

**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:** AGRICULTURAL PRESERVE NO. 1033, CHANGE OF ZONE NO. 7834, RESOLUTION NO. 2016-200, AND ORDINANCE NO. 348.4844 - 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 32nd Avenue, southerly of 30th Avenue, easterly of Ludy Boulevard and westerly of Stephenson Boulevard – 278.10 acres – Zoning: Rural Residential (R-R) - REQUEST: Enlargement of Blythe Agricultural Preserve No. 20, Map No. 755 and Change of Zone No. 7834 to change the zoning classification from Rural Residential (R-R) to Light Agriculture (A-1-10) – APN 878-141-002. Deposit Based Funds 100%.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **FIND** that the project is exempt from the California Environmental Quality Act (CEQA) 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. 7834**, 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,

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

**C.E.O. RECOMMENDATION:** [CEO use]

**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 348.4844 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

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

**16-7**

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

3. **ADOPT ORDINANCE NO. 348. 4844** amending the zoning in the South Palo Verde Zoning Area shown on Map No. 2.2400, Change of Zone No. 7834 attached hereto and incorporated herein by reference; and,
4. **APPROVE AGRICULTURAL PRESERVE CASE NO. 1033**, to enlarge Blythe Agricultural Preserve No. 20, Map No. 755 based upon the findings and conclusions in the staff report and Resolution No. 2016-200; and,
5. **ADOPT RESOLUTION NO. 2016-200** enlarging the Blythe Agricultural Preserve No. 20, Map No. 755; 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. 20, Map No. 755, as shown on Blythe Agricultural Preserve No. 20, Amended by Map No. 1033; 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:**

**Summary**

Agricultural Preserve Case No. 1033 is a request by the property owner's representative, Jim Walker, to enlarge Blythe Agricultural Preserve No. 20, Map No. 755 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 278.10 acres and is adjacent to Blythe Agricultural Preserve No. 20. On March 30, 2015, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered an application to enlarge Blythe Agricultural Preserve No. 20, Map No. 755 and recommended approval of the proposed enlargement.

Change of Zone No. 7834 (CZ 7834) is being processed with this Agricultural Preserve No. 1033 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. 20. Change of Zone No. 7834 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. 4844**
- E. **RESOLUTION NO. 2016-200 FOR AGRICULTURAL CASE NO. 1033**
- F. **LAND CONSERVATION CONTRACT**
- G. **PETITION FOR ENLARGEMENT OF AN AGRICULTURAL PRESERVE**



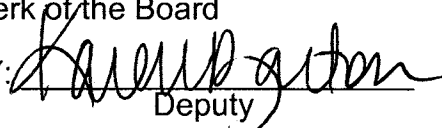
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STATE OF CALIFORNIA            )  
  )  
COUNTY OF RIVERSIDE        )        SS

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:

