879-210-023 872-160-001 879-130-035 872-160-002 872-160-005
878-020-003 878-020-006 878-020-007 872-160-003 878-081-001 878-081-002 878-081-004 878-081-005 878-081-012 879-210-026



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ASMT: 872160003, APN: 872160003
DORIS BAKER, ETAL
16115 W 20TH AVE
BLYTHE CA 92225

ASMT: 878020002, APN: 878020002
CO RIVER BASIN FARMS
1291 US HIGHWAY 258 N
KINSTON NC 28504

ASMT: 878020007, APN: 878020007
VIRGINIA TAYLOR, ETAL
P O BOX 181
FAIRACRES NM 88033

ASMT: 878081005, APN: 878081005
METROPOLITAN WATER DIST OF SOUTHERN
C/O RIGHT OF WAY/TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 879130035, APN: 879130035
GM GABRYCH FAMILY LTD PARTNERSHIP
C/O EUGENE GABRYCH
2006 HIGHWAY 395
FALLBROOK CA 92028

ASMT: 879210023, APN: 879210023
EMRLAND
1785 W STATE RT 89A NO 3I
SEDONA AZ 86336

ASMT: 879210026, APN: 879210026
MWD
700 N ALAMEDA ST
LOS ANGELES CA 90012



Gil, Cecilia

From: Ross, Larry <LROSS@rctlma.org>
Sent: Tuesday, October 4, 2016 8:35 AM
To: Gil, Cecilia
Subject: RE: Board Items that need to be advertised

Both.

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, October 04, 2016 8:34 AM
To: Ross, Larry
Subject: RE: Board Items that need to be advertised

Larry,

Palo Verde Valley Times publishes on Wednesdays and Fridays. We can schedule these items for publication on Friday, Oct. 14.

I just confirmed with Desert Sun that they don't circulate in Blythe.

So, did you say you want us to publish in both *Desert Sun and Palo Verde*? Or, Palo Verde alone?

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010

From: Ross, Larry [mailto:LROSS@rctlma.org]
Sent: Tuesday, October 4, 2016 8:28 AM
To: Gil, Cecilia <CCGIL@rcbos.org>
Subject: RE: Board Items that need to be advertised

Cecilia,

If you have time for the 10 day ad because I think they are weekly, then do Palo Verde Times. But either way, please do Desert Sun.

Thanks,

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, October 04, 2016 8:27 AM
To: Ross, Larry
Subject: RE: Board Items that need to be advertised

Larry,



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 1, 2016

PALO VERDE VALLEY TIMES
P.O. BOX 1159
BLYTHE, CA 92226

TEL: (760) 922-3181
E-MAIL: classifieds@pvvt.com

RE: ADOPTION OF ORDINANCE NO. 348.4846

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Friday, November 4, 2016**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PVVT - Carolyn Kribbs <ckribbs@newspaperms.com>
Sent: Tuesday, November 1, 2016 2:30 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4846

confirmed

On Tue, Nov 1, 2016 at 11:53 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Adoption of Ordinance, for publication on Friday, November 4, 2016. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

--

Carolyn Kribbs

Classifieds & Circulation

760-922-3181 ext. 11

classifieds@pvvt.com

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

(INSERT ORDINANCE NO. 348.4846)

(INSERT EXHIBIT MAP)

John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 25, 2016** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4846

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the South Palo Verde Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2402, Change of Zone Case No. 7836" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

11 ~~BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA~~

13 By: ~~
Chairman, Board of Supervisors~~

14 ~~JOHN J. BENOIT~~

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

18 By: ~~~~

19 (SEAL)

20
21 APPROVED AS TO FORM
22 October 12, 2016

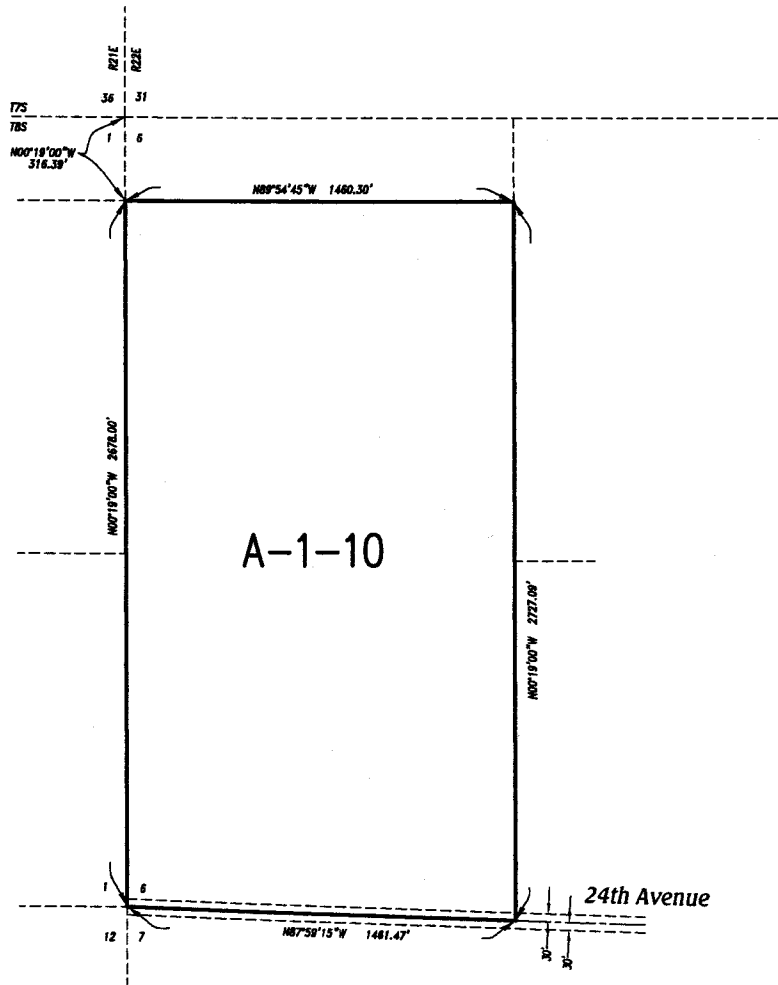
23 By: ~~~~

24 MICHELLE CLACK
25 Deputy County Counsel

26 MPC:sk
27 9/13/16

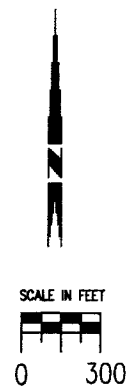
~~1005-11-11-2016~~

SOUTH PALO VERDE AREA
Sec. 6, T.8S., R.22E., S.B.B & M.



LEGEND:

A-1-10 LIGHT AGRICULTURE- 10 AC. MIN.



MAP NO. 2.2402
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7836
ADOPTED BY ORDINANCE NO. 348.4846
OCTOBER 25, 2016
RIVERSIDE COUNTY BOARD OF SUPERVISORS