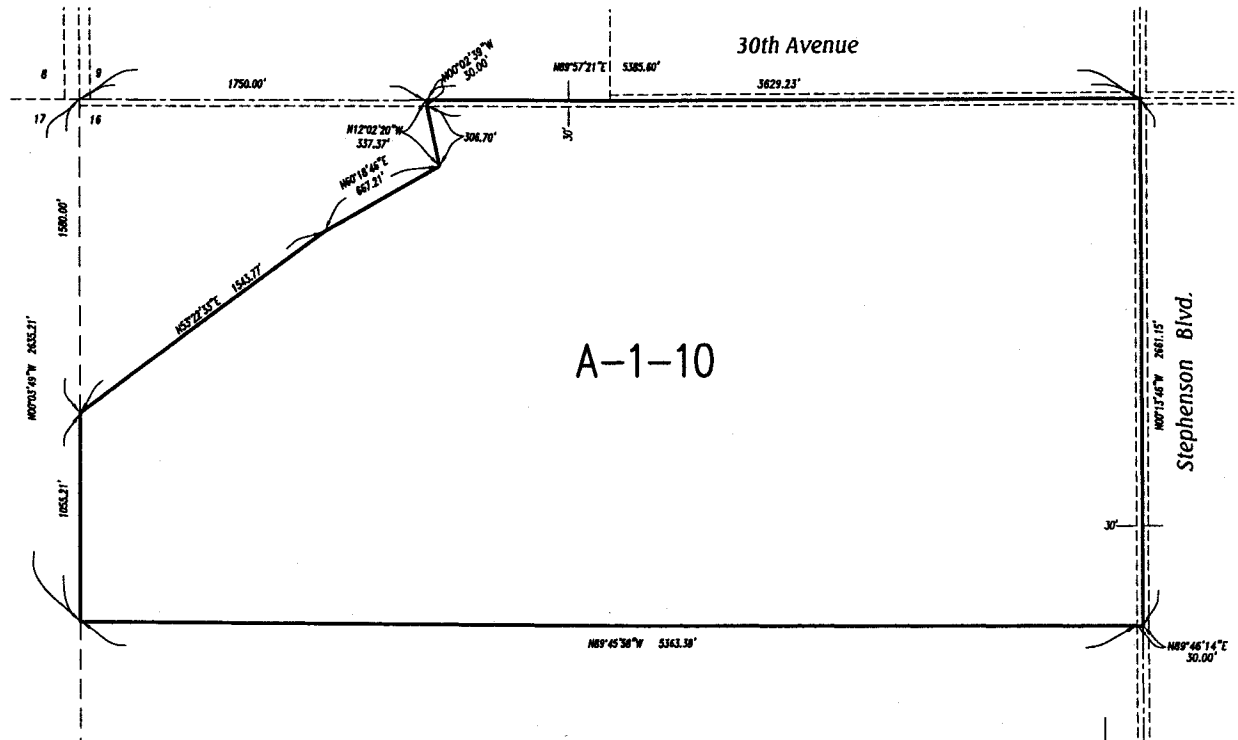
AYES:                   Jeffries, Tavaglione, Washington, Benoit and Ashley  
NAYS:                   None  
ABSENT:                None

DATE:            October 25, 2016

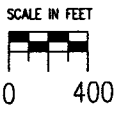
KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

SEAL

SOUTH PALO VERDE AREA  
 Sec. 16, T.8S., R.22E., S.B.B & M.



A-1-10



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

MAP NO. 2.2400  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 7834

ADOPTED BY ORDINANCE NO. 348.4844  
 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, 1<sup>ST</sup> 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**

**2016-0481432**

10/31/2016 05:00 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. 2016-200**

Title of Document

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1033  
AND ENLARGING BLYTHE AGRICULTURAL PRESERVE NO. 20**

(FOURTH SUPERVISORIAL DISTRICT)

(Planning Department ~ Item 16-7 of 10/25/16)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE  
FOR RECORDING INFORMATION

**COPY**

**RESOLUTION NO. 2016-200**

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1033  
AND ENLARGING BLYTHE AGRICULTURAL PRESERVE NO. 20**

**WHEREAS**, Blythe Agricultural Preserve No. 20, Map No. 755 was established on December 17, 1996; and,

**WHEREAS**, CO River Basin Farms, LLC (“property owner”) owns 278.10 acres commonly known as Assessor’s Parcel No. 878-141-002 (“property”) which are located adjacent to the Blythe Agricultural Preserve No. 20; 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. 20 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. 20 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. 1033 will add the property to the Blythe Agricultural Preserve No. 20 as shown on the attached map titled “MAP No. 755 BLYTHE AGRICULTURAL PRESERVE NO. 20, AMENDED BY MAP NO. 1033”; and,

**WHEREAS**, Agricultural Preserve Case No. 1033 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. 1033 is associated with Change of Zone No. 7834 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: MICHELLE CLACK  
DATE: 10/25/16

16-7  
10-25-16 MT 2186



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. 1033 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. 1033 on March 30, 2015, and  
19          found it acceptable.
- 20          7. CAPTAC made the following findings for Agricultural Preserve Case No 1033:
  - 21               a. There is no existence of any historic value to the lands to be included in the  
22               Blythe Agricultural Preserve No. 20.
  - 23               b. There is no existence of any scenic value to the lands to be included in the  
24               Blythe Agricultural Preserve No. 20.

25           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Blythe Agricultural  
26 Preserve No. 20, Map No. 755, is amended by adding thereto the area shown on the attached map  
27 titled, "MAP NO. 755 BLYTHE AGRICULTURAL PRESERVE NO. 20, AMENDED BY MAP  
28 NO. 1033," 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.

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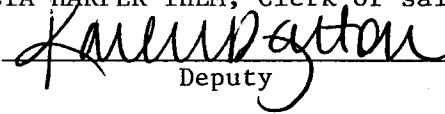
9 ROLL CALL:

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

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

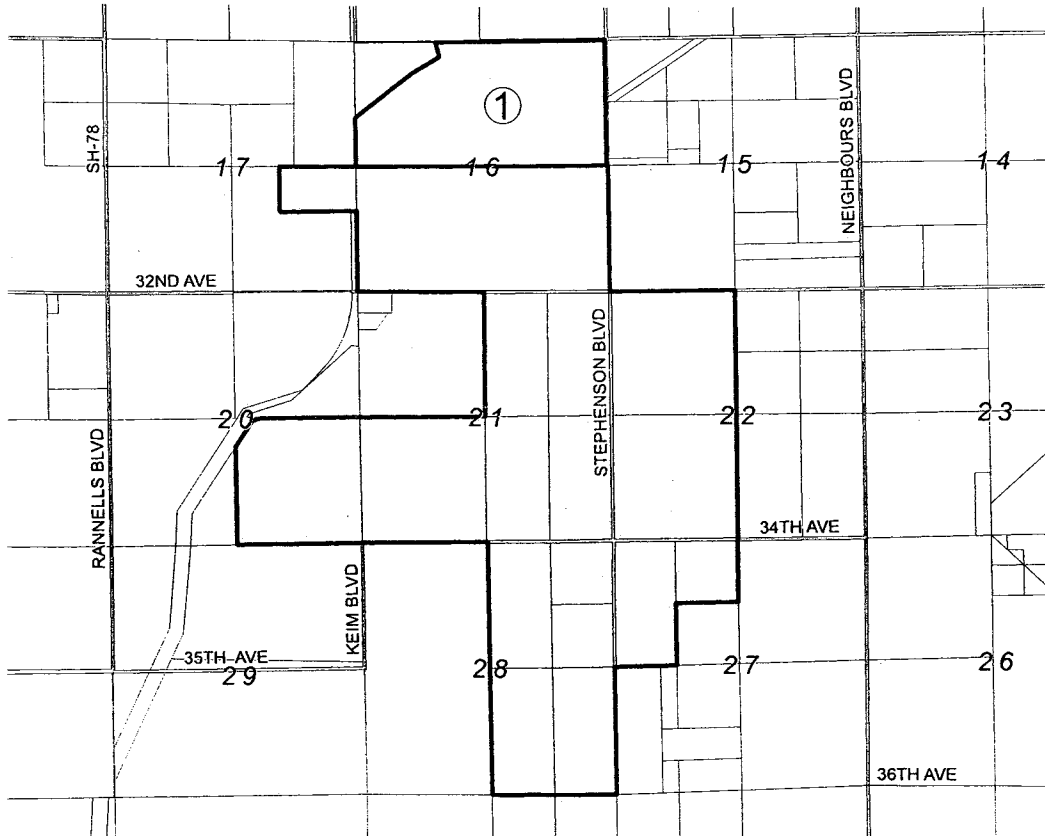
By

  
Deputy

# MAP NO. 755 BLYTHE AGRICULTURAL PRESERVE NO. 20

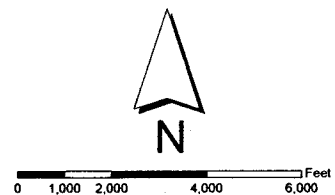
AMENDED BY MAP NO. 1033

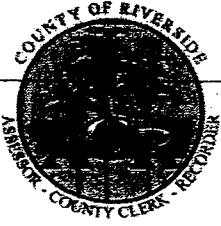
SECS 16, 17, 20-22, 27, 28, T. 8 S., R. 22 E



AMENDMENTS:  
NO. 1, (ENLARGEMENT), OCTOBER 25, 2016, MAP NO. 1033

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





PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

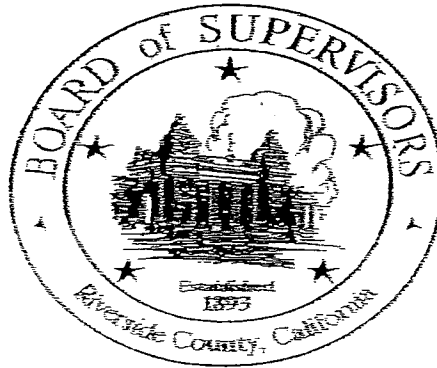
Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000  
www.riversideacr.com

**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)



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, 1<sup>st</sup> Floor

No fee, 6103 Government Code

**2016-0481433**

10/31/2016 05:00 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. 20, Map No. 755.
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**

By [Signature]  
(Seal) Deputy

FORM APPROVED COUNTY COUNSEL  
BY: [Signature] 10/12/15  
MICHELLE CLACK DATE

**OWNER(S) SIGNATURE AND ADDRESS**

Owner: John O. McNairy  
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.

STATE OF ~~CALIFORNIA~~ <sup>North Carolina</sup> )  
COUNTY OF Lenoir )

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

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

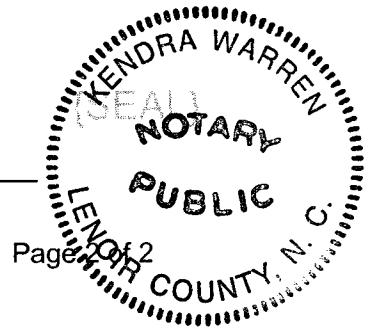
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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~~ <sup>N.C.</sup> 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](mailto:legals@thedesertsun.com)

RE: NOTICE OF PUBLIC HEARING: AG PRESERVE NO. 1033; ZC 7834; RES. 2016-200  
and ORD. NO. 348.4844

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 10:56 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: AG 1033 ZC 7834

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](mailto:legals@thedesertsun.com)

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**From:** Gil, Cecilia [mailto:[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)]  
**Sent:** Wednesday, October 12, 2016 9:13 AM  
**To:** Email, TDS-Legals <legals@thedesertsun.com>  
**Subject:** FOR PUBLICATION: AG 1033 ZC 7834

For publication on 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](mailto:classifiedsatpvvt.com)

RE: NOTICE OF PUBLIC HEARING: AG PRESERVE NO. 1033; ZC 7834; RES. 2016-200  
and ORD. NO. 348.4844

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 1:07 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: AG 1033 ZC 7834

have received and will publish oct 14

On Wed, Oct 12, 2016 at 9:13 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

For publication on 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](mailto:classifieds@pvvt.com)

## **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. 1033, ZC 7834  
RES. 2016-200 and ORD. NO. 348.4844

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 1033 ZC 7834

received

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**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 <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Subject:** FOR POSTING: AG 1033 ZC 7834

For POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

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

**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 1<sup>st</sup> 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. 1033**, which proposes to enlarge Blythe Agricultural Preserve No. 20, Map No. 755; and, **Change of Zone No. 7834**, 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. 348.4844**, amending the zoning in the South Palo Verde Zoning Area; and, **Resolution No. 2016-200** showing findings and conclusions for AG Preserve No. 1033. The project is located northerly of 32<sup>nd</sup> Avenue, southerly of 30<sup>th</sup> Avenue, easterly of Ludy Boulevard and westerly of Stephenson 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, 12<sup>th</sup> 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](mailto: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 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. 1033, ZC 7834  
RES. 2016-200 and ORD. NO. 348.4844

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 AG01033 / CE07834 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

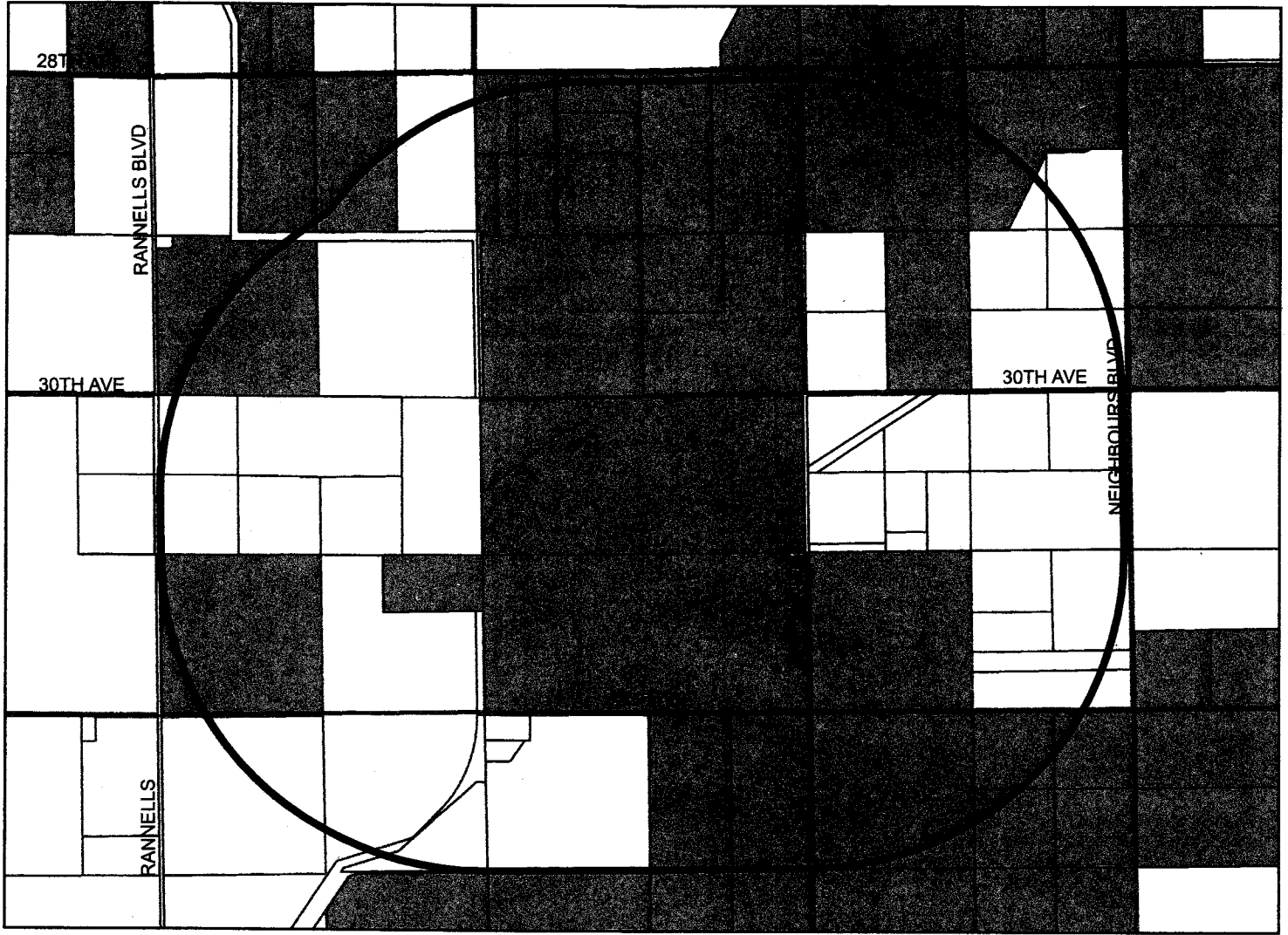
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

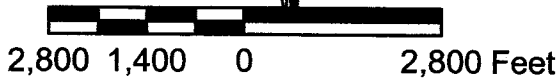
*my copies*

**AG01033 / CZ07834 (5280 feet buffer)**



**Selected Parcels**

878-172-003 878-172-010 878-172-011 878-082-002 878-082-003 878-082-006 878-091-002 878-091-003 878-091-004 878-091-007  
878-091-008 878-091-009 878-091-010 878-091-011 878-091-012 878-091-013 878-112-007 878-112-011 878-141-001 878-141-004  
878-171-011 878-171-013 878-172-012 878-091-001 878-091-005 878-091-006 878-092-016 878-092-017 878-092-018 878-142-017



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: 878082002, APN: 878082002  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878091005, APN: 878091005  
METROPOLITAN WATER DIST OF SOUTHERN  
C/O RIGHT OF WAY/TITLE ENGINEERING  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 878082003, APN: 878082003  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878091006, APN: 878091006  
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: 878091007, APN: 878091007  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878091001, APN: 878091001  
METROPOLITAN WATER DIST OF SOUTHERN  
C/O RIGHT OF WAY/TITLE ENGINEERING  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 878091008, APN: 878091008  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878091002, APN: 878091002  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878091009, APN: 878091009  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878091003, APN: 878091003  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878091010, APN: 878091010  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878091004, APN: 878091004  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878091011, APN: 878091011  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

AG 1033 207834



49

ASMT: 878091012, APN: 878091012  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878141001, APN: 878141001  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878091013, APN: 878091013  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878141004, APN: 878141004  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878092016, APN: 878092016  
METROPOLITAN WATER DIST OF SOUTHERN  
C/O RIGHT OF WAY/TITLE ENGINEERING  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 878142017, APN: 878142017  
CATTLE CO INC, ETAL  
C/O ALBERT E ROBEY  
32500 MOHAVE RD S  
PARKER AZ 85344

ASMT: 878092017, APN: 878092017  
MWD  
C/O RIGHT OF WAY/TITLE ENGINEERING  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 878171011, APN: 878171011  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878092018, APN: 878092018  
MWD  
C/O RIGHT OF WAY/TITLE ENGINEERING  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 878171013, APN: 878171013  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878112007, APN: 878112007  
FISHER FAMILY PROP  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878172003, APN: 878172003  
ENTERPRISES SWANCO CA  
RR 2 BOX 22  
CIBOLA AZ 85328

ASMT: 878112011, APN: 878112011  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878172010, APN: 878172010  
ENTERPRISES SWANCO CA  
RR 2 BOX 22  
CIBOLA AZ 85328



ASMT: 878172011, APN: 878172011  
ENTERPRISES SWANCO CA  
RR 2 BOX 22  
CIBOLA AZ 85328

ASMT: 878172012, APN: 878172012  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225



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 C207834 / AG01033 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

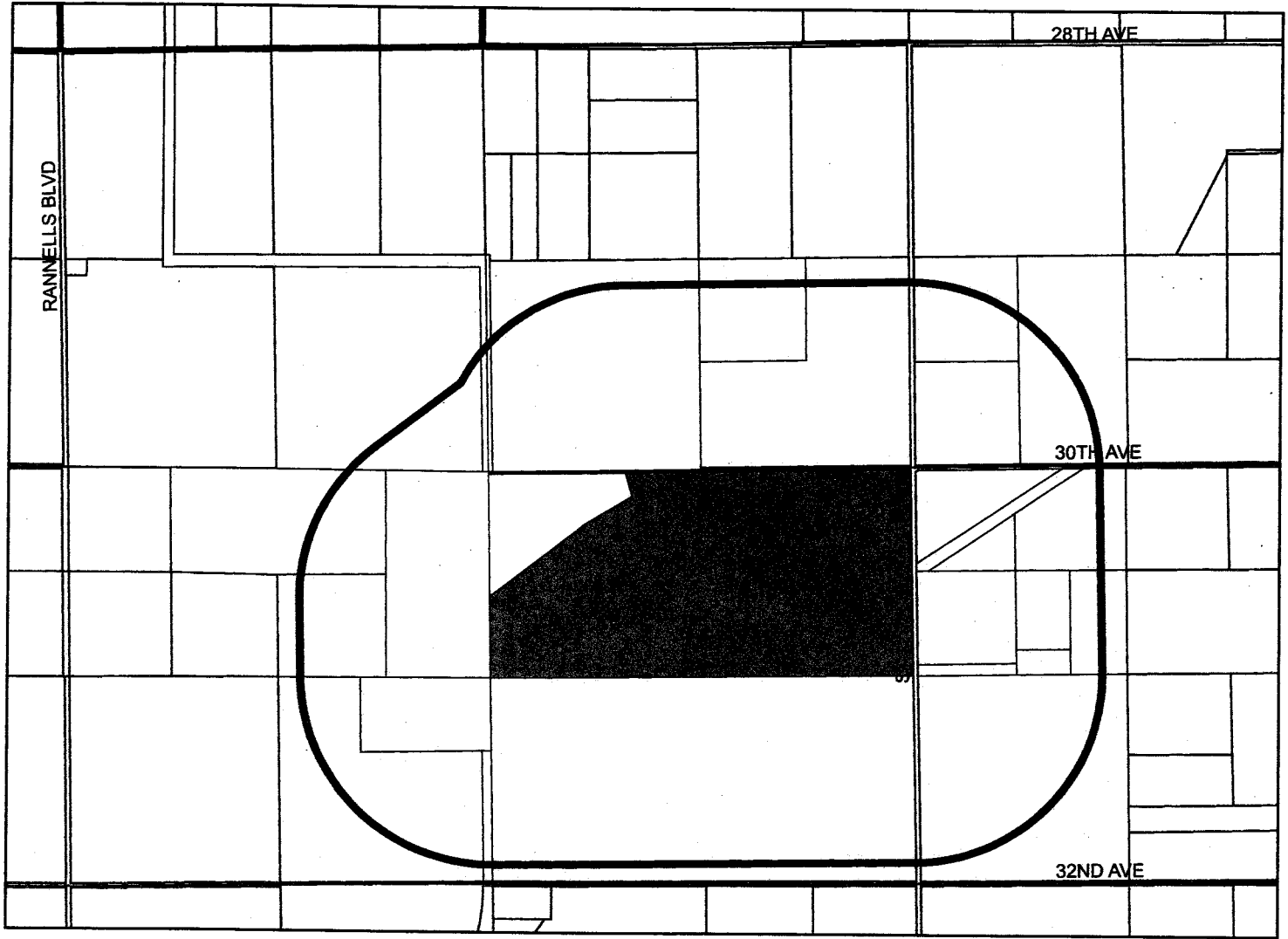
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

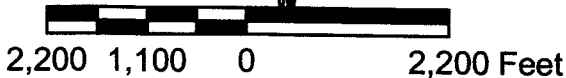
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**CZ07834 / AG01033 (2400 feet buffer)**



**Selected Parcels**

878-112-004 878-112-012 878-142-020 878-141-002 878-142-002 878-142-003 878-142-006 878-142-019 878-091-011 878-091-012  
878-091-013 878-112-007 878-141-001 878-141-004 878-092-014 878-092-015 878-092-016 878-082-007 878-112-014 878-112-015  
878-082-009 878-091-014 878-112-010 878-142-021 878-142-017 878-142-022 878-142-023 878-142-008



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ASMT: 878092016, APN: 878092016  
METROPOLITAN WATER DIST OF SOUTHERN  
C/O RIGHT OF WAY/TITLE ENGINEERING  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 878142019, APN: 878142019  
DARLENE COBB  
35269 MOUNTAIN VIEW ST  
YUCAIPA CA 92399

ASMT: 878112012, APN: 878112012  
ANDREW VANSICKLE  
P O BOX 2266  
BLYTHE CA 92226

ASMT: 878142020, APN: 878142020  
CBI PROP  
C/O MANUEL CAVAZOS  
P O BOX 470  
EHRENBERG AZ 85334

ASMT: 878112015, APN: 878112015  
MWD  
700 N ALAMEDA ST  
LOS ANGELES CA 90012

ASMT: 878142021, APN: 878142021  
PVID  
180 W 14TH AVE  
BLYTHE CA 92225

ASMT: 878141002, APN: 878141002  
CO RIVER BASIN FARMS  
1291 US HIGHWAY 258 N  
KINSTON NC 28504

ASMT: 878142022, APN: 878142022  
SCHINDLER BROTHERS INC  
3595 W HOBSONWAY  
BLYTHE CA 92225

ASMT: 878141004, APN: 878141004  
FISHER FAMILY PROP  
C/O FISHER RANCH LLC  
10610 ICEPLANT RD  
BLYTHE CA 92225

ASMT: 878142023, APN: 878142023  
SOUTH VALLEY HOLDINGS  
C/O JACK SEILER  
P O BOX 267  
PALO VERDE CA 92266

ASMT: 878142008, APN: 878142008  
BETTY BENEFIELD, ETAL  
1901 MEACHAM LN  
PADUCAH KY 42003

ASMT: 878142017, APN: 878142017  
CATTLE CO INC, ETAL  
C/O ALBERT E ROBESY  
32500 MOHAVE RD S  
PARKER AZ 85344

AG 1033 207834



AG01033

City of Blythe  
Development Services  
235 North Broadway  
Blythe, CA 92225

Riverside LAFCO  
3850 Vine Street #240  
Riverside, CA 92507

California Department of Conservation  
ATTN: Meri Meraz, Division of Land Resource Protection  
801 K Street  
MS 14-15  
Sacramento, CA 95814

California Department of Conservation  
ATTN: David Bunn, Division of Land Resource Protection  
801 K Street  
MS 14-15  
Sacramento, CA 95814

Jim Walker  
1291 US Hwy 258 N  
Kinston, NC 28504

CO River Basin Farms LLC  
1291 US Hwy 258 N  
Kinston, NC 28504

Will Walton  
5004 Thompson Terrace  
Colleyville TX 76034



## 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](mailto:classifieds@pvvt.com)

RE: ADOPTION OF ORDINANCE NO. 348.4844

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. 348.4844

confirmed

On Tue, Nov 1, 2016 at 11:54 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto: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](mailto:classifieds@pvvt.com)

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

**(INSERT ORDINANCE NO. 348.4844)**

**(INSERT EXHIBIT MAP)**

John J. Benoit, Chairman of the Board

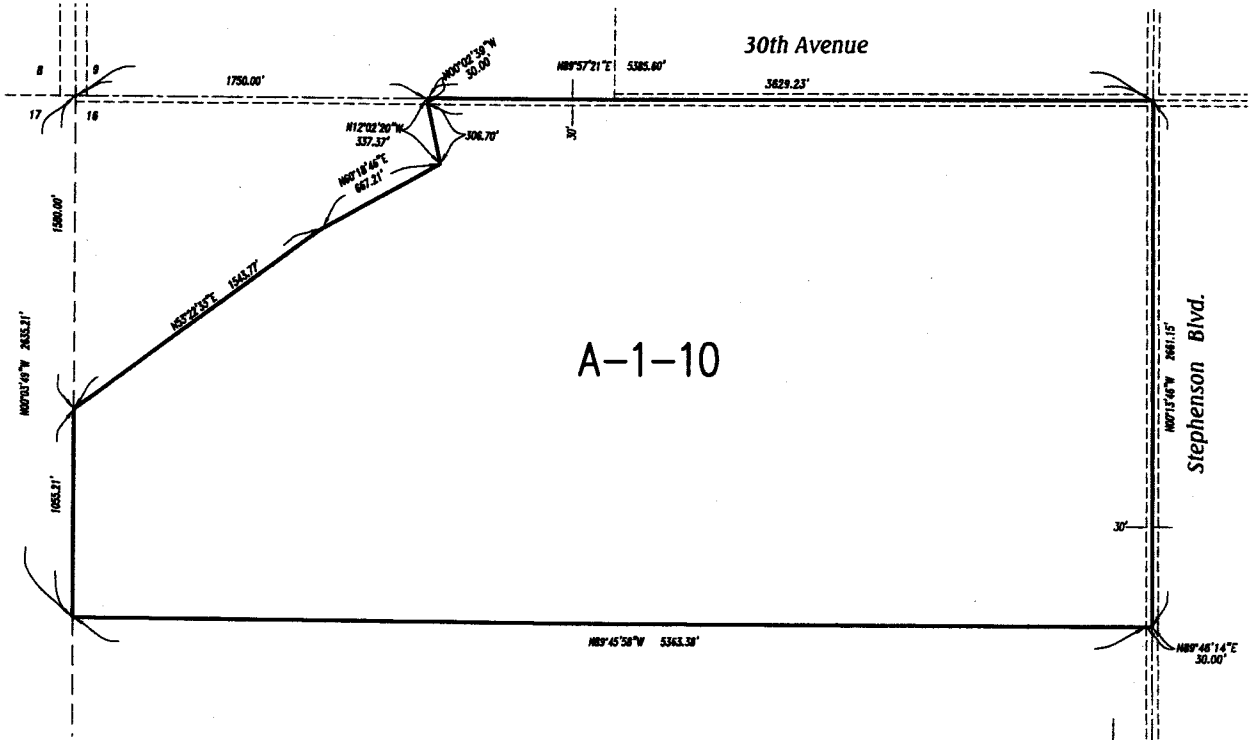
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 25, 2016** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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



SOUTH PALO VERDE AREA  
 Sec. 16, T.8S., R.22E., S.B.B & M.



A-1-10



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

MAP NO. 2.2400  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 7834  
 ADOPTED BY ORDINANCE NO. 348.4844  
 OCTOBER 25, 2016  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS