

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



ITEM: 21.4
(ID # 14223)

MEETING DATE:

Tuesday, February 09, 2021

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 1900022, AGRICULTURAL PRESERVE ENLARGEMENT NO. 180005, ADOPTION OF ORDINANCE NO. 348,4945 AND RESOLUTION NO. 2021-024, AND APPROVAL OF THE ASSOCIATED LAND CONSERVATION CONTRACT - CEQA EXEMPT - Applicant: Gless Family Trust – Fourth Supervisorial District - Eastern Coachella Valley Area Plan: Agriculture (AG) (10 Acre Minimum) - Lower Coachella Valley Zoning District: W-2 (Controlled Development Areas) - Location: North of 78th Avenue, South of 77th Avenue, East of Polk Street and West of Fillmore Street - REQUEST: Change of Zone No. 1900022 proposes to change the property's zoning classification from the W-2 Zone (Controlled Development Areas) to the A-1 Zone (Light Agriculture). APE No. 180005 proposes to enlarge the Coachella Valley Agricultural Preserve No. 36 by 81 acres to establish a Land Conservation Contract on the project site - APN: 755-130-001 (81 Acres). District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions incorporated in the staff report and Resolution No. 2021-024;

Continued on Page 2


ACTION: Policy


John Hildebrand 1/29/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and Ordinance 348.4945 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: February 9, 2021
xc: Planning, Record

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **APPROVE CHANGE OF ZONE NO. 1900022**, to change the zoning classification for the subject property from Controlled Development Areas (W-2) to Light Agriculture (A-1), based on the findings and conclusions provided in the staff report and in accordance with Exhibit 3 of the Planning Commission staff report;
3. **ADOPT ORDINANCE NO. 348.4945**, amending the Lower Coachella Valley Zoning District shown on Map No. 41.097, Change of Zone No. 1900022, attached hereto and incorporated by reference;
4. **APPROVE AGRICULTURAL PRESERVE CASE NO. 180005**, a proposal to enlarge the Coachella Valley Agricultural Preserve No. 36, Map No. 190, based upon the findings and conclusions provided in Comprehensive Agricultural Preserve Technical Advisory Report attached hereto, and the findings and conclusions in the attached resolution;
5. **ADOPT RESOLUTION NO. 2021-024**, enlarging the Coachella Valley Agricultural Preserve No. 36, Map No. 190, based on the findings and conclusions in the attached resolution;
6. **APPROVE and AUTHORIZE** the Chair of the Board of Supervisors to execute the attached land conservation contract with Gless Ranch Trust for the real property located within Coachella Valley Agricultural Preserve No. 36, Amended by Map No. 41.097; 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.

Continued on Page 3

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Pursuant to Board of Supervisors Resolution No. 84-526 Section 204, which outlines the rules and regulations governing agricultural preserves in Riverside County, only land that currently has agricultural zoning as defined in Ordinance No. 348, Section 21.3, or for which the applicant has filed a request for a change of zone to such zoning, shall be included within the agricultural preserve. The zoning classification of Controlled Development Areas (W-2) is not considered an agricultural zone and therefore, a change of zone application was filed along with the associated Agricultural Preserve Enlargement Case (APE180005). Change of Zone No. 1900022 (CZ1900022) proposes to change the zoning classification of the project site to Light Agriculture (A-1), an agricultural zone as defined in Section 21.3b of Ordinance No. 348, which is also consistent with the site's General Plan Foundation Component and land use designation of Agriculture (AG). Change of Zone No. 1900022 was presented to the Planning Commission (PC) on October 21, 2020, and the PC recommended approval by a vote of 5-0.

The Coachella Valley Agricultural Preserve No. 36 was established on January 25, 1972 by the Board of Supervisors with the adoption of Map No. 190 and consisted of approximately 444 acres. Approval of CZ1900022 and APE180005 will expand the Coachella Valley Agricultural Preserve No. 36 to approximately 525 acres.

The County's Agricultural Preserve program and the State Williamson Act (California Land Conservation Act of 1965, Government Code § 51200 et seq.) are designed to encourage agricultural use of suitable land instead of converting the land to non-agricultural uses. Properties that are within an agricultural preserve and have a Land Conservation Contract provides the property owner with a reduction in the property taxes for their agricultural land, in exchange for long-term commitments to retain the land in agriculture.

Agricultural Preserve Enlargement No. 180005 is a request by the property owners, Gless Family Trust, to enlarge the Coachella Valley Agricultural Preserve No. 36, Map No. 190 and to enter a Land Conservation Contract, pursuant to the Williamson Act. The subject property is approximately 81 acres and is adjacent to the existing Coachella Valley Agricultural Preserve No. 36. On September 11, 2019, APE180005 was presented to and was recommended for approval by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC). The entire Project's site is currently utilized for commercial crops harvesting of

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

citrus fruit. CAPTAC determined that irrigation water is available, and the site is suitable for commercial agricultural uses.

Under the California Environmental Quality Act (CEQA) Article 19 Categorical Exemption, Section 15317 an exemption from the CEQA process is provided for "the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area." As such, CZ1900022 will allow the existing farmland to be included in the Coachella Valley Agricultural Preserve No. 36 and establish an associated Land Conservation Contract. As a result, the change of zone merely facilitates the expansion of the agricultural preserve. None of the exceptions pursuant to CEQA Section 15300.2 applies to the APE180005. In addition, the existing agricultural use does not change with the enlargement of the Agricultural Preserve and establishment of the land conservation contract. APE180005, also would not result in a cumulative impact that overtime would be significant, because the property will remain used for agricultural purposes in compliance with the Williamson Act and not have a significant effect on the environment as there are no unusual circumstances with the Agricultural Preserve Enlargement or land conservation contract; it will not damage scenic resources and would remain an integral part of the agricultural landscape found in the region; and the site does not have any historic resources. Therefore, in accordance to Section 15317, APE180005 would be exempt from the CEQA process and no exceptions would apply.

Impact on Residents and Businesses

The project will not have a significant effect on surrounding property owners, because the project will not result in any substantial changes to the environment. The site is currently utilized for agricultural uses and no new land use or construction activity is proposed at this time.

ATTACHMENTS:

- A. RESOLUTION NO. 2021-024**
- B. CAPTAC REPORT**
- C. PC MINUTES AND STAFF REPORT**
- D. ORDINANCE NO. 348.4945**
- E. DRAFT LAND CONSERVATION CONTRACT**
- F. DRAFT NOTICE OF EXEMPTION**


Jason Farin, Principal Management Analyst

2/4/2021


Gregory L. Priarios, Director County Counsel

2/4/2021

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER, 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

2021-0183937

03/23/2021 05:00 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDERS USE ONLY

180

RESOLUTION NO. 2021-024

Title of Document

**APPROVING AGRICULTURAL PRESERVE ENLARGEMENT NO. 180005 AND ENLARGING THE
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 36
(Government Code Section 51283.4)**

(TLMA- Planning Department ~ Item 21.4 of 02/09/2021)

RESOLUTION NO. 2021-024

**APPROVING AGRICULTURAL PRESERVE ENLARGEMENT NO. 180005
AND ENLARGING THE COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 36**

WHEREAS, Gless Family Trust (“Property Owner”) owns 81 acres commonly known as Assessor’s Parcel No. 755-130-001 (“Property”); and,

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

WHEREAS, the Property Owner desires to enlarge the Coachella Valley Agricultural Preserve No. 36 and submitted a Petition for Enlargement of an Agricultural Preserve on October 26, 2018; and,

WHEREAS, the Property Owner has signed the Land Conservation Contract, and, once the property is added to the Coachella Valley Agricultural Preserve No. 36, the Land Conservation Contract will be recorded and go into effect pursuant to the Williamson Act (California Land Conservation Act of 1965, Government Code, § 51200 et seq.); and,

WHEREAS, Agricultural Preserve Case No. 180005 will enlarge the Coachella Valley Agricultural Preserve No. 36 as shown on the attached map titled “MAP NO. 190 COACHELLA VALLEY Agricultural Preserve No. 36, AMENDED BY MAP NO. 180005”; and,

WHEREAS, Agricultural Preserve Case No. 180005 is associated with Change of Zone No.1900022; and,

WHEREAS, Agricultural Preserve Case No. 180005 and Change of Zone No. 1900022 were noticed on January 30, 2021, 10 days prior to the public hearing held by the Riverside County Board of Supervisors, pursuant to Resolution No. 84-526, Rules and Regulations Governing Agricultural Preserves, Section 208 (Hearing and Notice for Establishment or Enlargement) and Section 305 (Notice of Intent to Contract) and Ordinance No. 348’s noticing requirements; and

WHEREAS, Agricultural Preserve Case No. 180005 and Change of Zone No. 1900022 were heard concurrently at a public hearing held by the Riverside County Board of Supervisors on February 9, 2021; and,

FORM APPROVED COUNTY CC 3EL
BY: MELISSA R. CUSHMAN DATE 01/21/2021

1 **WHEREAS**, at that hearing, the Board of Supervisors found Agricultural Preserve Enlargement
2 No. 180005 and Change of Zone No. 1900022 exempt from the California Environmental Quality Act
3 (“CEQA”) pursuant to State CEQA Guidelines sections 15317 (Open Space Contracts or Easements) and
4 15061(b)(3).

5 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
6 of the County of Riverside, State of California, in regular session assembled on February 9, 2021, based on
7 the evidence presented on this matter, both written and oral, that:

- 8 1. The above recitals are true and correct and incorporated herein by this reference.
- 9 2. The current land use designation for the property is Agriculture, which allows agricultural land
10 uses including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other
11 related uses. The land use designation is compatible with agricultural preserves because
12 development patterns permitted within this land use designation complement the activities of an
13 Agricultural Preserve.
- 14 3. The property’s previous zoning was Controlled Development Areas (W-2), which is not
15 compatible with Agricultural Preserves.
- 16 4. At the public hearing held by the Riverside County Board of Supervisors on February 9, 2021,
17 Change of Zone No. 1900022 and Ordinance No. 348.4945 were adopted, changing the zoning
18 classification from Controlled Development Areas (W-2) to Light Agriculture (A-1). The Board
19 of Supervisors approved the change of the Property’s zoning classification to Light Agriculture
20 (A-1), which is compatible with Agricultural Preserves as defined in Ordinance No. 348 Section
21 21.3b because uses permitted within this zoning classification complement the activities of an
22 Agricultural Preserve.
- 23 5. Agricultural Preserve Case No. 180005 is consistent with the County’s General Plan because
24 the project site’s land use designation is Agriculture (AG) and participation in a Land
25 Conservation Contract will protect farmland and agricultural resources consistent with the
26 Eastern Coachella Valley Area Plan, which states “agriculture remains a thriving part of the
27 County of Riverside.”
- 28 6. The Comprehensive Agricultural Preserve Technical Advisory Committee (“CAPTAC”)

1 reviewed Agricultural Preserve Case No. 180005 on September 11, 2019 and found it
2 acceptable.

3 7. CAPTAC made the following findings for Agricultural Preserve Case No 180005:

- 4 a. The Coachella Valley Agriculture Preserve No. 36 is 81 acres, the size of which is
5 consistent with the requirements of Resolution No. 84-526 Section 203.
- 6 b. There is no existence of any scenic value to the lands to be included in the Coachella
7 Valley Agricultural Preserve No. 36.
- 8 c. No cities are within one mile of the proposed boundary of the Agricultural Preserve.
- 9 d. The Subject Site is suitable for agricultural uses and has availability of irrigation water.
- 10 e. The Subject Site is used for the commercial harvesting of tangerines.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Coachella Valley
12 Agricultural Preserve No. 36, Map No. 190, amended by Map No. 180005, is an enlargement as shown on
13 the attached map titled, "MAP NO. 190 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 36,
14 AMENDED BY MAP NO. 180005" and legally described by the boundary description and Exhibit A
15 thereof, said map and description both being on file in the office of the Clerk of this Board.

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

20 ROLL CALL:

21 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
22 Nays: None
23 Absent: None

24
25 The foregoing is certified to be a true copy of a
resolution duly adopted by said Board of Super-
visors on the date therein set forth.

26 KECIA R. HARPER - Clerk of said Board

27 By _____ Deputy

EXHIBIT "A"

The West half of the Southeast Quarter of Section 10, Township 8 South, Range 8 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the Official Plat thereof.

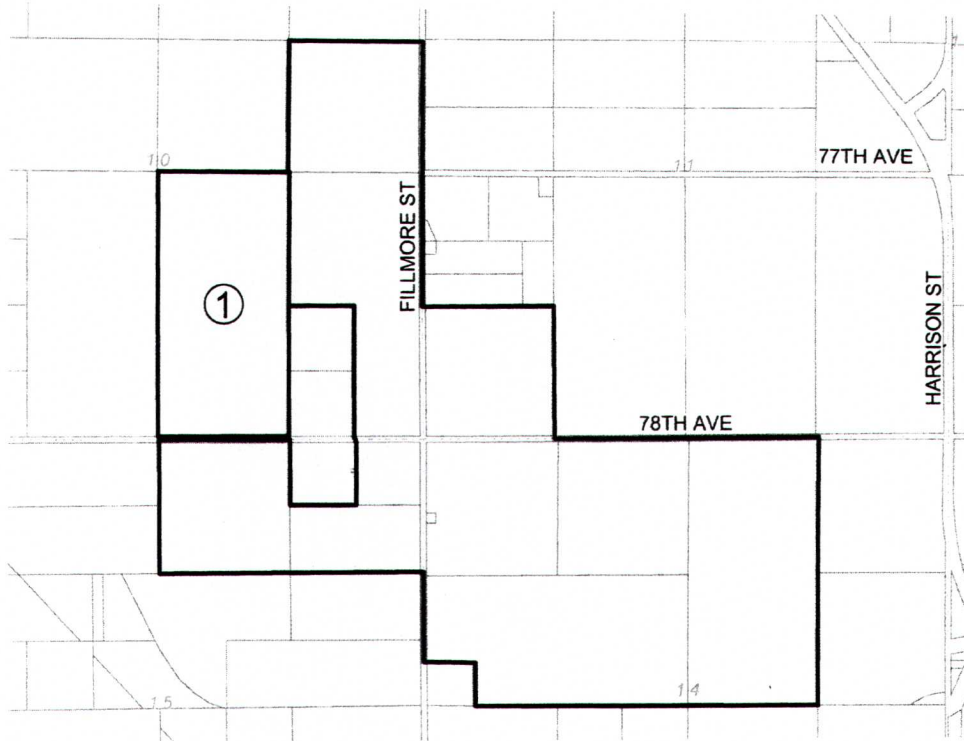
APN: 755-130-001

180005

MAP NO. 190 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 36

AMENDED BY MAP NO. 180005

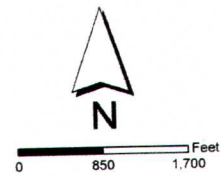
T. 8 S., R. 8 E. S. B. B. & M.



AMENDMENTS:
NO. 1, (ENLARGEMENT),

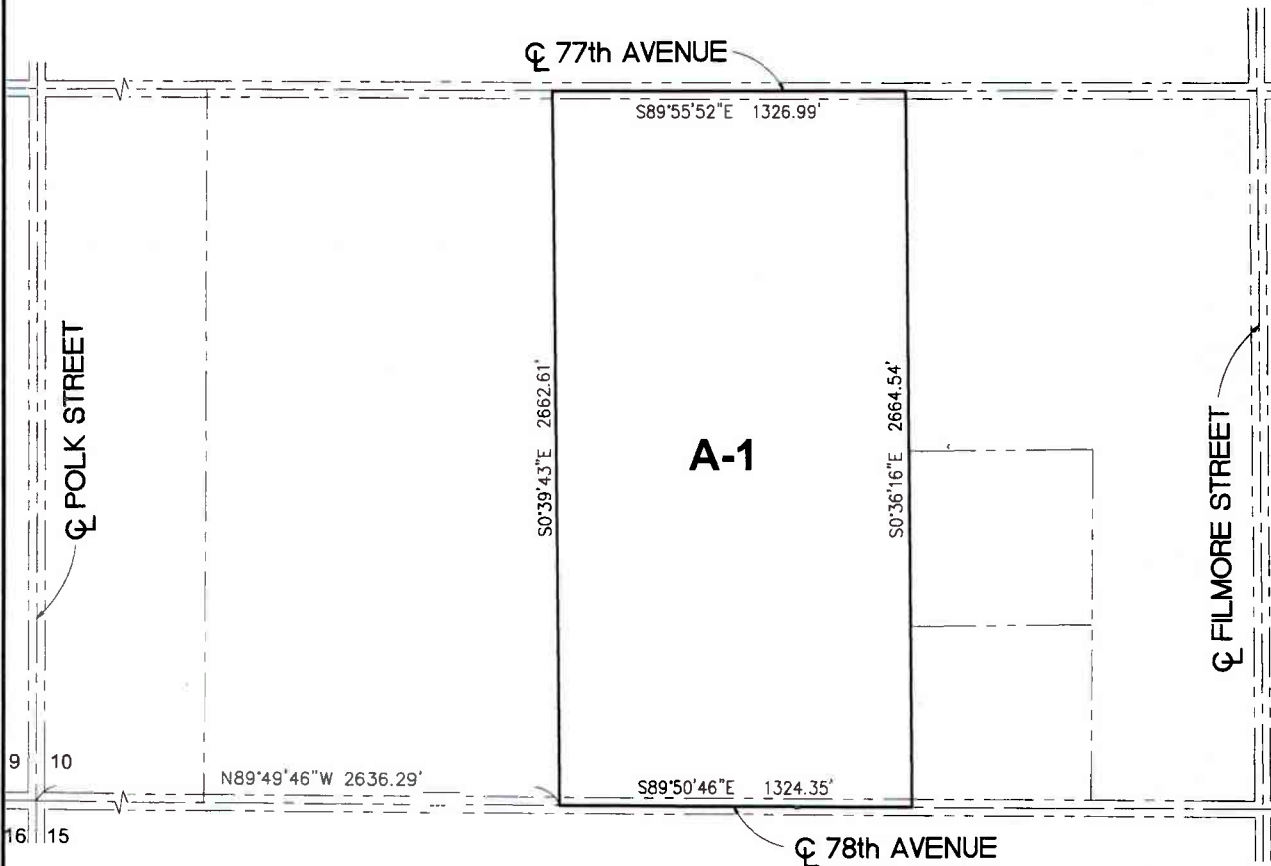
MAP NO. 180005

ADOPTED ON JANUARY 25, 1972
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



COUNTY OF RIVERSIDE

SECTION 10, T.8S., R.8E., S.B.M.



A-1

LIGHT AGRICULTURE, ONE ACRE MIN



MAP NO. 41.097
 CHANGE OF OFFICIAL ZONING PLAN
 LOWER COACHELLA VALLEY
 DISTRICT

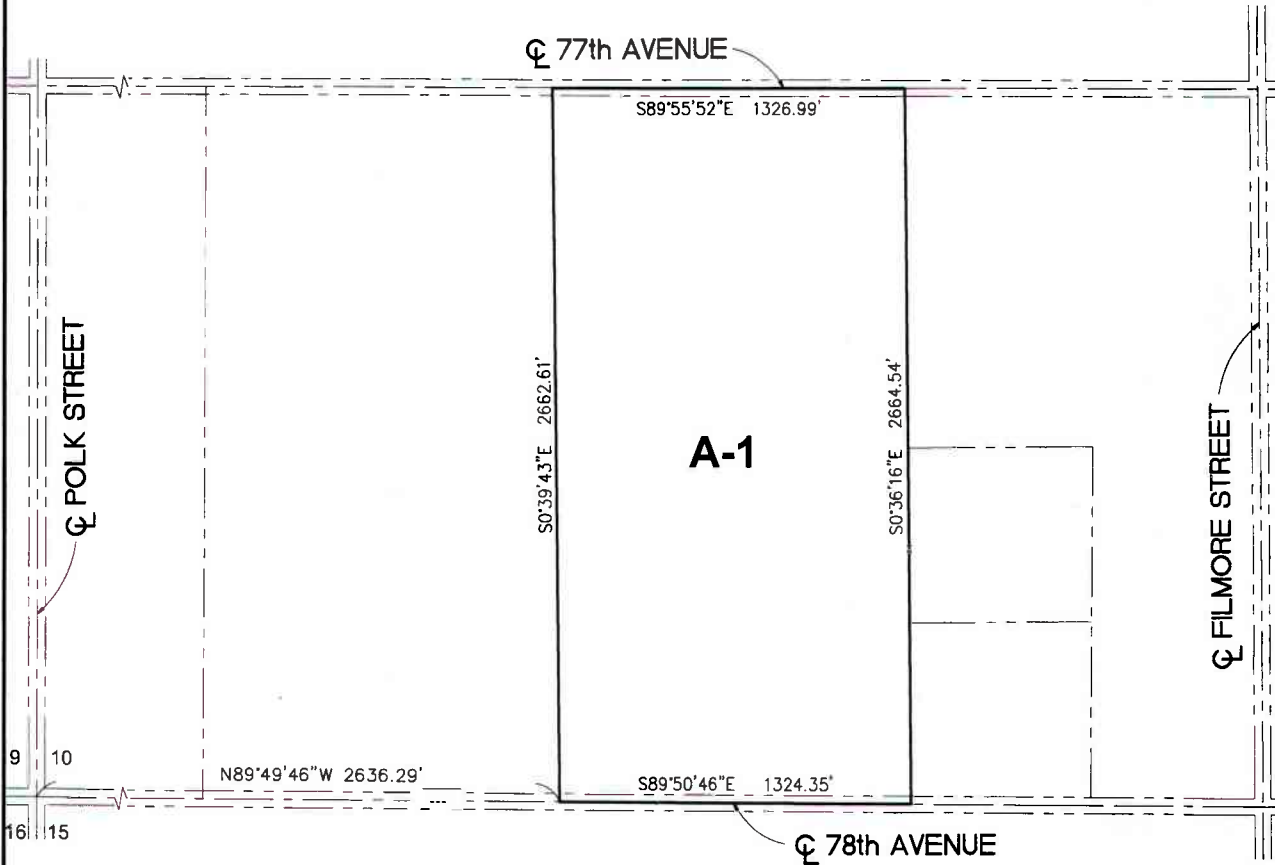
CHANGE OF ZONE CASE NO. 1900022
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4945

(DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

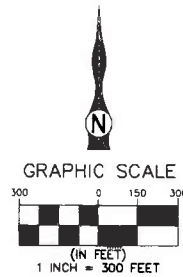
APN(s): 755-130-001

SECTION 10, T.8S., R.8E., S.B.M.



A-1

LIGHT AGRICULTURE, ONE ACRE MIN



MAP NO. **41.097**
 CHANGE OF OFFICIAL ZONING PLAN
 LOWER COACHELLA VALLEY
 DISTRICT

CHANGE OF ZONE CASE NO. **1900022**
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4945

(DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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

COPY

sent to recorder

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Gless Family Trust

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 Coachella Valley Agricultural Preserve No. 36, Map No. 190.
2. This contract shall take effect on January 1, 2022, 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 County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, P.O. Box 1010, Riverside, CA 92502-1010. Either party may change such address by notice to the other.

09 2021 21-4

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, 2021

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:
Clerk of the Riverside County Board of Supervisors

BY Karen S. Spiegel
Chair, Board of Supervisors

By [Signature]
(Seal) Deputy

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 2/4/2021
MELISSA R. CUSHMAN DATE

OWNER(S) SIGNATURE AND ADDRESS

Owner: John J. Gless 1441 Ravenswood Ln. Riverside 92506

Owner: Janet A. Gless 1441 Ravenswood Ln Riverside 92506

Owner: _____

Owner: _____

Mailing Address: _____

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)

COUNTY OF Riverside)

On January 31 2021 before me, Kelly Cook Notary Public
(Date) (Name and Title of officer)

personally appeared John + Janet Gless
(Name(s) of signer(s))

who 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kelly Cook
Notary Public



**AGRICULTURAL PRESERVE ESTABLISHMENT/ENLARGEMENT
TECHNICAL ADVISORY COMMITTEE REPORT**

Applicant's Name: Gless Family Trust Supv. Dist.: 4
Applicant's Address: 18541 Van Buren Blvd., Riverside CA 92508 CAPTAC Date: 9.11.19

1. **Planning Department**

- A. Type of Application: _____ Establish x Enlarge (AG No. 180005)
- B. Acreage: 81 acres
- C. Cities within 1 mile: Not within 1 mile of a city
- D. Existing Zoning: Controlled Development Areas (W-2)
- E. Existing Land Use: Agriculture: Tangerines (81 ac)
- F. General Plan Land Use: Agriculture: Agriculture (AG) and Indian Lands
- G. General Location: North of 78th Ave, South of 77th Ave,
East of Fillmore Street, and West of Polk Street.
- H. Site APN or Leg. Desc. APNs: 755-130-001("Subject Site")

2. **Agricultural Commissioner**

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):
Approx. 81 acres of Tangerines
Approx. Value = \$11,271/acres.
- B. Number and type of livestock: 0

3. **Cooperative Extension**

- A. Suitable commercial agricultural uses: Yes
- B. Availability of irrigation water: Yes
- C. Nuisance effects: None

4. **Natural Resource Conservation Service**

A. Types of soils and soils capability classifications: (SEE ATTACHED LIST)

CdC-Cacsitas gravelly Sandy 0-9% Slopes

MaB-Myoma Fine Sandy 0-5% Slopes

B. Comparison of soil acreage (estimated):

Irrigated Dry

100% III, IV 70%VIII

C. Has a Soils Conservation Plan been prepared for this property? yes

D. Soils problems: Irrigated Dry

CdC- Stony (excessive gravel) erosion (water/wind)

MaB- erosion (excessive gravel) erosion (water/wind)

5. **Assessor**

A. Last annual assessed valuation: [2019] \$2,267,103

B. Estimated annual assessed valuation: [2019] \$455,131

C. Estimated differential: <\$1,811,972> Or ~<\$23,362> in taxes

D. Penalty fee (if applicable): N/A

E. Assessor's parcel numbers, acreage and owner's names:

APN 755130001 81.00 Acres Gless, John J. & Janet A

6. **County Counsel**

7. Committee recommendation on application: X Approval Denial

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC") evaluated the proposed enlargement of an agricultural preserve and request to enter into a land conservation contract ("Request") for the Subject Site. The purpose of this evaluation is to determine if the proposed Request is consistent with the **Land Conservation Act of 1965** ("Williamson Act") and **Riverside County Resolution No. 84-526**, "The Rules and Regulations Governing Agricultural Preserves in Riverside County" as amended ("Riverside County AG Preserve Rules and Regs").

Based on a complete evaluation of the Request, CAPTAC was able make the nine necessary findings to conclude that the proposed Request is consistent and recommends that the Riverside County Board of Supervisors **approve** the Request under Agricultural Preserve No. **180006**. CAPTAC affirmed this determination with a **{vote}** to five vote, based on the following findings, pursuant to Section 605(3) of Riverside County AG Preserve Rules and Regs:

- I. **Present Zoning of lands proposed to be included in the preserve and surrounding land.**
The Subject Site is zoned Controlled Development Areas (W-2). The properties that abut its north boundary is vacant land, to east, west and south boundaries is farmland. An application (CZ No. 190022) has been filed requesting a change of zone for the Subject site to change the zoning classification from Controlled Development Areas (W-2), to Light Agriculture (A-1) 10 Arce Minimum, which is considered an "Agricultural Zone" by Ordinance No.348.

- II. **Present land use of land proposed to be included in the preserve and surrounding properties.**
The Subject Site is used for agricultural purposes and uses (see above: 1.E). The surrounding land appears to be open space, and irrigated farmland, according to aerial imagery.

- III. **Whether or not the land proposed to be included in the preserve is presently employed in an agricultural use and, if so, the agricultural commodities grown thereon.**
According to the petition to enlarge an agricultural preserve submitted by the land owner with AG Preserve Enlargement No. 180005, the current agricultural uses of the Subject Site includes commercial crops harvesting for lemon trees. Therefore, the entire property will be used for agricultural purposes.

- IV. **The agricultural commodities that may be grown on the property proposed to be included**

in the preserve taking into consideration the said type, water availability and other conditions that may affect the growing of crops.

V. The current agricultural uses of the Subject Site includes commercial crops harvesting for lemon trees. The existing and proposed agricultural uses are listed above in Section 1.E. by commodities with existing and proposed area. CAPTAC has determine that irrigation water is available, and the site is suitable for commercial agricultural uses.

VI. **Whether or not the existing or proposed agricultural use of the land constitutes or could constitute a nuisance, public or private, to the surrounding lands.**

Due to the rural nature of the area and the vast amounts of open space, the proposed agricultural use is not expected to create a public or private nuisance on surrounding lands.

VII. **The current assessed valuation and the estimated reduction in assessed valuation if the real property proposed to be included in the preserve enters into a land conservation contract.**

TBD.

VIII. **A list of cities that are within one mile of the proposed boundaries of the preserve, and any comments expressed by such a city on the application.**

No cities are within one mile of the proposed boundary of the preserve.

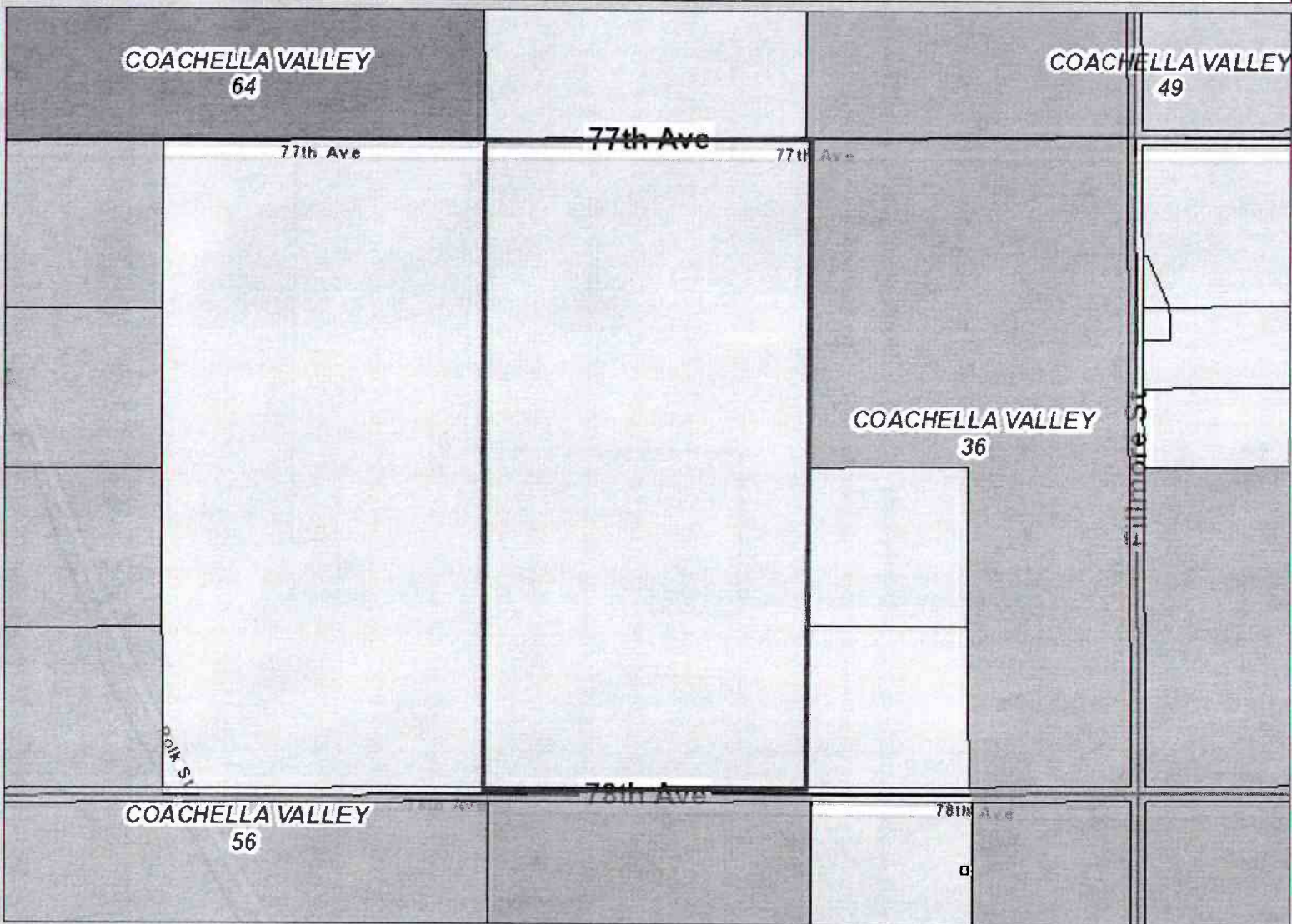
IX. **The existence of any historic or scenic value to the lands proposed to be included in the preserve.**

No historic or scenic value to the Subject Site is known or found in this evaluation. However, the Eastern Coachella Valley Area Plan identifies State Route 86 as a County Eligible Scenic Highway, which is located approximately 2.22 miles from the Subject Site. The Subject Site is in proximity to the above highway, however there are already existing crops and the use would not be change the scenic value.

X. **The acreages of each land owner included in the application and total acreage.**

Gless Family Trust: total acreage is 81.

APE NO. 180005
CAPTAC Vicinity Map & Property Boundary



Legend

- Parcels
- Agricultural Preserves**
 - OTHER AGRICULTURAL PRESEF
 - ANZA, 1
 - ANZA, 2
 - ANZA, 3
 - BAUTISTA CANYON, 1
 - BAUTISTA CANYON, 2
 - BAUTISTA CANYON, 3
 - BLYTHE, 10
 - BLYTHE, 11
 - BLYTHE, 12
 - BLYTHE, 13
 - BLYTHE, 14
 - BLYTHE, 15
 - BLYTHE, 16
 - BLYTHE, 17
 - BLYTHE, 18
 - BLYTHE, 19
 - BLYTHE, 2
 - BLYTHE, 20
 - BLYTHE, 21
 - BLYTHE, 22
 - BLYTHE, 23
 - BLYTHE, 24
 - BLYTHE, 25
 - BLYTHE, 26



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



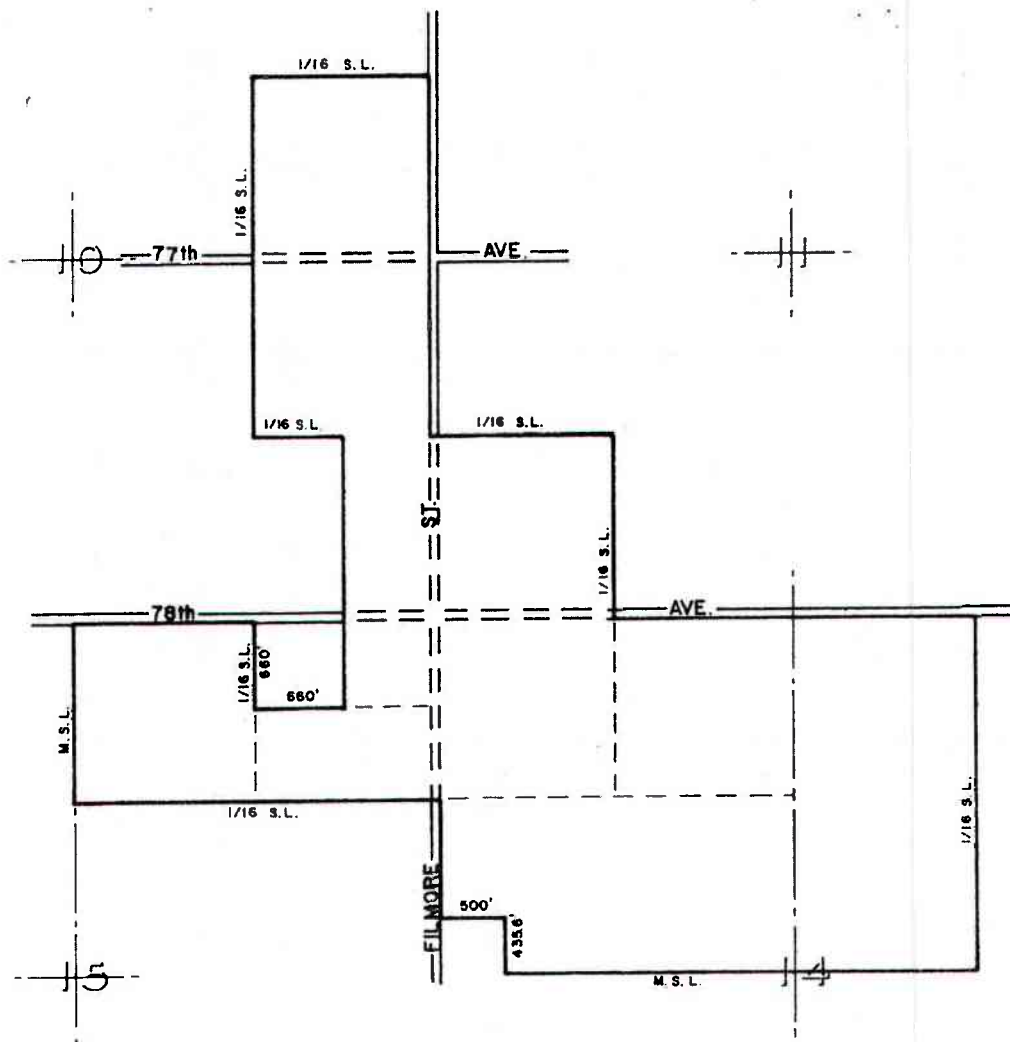
REPORT PRINTED ON... 4/30/2019 1:39:37 PM

© Riverside County GIS

Notes

MAP NO. 190 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 36

T. 8 S - R. 8 E



ADOPTED ON JANUARY 25, 1972
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.





**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 21, 2020**

I. AGENDA ITEM 4.2

CHANGE OF ZONE NO. 1900022 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: Gless Family Trust – Representative: Jason Gless – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) – Lower Coachella Valley Zoning District: Controlled Development Areas (W-2) – Location: Northerly of 78th Avenue, easterly of Polk Street, southerly of 77th Avenue, and westerly of Fillmore Street – 81 Acres.

II. PROJECT DESCRIPTION:

Change of Zone No. 1900022 is a proposal to change the existing zoning classification of approximately 81 acres from W-2 (Controlled Development Area) to A-1 (Light Agriculture), which would allow the site to be included in the Coachella Valley Agricultural Preserve No. 36 and establish a Land Conservation Contract.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Ruben Villalpando Jr. at (951) 955-9721 or email at rvillalp@rivco.org.

Spoke in favor:

Spoke in opposition:

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer

By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY Approve Change of Zone No. 1900022.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 : 2

Planning Commission Hearing: October 21, 2020

PROPOSED PROJECT

Case Number(s):	Change of Zone No. 1900022	Applicant(s): Gless Family Trust
Select Environ. Type	CEQA Exempt 15317, 15061(b)(3)	c/o Jason Gless
Area Plan:	Eastern Coachella Valley	Representative(s): Gless Family Trust c/o Jason Gless
Zoning Area/District:	Lower Coachella Valley District	
Supervisory District:	Fourth District	
Project Planner:	Ruben Villalpando Jr.	
Project APN(s):	755-130-001	John Hildebrand LMA Deputy Director

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 1900022 proposes to change the site's zoning classification from Controlled Development Areas (W-2) to Light Agriculture (A-1), which would allow the site to be included in Coachella Valley Agricultural Preserve No. 36 and establish a Land Conservation Contract. The Project site is approximately 81 acres.

The application for the site to be entered into an Agricultural Preserve (APE180005) has been submitted and will be considered by the Board of Supervisors at a future hearing date. APE180005 would be joined with the CZ1900022 application at a future Board of Supervisors meeting.

The above shall herein after be referred to as "the Project."

The site is located north of 78th Avenue, east of Polk Street, south of 77th Avenue, and west of Fillmore Street. The Project is within the Eastern Coachella Valley Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900022, amending the zoning classification for the subject property from Controlled Development Areas (W-2) to Light Agriculture (A-1), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in this staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG) (10 Acre Minimum)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture(AG) (10 Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Agriculture(AG) (10 Acre Minimum)
East:	Agriculture(AG) (10 Acre Minimum)
South:	Agriculture(AG) (10 Acre Minimum)
West:	Agriculture(AG) (10 Acre Minimum)
Existing Zoning Classification:	Controlled Development Areas (W-2)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Controlled Development Areas (W-2)
East:	Controlled Development Areas (W-2) and Light Agriculture (10 Acres Minimum) (A-1-10)
South:	Heavy Agriculture (20 Acres Minimum) (A-2-20)
West:	Controlled Development Areas (W-2)
Existing Use:	Farm Land
Surrounding Uses	
North:	Farm Land
South:	Farm Land
East:	Farm Land
West:	Farm Land

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	81 acres	20,000 square feet

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 125, Thermal St Lighting
Special Flood Hazard Zone:	Yes – Coachella Valley Water District
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low Potential
Subsidence Area:	Yes – Susceptible Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes - Zone B
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

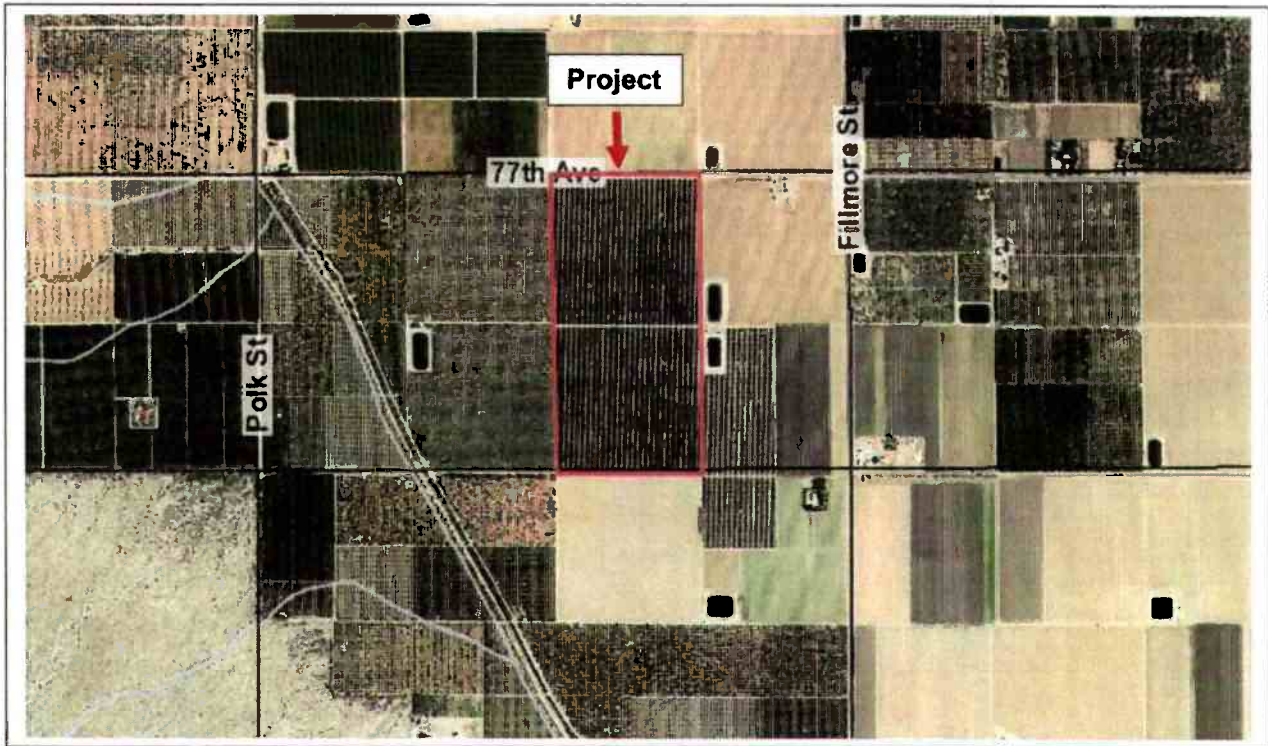


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The Project, Change of Zone No. 1900022 (CZ1900022), is a request to change the zoning classification of the Project site from Controlled Development Areas (W-2) to Light Agriculture (A-1). Pursuant to Board of Supervisors Resolution No. 84-526 Section 204, which outlines the rules and regulations governing agricultural preserves in Riverside County, only land that currently has agricultural zoning as defined in Ordinance No. 348, Section 21.3, or for which the applicant has filed a request for a change of zone to such zoning, shall be included within the agricultural preserve. The Project site's existing zoning classification of Controlled Development Areas (W-2) zone is not considered an agricultural zone pursuant to Ordinance No. 348, Section 21.3.b; therefore, a change of zone application is being processed with the Agricultural Preserve Case. The proposed A-1 zone is an agricultural zone pursuant to Section 21.3b of Ordinance No. 348, and is consistent with the site's General Plan Foundation Component and land use designation of Agriculture (AG).

"Agricultural preserve" or "preserve" means an area devoted to those agricultural or other uses allowed under the provisions of the Land Conservation Act of 1965, also known as the Williamson Act, and those compatible uses as designated and established by the Board after notice and hearing. The Williamson Act allows the County of Riverside to designate agricultural preserves wherein agricultural properties will be assessed on the basis of agricultural production rather than the current market value.

The proposed zone change will allow an existing agricultural preserve to include the Project site and establish the associated Land Conservation Contract. The property includes Prime and Unique Farmlands and is currently used to farm citrus fruit. The General Plan Agricultural Foundation Component and land use designation provide policies to ensure that agricultural lands remains economically viable and that conflicts between agricultural and urban/suburban uses are minimized. The expansion of the preserve and the establishment of the Land Conservation Contract meets the intent of the AG land use designation. The A-1 zoning classification permits uses that are consistent with the AG land use designation. The expansion of the preserve will further conserve productive agricultural lands within the Eastern Coachella Valley Area Plan.

Coachella Valley Agricultural Preserve No. 36

The Coachella Valley Agricultural Preserve No. 36 was established on January 25, 1972 by the Board of Supervisors with the adoption of Map No. 190 and consisted of approximately 444 acres. Approval of CZ1900022 and APE180005 will expand the Coachella Valley Agricultural Preserve No. 36 to approximately 525 acres.

On September 11, 2019, APE180005 was presented to and was recommended for approval by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC). The entire Project's site is currently utilized for commercial crops harvesting of citrus fruit. CAPTAC has determined that irrigation water is available and the site is suitable for commercial agricultural uses.

APE180005 will be considered solely by the Board of Supervisors. APE180005 is not under the review of the Planning Commission. Planning Commission's recommendation regarding CZ1900022 will be connected with APE180005 at a future Board of Supervisor's Public Hearing. Further technical findings of the Agricultural Preserve Enlargement will be documented within the Form 11 for the Board of Supervisors Hearing.

File No. Change of Zone No. 1900022 was submitted to the county on July 10, 2019. File No. Agricultural Preserve Case No. 180005 was submitted to the county on October 26, 2018.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Project was reviewed to determine if the proposed activity is subject to the California Environmental Quality Act and it was determined to be exempt pursuant to Article 5, Section 15061(b)(3), Common Sense Exemption, since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Project meets this exemption because the entire Project site is farmed with citrus fruit and there are no plans to modify the existing site. The Project does not propose any new development on the site, nor does it disturb the existing physical environment. The proposed zone of A-1 (Light Agriculture) is consistent with the Project site's existing Agriculture land use designation and is required for the expansion of the Agricultural Preserve and Land Conservation Contract that is proposed by APE180005. There are several commercial uses that are permitted and conditionally permitted in the W-2 zone that are not compatible with the agricultural preserve. The change of zone to A-1 zone would reduce the types of uses and intensity of projects that the property may be used for in the future; this would essentially downzone the property in terms of the site's development potential. Additionally, inclusion in an Agricultural Preserve and Land Conservation Contract will further restrict development to uses that are suitable for the preserve pursuant to Ordinance No. 509. Commercial uses, such as golf courses and country clubs that are allowed in the A-1 zone will not be permitted and the site will remain used for agricultural purposes pursuant to the Williamson Act; thus, there is no possibility that the activity in question may have a significant effect on the environment. Regarding Resolution No. 84-526 Section 204's reference to the preparation of an environmental assessment for a change of zone request, it was determined that, in this case, an assessment would not be needed because the Project does not propose any changes to the existing environment, the use of the Project site will remain farmed with citrus trees, and the change of zone would allow the Project site to be included in an Agricultural Preserve which further limits the uses on this site. Any future development requiring a discretionary review will be subject to further CEQA review. Therefore, no further environmental review is required at this time.

The Project will be considered, along with APE180005 by the Board. California Environmental Quality Act (CEQA) Article 19 Categorical Exemption, Section 15317 provides an exemption from the CEQA process for "the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area." The change of zone will allow the existing farmland to be included in the Coachella Valley Agricultural Preserve No. 36 and establish an associated Land Conservation Contract, and the change of zone merely facilitates the expansion of the agricultural preserve. None of the exceptions pursuant to CEQA Section 15300.2 applies to the APE180005. The existing use on the Project site does not change with the enlargement of the Agricultural Preserve and establishment of the land conservation contract. APE180005 would not result in a cumulative impact that overtime is significant, as the Project will ensure that the property will remain used for agricultural purposes in compliance with the Williamson Act; the Project does not have a significant effect on the environment due to unusual circumstances as there are no unusual circumstances with the agricultural preserve enlargement or land conservation contract; the Project is will not damage scenic resources as the citrus groves will remain an integral part of the agricultural landscape found in this region; the Project site does not include any hazardous waste sites that is included on any list compiled pursuant to Section 65962.5 of the Government Code; and the Project site does not have any historic resources. Therefore, in accordance to Section 15317, APE180005 is exempt from the CEQA process and no exceptions apply.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Agriculture (AG) within the Eastern Coachella Valley Area Plan. The General Plan Land Use Designation of Agriculture (AG), allows for Agricultural land includes row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. The Agriculture (AG) Land Use Designation allows one single-family residence per every 10 acres. The surrounding uses are farmland to the north, south, east and west. The site will remain farmland.
2. The Project site has a zoning classification of Controlled Development Areas (W-2). The proposed Project is a request to change the zoning classification to Light Agriculture (A-1) in order to comply with Resolution 84-526 Section 204 to expand the existing agricultural preserve. Light Agriculture (A-1) zone is consistent with the AG Land Use Designation, as an agricultural zone, is consistent with the site's current and future intended use of agriculture.
3. The Project site will continue to be used as a citrus orchard, which is allowed in the Light Agriculture Zoning Classification, Ordinance No. 348, Section 13.1, Subsection A. 3.

Entitlement Findings:

The proposed change of zone will be fully consistent with the General Plan. As detailed above in the Land Use Findings, the CZ1900022 is a proposal to change the subject property Zoning Classification of Controlled Development Areas (W-2) to Light Agriculture (A-1) in order to include the Project site into the Agricultural Preserve. The approval of CZ1900022 (and, ultimately, APE180005) will facilitate the enlargement and expansion Coachella Valley Agricultural Preserve No. 36. The Foundation Component and land use designation have been established to help conserve productive agricultural lands within the County of Riverside. Agriculture (AG) uses include a range of intended uses including agricultural uses. Therefore, the proposed (A-1) zoning classification is consistent with the General Plan, including the Agriculture (AG) Land Use Designation to allow agricultural uses. The Project site totals 81 acres and exceeds the minimum lot size of the A-1 Zone requirement of 20,000 square feet. The Project site also exceeds the A-1 Zone minimum average lot width of 100 feet and a minimum average lot depth of 150 feet. The average width of the Project site is 1,324.35 feet and the average depth is 2,662.61 feet. There are no existing buildings on site. Any future buildings or use will conform to the A-1 Zone development standards.

Other Findings:

1. This Project is not within a City Sphere of Influence.
2. Since the Project is exempt from CEQA, AB 52 notification is not required.
3. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). There are no buildings or light

features on this site. All future development pursuant to the A-1 zone and compatible with the Agricultural Preserve would be conditioned to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

4. The Project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
5. The Project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The Project is within the Conservation Plan Boundary. Since the Project does not include a development project, it will not be subject to Ordinance No. 875, an Ordinance of the County of Riverside to Establish a Local Development Fee for Funding Mitigation fee for CVMSHCP. However, any future building permits that supports the agricultural use, other than those requiring an agricultural registration certificate, will be subject to the Ordinance No. 875.

Conclusion:

For the reasons discussed above, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

The Project was advertised in the Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the Project site on October 7, 2020. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed Project.

REPORT:

Prepared by Ruben Villalpando
Reviewed by Melissa Cushman
Reviewed by Phayvanh Nanthavongdouangsy
Approved by Charissa Leach

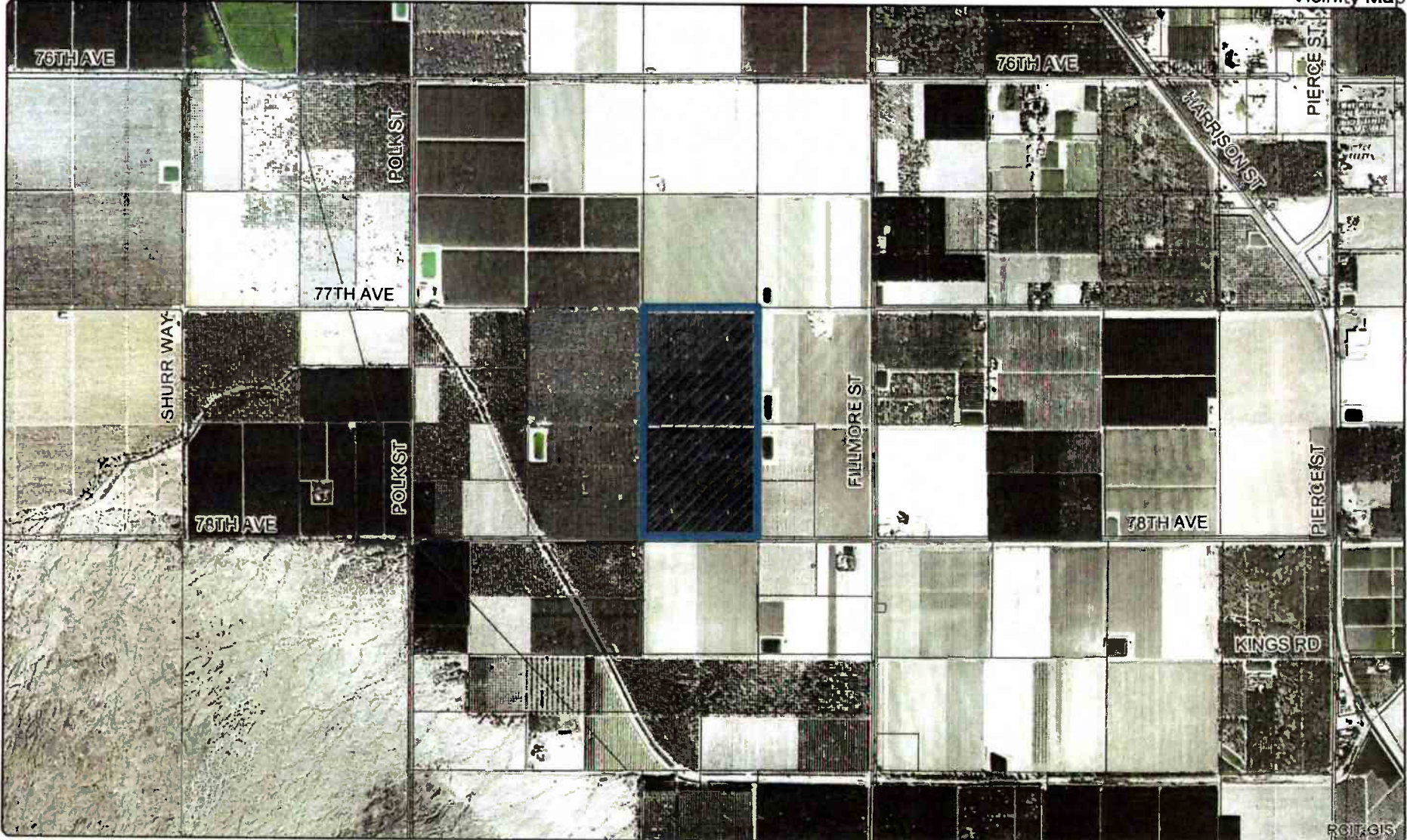
ATTACHMENTS:

Attachment A: Vicinity/Policy Areas
Attachment B: Existing General Plan (Exhibit 5)
Attachment C: Proposed Zoning (Exhibit 3)
Attachment D: Land Use (Exhibit 1)
Attachment E: Change of Zone Application
Attachment F: Land Use and Permit Application Processing Agreement
Attachment G: Indemnification Agreement
Attachment H: Property Owners Certification Form/ Mailing Labels
Attachment I: Notice of Exemption

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ190022 APE180005
VICINITY/POLICY AREAS

Supervisor: Perez
District 4

Date Drawn: 08/27/2019
Vicinity Map



Zoning Area: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Riverside County) or in Palm Desert at (760) 865-6277 (Desert County) or Website: www.riversidecounty.net

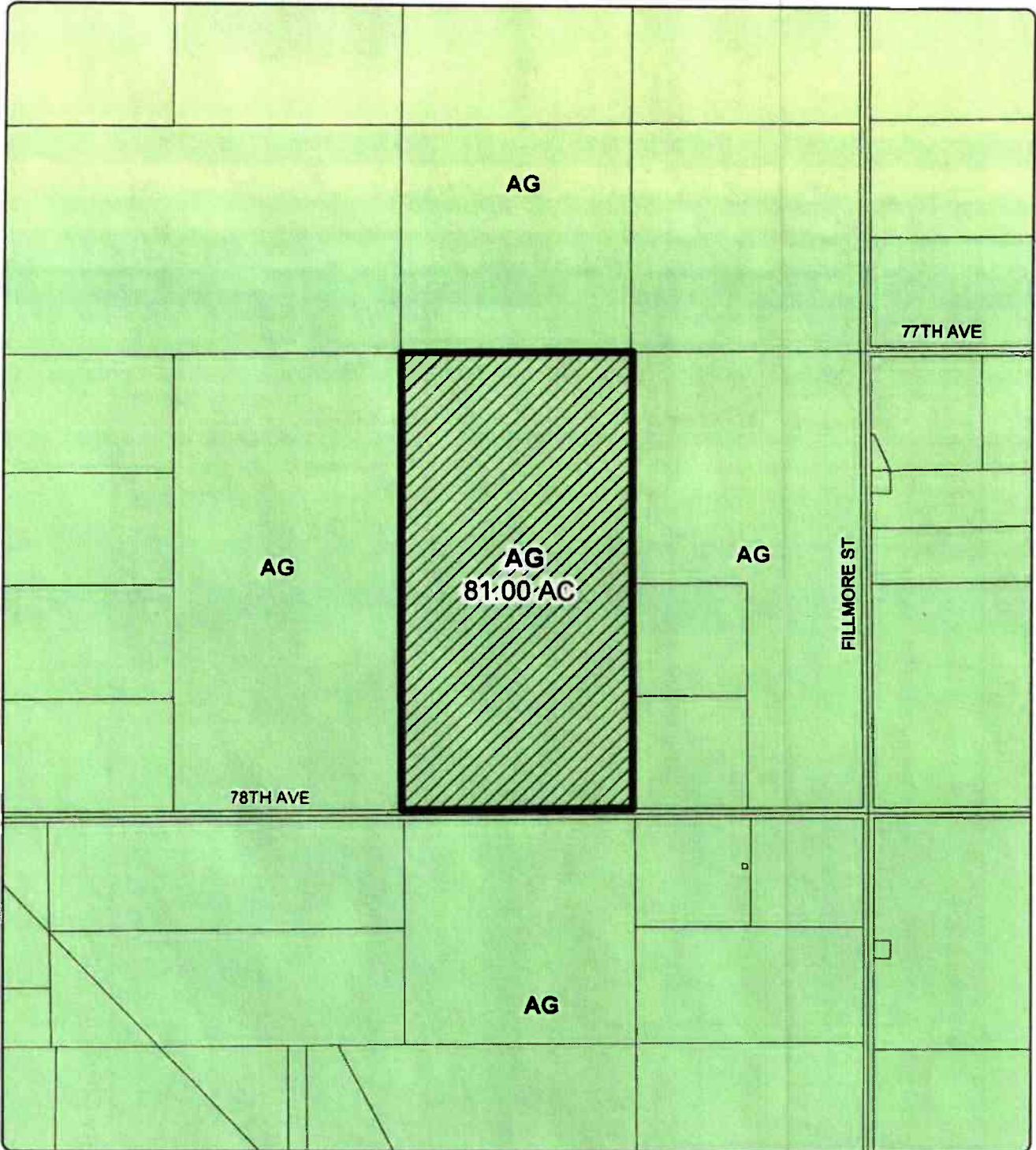
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900022 APE180005

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

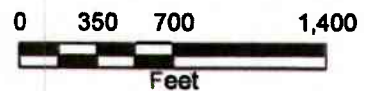
Date Drawn: 08/27/2019
Exhibit 5



Zoning Area: Lower Coachella Valley



Author: Vinnie Nguyen

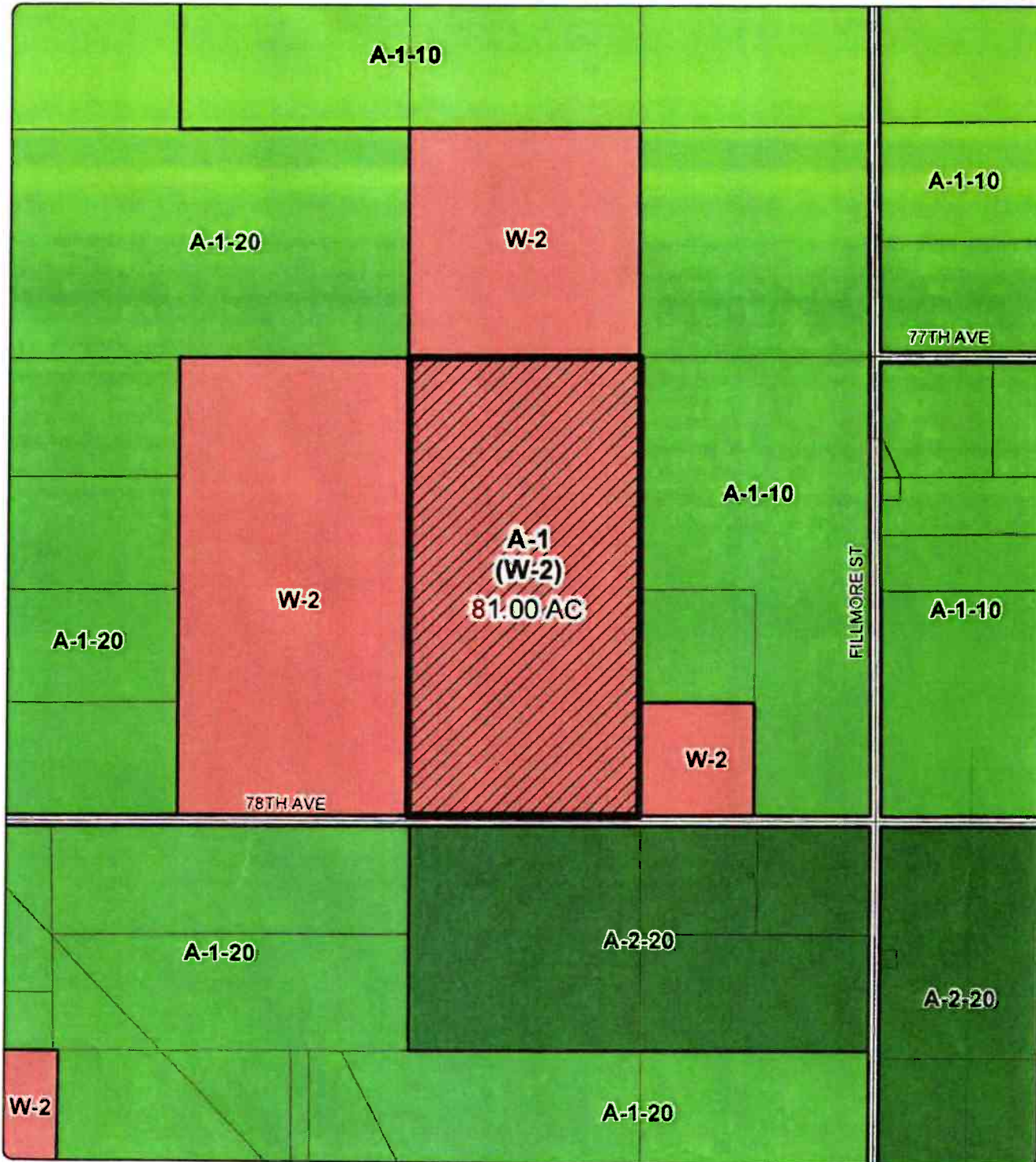


DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)946-3000 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ190022 APE180005
PROPOSED ZONING

Supervisor: Perez
 District 4

Date Drawn: 08/27/2019
 Exhibit 3



Zoning Area: Lower Coachella Valley

Author: Vinnie Nguyen



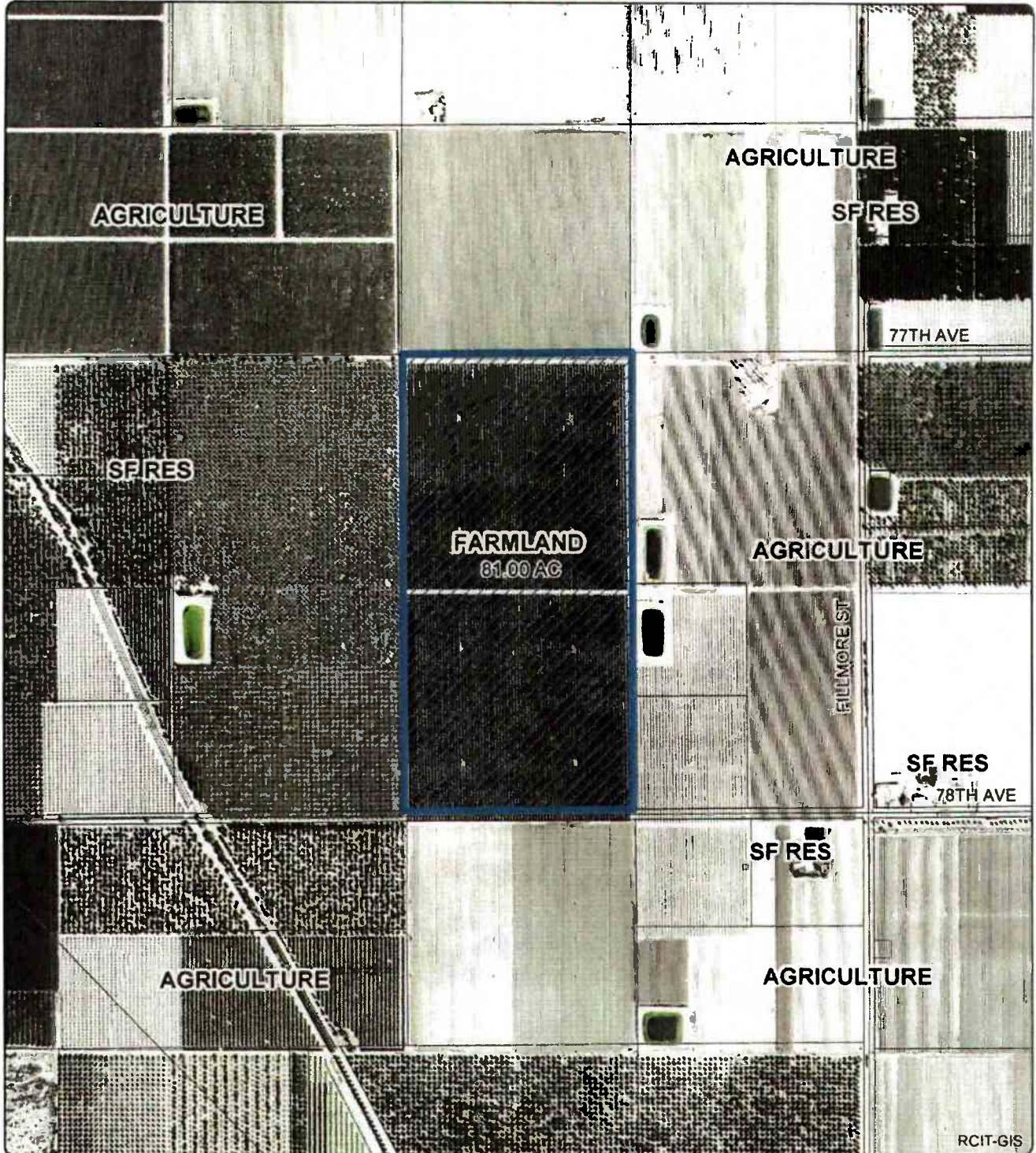
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ190022 APE180005

Supervisor: Perez
District 4

Date Drawn: 08/27/2019
Exhibit 1

LAND USE



Zoning Area: Lower Coachella Valley



Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.rcplanning.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: GLESS FAMILY TRUST

Contact Person: JASON GLESS E-Mail: jasoneglessranch.com

Mailing Address: 18541 VAN BUREN BLVD
RIVERSIDE CA 92508
City State ZIP

Daytime Phone No: (951) 515 4769 Fax No: ()

Engineer/Representative Name: GLESS FAMILY TRUST

Contact Person: JASON GLESS E-Mail: jasoneglessranch.com

Mailing Address: 18541 VAN BUREN BLVD.
RIVERSIDE CA 92508
City State ZIP

Daytime Phone No: (951) 515 4769 Fax No: ()

Property Owner Name: GLESS FAMILY TRUST

Contact Person: JASON GLESS E-Mail: jasoneglessranch.com

Mailing Address: 18541 VAN BUREN BLVD.
RIVERSIDE CA 92508
City State ZIP

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Riverside

City

CA

State

92508

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

John J. Gress - Trustee

PRINTED NAME OF PROPERTY OWNER(S)

John J. Gress

SIGNATURE OF PROPERTY OWNER(S)

Janet A. Gress - Trustee

PRINTED NAME OF PROPERTY OWNER(S)

Janet A. Gress

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 755 130 001

Approximate Gross Acreage: 80 acres

General location (nearby or cross streets): North of 78th Ave, South of _____

APPLICATION FOR CHANGE OF ZONE

77th Ave, East of Paris, West of Fremont

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change from W2 to B1 so as to allow for
ag preserve.

Related cases filed in conjunction with this request:

APE 180005

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/08/2015 Revised: 07/30/2018



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



**Juan C. Perez
Director of Transportation and Land Management Agency**

**Patricia Romo
Transportation Director,
Transportation Department**

**Charissa Leach, P.E.
Assistant TLMA Director
Planning Department**

**Mike Lara
Building Official,
Building & Safety Department**

**Hector Viray
Code Enforcement Official,
Code Enforcement Department**

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing**

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Gless Family Trust hereafter "Applicant" and Gless Family Trust "Property Owner".

Description of application/permit use:
Application for Change of Zone

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 755 130 001
 Property Location or Address: 78th - Fremont

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Gless Family Trust Phone No.: 951.780.8458
 Firm Name: _____ Email: jason@glessranch.com
 Address: 18541 Van Buren Blvd
Riverside, CA 92508

3. APPLICANT INFORMATION:

Applicant Name: Jason Gless, Esq. Phone No.: 951.515.4769
 Firm Name: _____ Email: jason@glessranch.com
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 7/2/19
 Print Name and Title: JASON GLESS, Attorney For

Signature of Property Owner: [Signature] Date: 7-2-19
 Print Name and Title: John Gless trustee Janet A. Gless Trustee

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Gress Family Trust by -
Property Owner(s) Signature(s) and Date

John J. Gress, Trustee John Gress
Printed Name of Owner

Janet A Gress Trustee Janet A. Gress

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 1900022 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: Gless Family Trust – Representative: Jason Gless – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture; Agriculture (AG) – Lower Coachella Valley Zoning District: Controlled Development Areas (W-2) – Location: Northerly of 78th Avenue, easterly of Polk Street, southerly of 77th Avenue, and westerly of Fillmore Street – 81 Acres – **REQUEST:** Change of Zone No. 1900022 is a proposal to change the existing zoning classification of approximately 81 acres from W-2 (Controlled Development Area) to A-1 (Light Agriculture), which would allow the site to be included in the Coachella Valley Agricultural Preserve No. 36 and establish a Land Conservation Contract.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 21, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner: Ruben Villalpando Jr. at (951) 955-9721 or email at rvillalp@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Ruben Villalpando Jr.
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 24, 2020,

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

APN (s) or case numbers CZ1900022 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

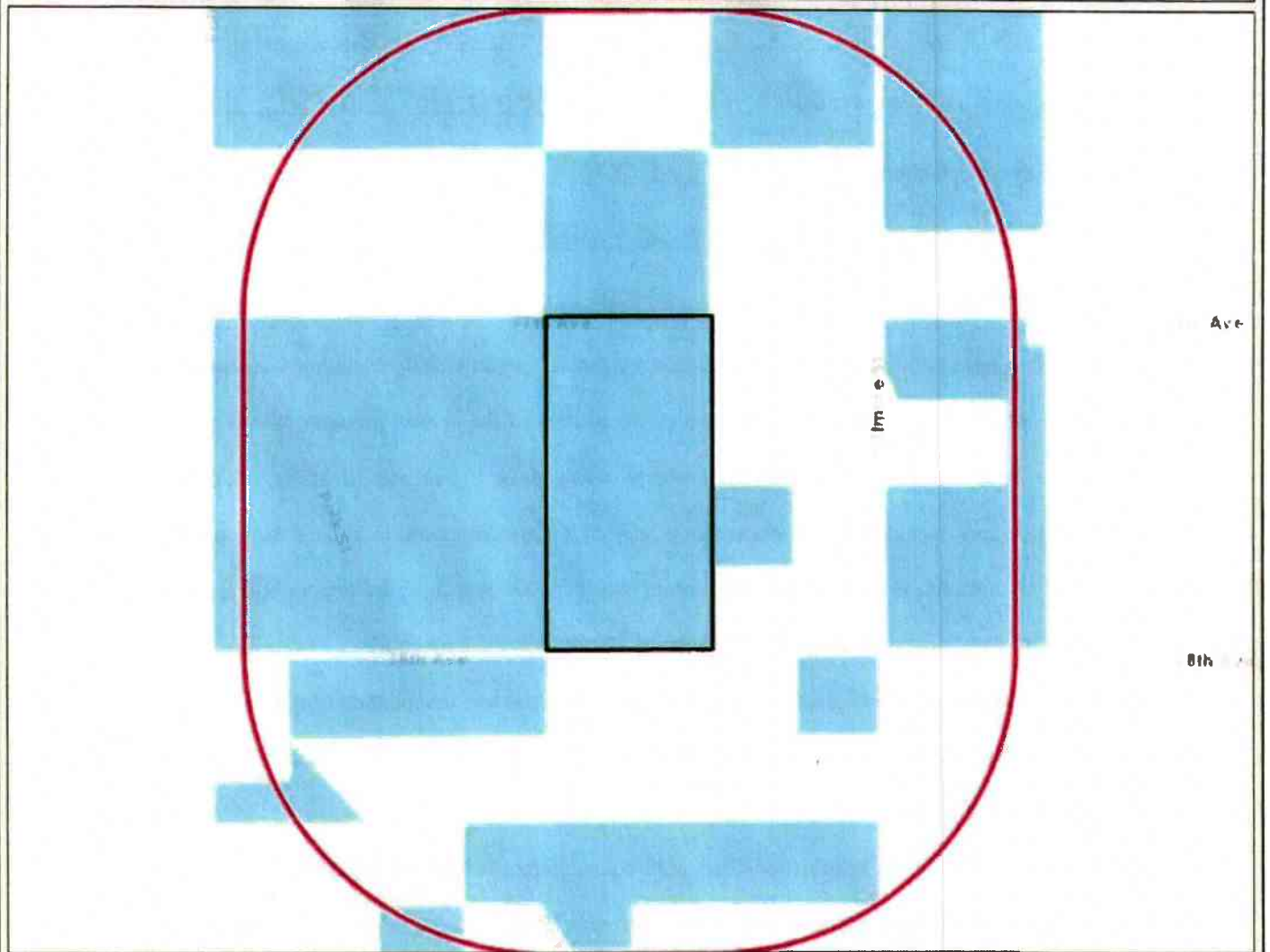
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

CZ1900022 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 9/24/2020 10:46:46 AM

© Riverside County RCIT

755120001
FAMOUS VINEYARDS
1095 E GREEN ST
PASADENA CA 91106

755120002
DOMINGO RANCH
10855 OCEAN MIST PKY
CASTROVILLE CA 94012

755130001
JOHN J. GLESS
1441 RAVENWOOD LN
RIVERSIDE CA 92506

755161002
JOHN J. GLESS
1441 RAVENWOOD
RIVERSIDE CA 92506

755320001
STANLEY WRIGHT STEARNS
8701 DINARD PL
BAKERSFIELD CA 93311

755320004
HUMMINGBIRD RANCHES
PO BOX 1130
THERMAL CA 92274

755320009
GLESS FAMILY TRUST RESTATED 11/30/99
1441 RAVENWOOD LN
RIVERSIDE CA 92506

755320014
STEPHEN D. ISHMAEL
33976 N 79TH WAY
SCOTTSDALE AZ 85266

755320027
DIANA M. KITAGAWA
P O BOX 371
THERMAL CA 92274

755130008
CORONADO INV CO
PO BOX 1130
THERMAL CA 92274

755130011
WILLIAM E. STEIN
P O BOX 1205
CORONA CA 92878

755170017
ISAAC H. POLK
2653 TULIPTREE LN
SANTA CLARA CA 95051

755320010
KITAGAWA JOE PHILIP DATED 9/19/2018
81773 CONTENTO ST
LA QUINTA CA 92253

755320028
RICHARD ALVAREZ
78990 POLK ST
THERMAL CA 92274

755130006
GUSTAVO SANTIAGO AVILA
32 SUNBURY DR
ALISO VIEJO CA 92656

755320005
CORONA PARTNERS
PO BOX 1130
THERMAL CA 92274

755320015
ANTHONY VINEYARDS INC
P O BOX 9578
BAKERSFIELD CA 93389

755320016
PON YOU FUNG CALIF INC
18595 RED FEATHER RD
APPLE VALLEY CA 92307

755130003
JOHN J. GLESS
1441 RAVENSWOOD LN
RIVERSIDE CA 92506

755130010
OLE FO RANCH
9777 WILSHIRE BLV STE 900
BEVERLY HILLS CA 90212

755170002
TERESA P. TURCO
2653 TULIPTREE LN
SANTA CLARA CA 95051

755120004
GOLDEN ACRE FARMS INC
P O BOX 371
THERMAL CA 92274

755120005
KITAGAWA JOE PHILIP TRUST DATED 9/19/2018
81773 CONTENTO ST
LA QUINTA CA 92253

755170007
ROLAND J. JENSEN
PO BOX 818
COACHELLA CA 92236

755130007
BOYUM INV CO INC
30370 MORNING VIEW DR
MALIBU CA 90265

755161001
DREAM OF THE SEA
9777 WILSHIRE BLV STE 900
BEVERLY HILLS CA 90212

755170009
KITAGAWA JOE PHILLIP TRUST DATED 9/19/2018
81773 CONTENTO ST
LA QUINTA CA 92253

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Change of Zone No. 1900022/ APE180005

Project Location: North of 78th Avenue, South of 77th Avenue, East of Polk Street and West of Fillmore Street

Project Description: Change of Zone No. 1900022 proposes to change the site's zoning classification from Controlled Development Areas (W-2) to Light Agriculture (A-1), which would allow the site to be included in Coachella Valley Agricultural Preserve No. 36 and establish a Land Conservation Contract, as proposed by Agricultural Preserve Case. No. 180005 (Enlargement). The project site is approximately 81 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Gless Family Trust – 18541 Van Buren Blvd, Riverside CA, 92508.

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption 15061(b)(3)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: 15317

Reasons why project is exempt: The proposed Project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Article 5, Section 15061(b)(3), Common Sense Exemption, since the Project meets this exemption because the entire Project site is farmed with citrus fruit and there are no plans to modify the existing site. The Project does not propose any new development on the site, nor does it disturb the existing physical environment. The Project will be considered, along with APE180005 by the Board which pursuant to CEQA Article 19, Categorical Exemption, Section 15317, is exempt for the establishment of an agricultural preserve and none of the exception pursuant to CEQA Section 15300.2 applies to the project. The change of zone merely facilitates the inclusion of an existing farmland into the Coachella Valley Agricultural Preserve No. 36 and help establish an associated Land Conservation Contract. The Project's site will continue to farm citrus fruits.

Ruben Villalpando Jr. (951) 955-9721
County Contact Person Phone Number

Signature Project Planner Title
October 2, 2020
Date

Date Received for Filing and Posting at OPR: _____
Revised: 10/05/2020: Y:\Planning Case Files-Riverside office\CZ1900022\DH-PC-BOS Hearings\BOS

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409
 38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Change of Zone No. 1900022, APE180005, Res. No. 2021-024, Ord. 348.4945

Project Location: North of 78th Avenue, South of 77th Avenue, East of Polk Street and West of Fillmore Street

Project Description: Change of Zone No. 1900022 proposes to change the site's zoning classification from Controlled Development Areas (W-2) to Light Agriculture (A-1), which would allow the site to be included in Coachella Valley Agricultural Preserve No. 36 and establish a Land Conservation Contract, as proposed by Agricultural Preserve Case. No. 180005 (Enlargement). The project site is approximately 81 acres.

Name of Public Agency Approving Project: Riverside County Board of Supervisors

Project Applicant & Address: Gless Family Trust – 18541 Van Buren Blvd, Riverside CA, 92508.

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption 15061(b)(3)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: 15317

Reasons why project is exempt: The proposed Project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Article 5, Section 15061(b)(3), Common Sense Exemption, since the Project meets this exemption because the entire Project site is farmed with citrus fruit and there are no plans to modify the existing site. The Project does not propose any new development on the site, nor does it disturb the existing physical environment. The Project will be considered, along with APE180005 by the Board which pursuant to CEQA Article 19, Categorical Exemption, Section 15317, is exempt for the establishment of an agricultural preserve and none of the exception pursuant to CEQA Section 15300.2 applies to the project. The change of zone merely facilitates the inclusion of an existing farmland into the Coachella Valley Agricultural Preserve No. 36 and help establish an associated Land Conservation Contract. The Project's site will continue to farm citrus fruits.

Ruben Villalpando Jr. (951) 955-9721
County Contact Person Phone Number

Signature Project Planner Title February 9, 2021 Date

Date Received for Filing and Posting at OPR: _____
Revised: 01/29/2021: Y:\Planning Case Files-Riverside office\CZ1900022\DH-PC-BOS Hearings\BOS

FOR COUNTY CLERK'S USE ONLY



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/30/2021

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside. State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 1st of February 2021 in Green Bay, WI. County of Brown.


DECLARANT

Ad# 0004570268
P O : CZ1900022, APE180005
This is not an invoice
of Affidavits: 1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE AND CHANGE OF ZONE IN THE EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, February 09, 2021 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommended approval of Change of Zone No. 1900022, which proposes to change the site's zoning classification from W-2 Zone (Controlled Development Areas) to the A-1 Zone (Light Agriculture); and the Comprehensive Agricultural Preserve Technical Advisory Committee's (CAPTAC) recommended approval of Agricultural Preserve Enlargement No. 180005, which proposes to enlarge the Coachella Valley Agricultural Preserve No. 36 by approximately 81 acres to add the project site. The project is located north of 78th Avenue, east of Polk Street, south of 77th Avenue, and west of Fillmore Street in the Eastern Coachella Valley within the Fourth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors find that the project is exempt from the California Environmental Quality Act (CEQA), tentatively approve Change of Zone No. 1900022 and adopt Ordinance No. 348,4945, and the CAPTAC recommends that the Board of Supervisors tentatively approve Agricultural Preserve Enlargement No. 180005.

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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUBEN VILLALPANDO, JR., URBAN & REGIONAL PLANNER II, AT (951) 955-9721 OR EMAIL RVILLALP@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning 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, at least 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: January 19, 2021
Kecia Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Publish: 1/30/2021

TLMA/Planning
Item 21.4 of
02/09/2021

2021 FEB -8 AM 11:24

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - CZ1900022, APE180005 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/30/2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: January 30, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011438387-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE AND CHANGE OF ZONE IN THE EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Change of Zone No. 1900022**, which proposes to change the site's zoning classification from W-2 Zone (Controlled Development Areas) to the A-1 Zone (Light Agriculture); and the Comprehensive Agricultural Preserve Technical Advisory Committee's (CAPTAC) recommended approval of **Agricultural Preserve Enlargement No. 180005**, which proposes to enlarge the Coachella Valley Agricultural Preserve No. 36 by approximately 81 acres to add the project site. The project is located north of 78th Avenue, east of Polk Street, south of 77th Avenue, and west of Fillmore Street in the Eastern Coachella Valley within the Fourth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors find that the project is **exempt** from the California Environmental Quality Act (CEQA), **tentatively approve Change of Zone No. 1900022** and **adopt Ordinance No. 348.4945**, and the CAPTAC recommends that the Board of Supervisors **tentatively approve Agricultural Preserve Enlargement No. 180005**.

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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUBEN VILLALPANDO, JR., URBAN & REGIONAL PLANNER II, AT (951) 955-9721 OR EMAIL RVILLALP@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning 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, at least 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: January 19, 2021
Kecia Harper, Clerk of the Board
By: Hannah Lumanaw, Board Assistant
Press-Enterprise: 1/30

TLMA/Planning
Item 21.4 of 02/09/2021



**PROOF OF
PUBLICATION**

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/30/2021

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside. State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 1st of February 2021 in Green Bay, WI, County of Brown.


DECLARANT

Ad#:0004570268
P O : CZ1900022, APE180005

This is not an invoice

of Affidavits: 1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE AND CHANGE OF ZONE IN THE EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, February 09, 2021 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommended approval of Change of Zone No. 1900022, which proposes to change the site's zoning classification from W-2 Zone (Controlled Development Areas) to the A-1 Zone (Light Agriculture); and the Comprehensive Agricultural Preserve Technical Advisory Committee's (CAPTAC) recommended approval of Agricultural Preserve Enlargement No. 180005, which proposes to enlarge the Coachella Valley Agricultural Preserve No. 36 by approximately 81 acres to add the project site. The project is located north of 78th Avenue, east of Polk Street, south of 77th Avenue, and west of Fillmore Street in the Eastern Coachella Valley within the Fourth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors find that the project is exempt from the California Environmental Quality Act (CEQA), tentatively approve Change of Zone No. 1900022 and adopt Ordinance No. 348,4945, and the CAPTAC recommends that the Board of Supervisors tentatively approve Agricultural Preserve Enlargement No. 180005.

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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUBEN VILLALPANDO, JR., URBAN & REGIONAL PLANNER II, AT (951) 955-9721 OR EMAIL: RVILLALP@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning 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, at least 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: January 19, 2021
Kecia Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Publish: 1/30/2021

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - CZ1900022, APE180005 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/30/2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: January 30, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011438387-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE AND CHANGE OF ZONE IN THE EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Change of Zone No. 1900022**, which proposes to change the site's zoning classification from W-2 Zone (Controlled Development Areas) to the A-1 Zone (Light Agriculture); and the Comprehensive Agricultural Preserve Technical Advisory Committee's (CAPTAC) recommended approval of **Agricultural Preserve Enlargement No. 180005**, which proposes to enlarge the Coachella Valley Agricultural Preserve No. 36 by approximately 81 acres to add the project site. The project is located north of 78th Avenue, east of Polk Street, south of 77th Avenue, and west of Fillmore Street in the Eastern Coachella Valley within the Fourth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors find that the project is **exempt** from the California Environmental Quality Act (CEQA), **tentatively approve Change of Zone No. 1900022 and adopt Ordinance No. 348.4945**, and the CAPTAC recommends that the Board of Supervisors **tentatively approve Agricultural Preserve Enlargement No. 180005**.

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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUBEN VILLALPANDO, JR., URBAN & REGIONAL PLANNER II, AT (951) 955-9721 OR EMAIL RVILLALP@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning 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, at least 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: January 19, 2021
Kecia Harper, Clerk of the Board
By: Hannah Lumanaw, Board Assistant
Press-Enterprise: 1/30



OFFICE OF THE
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

January 22, 2021

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: CZ1900022, APE180005

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, January 30, 2021.**

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,

Hannah Lumanauw

Board Assistant to:
KECIA HARPER, CLERK OF THE BOARD



OFFICE OF THE
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

January 22, 2021

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CZ1900022, APE180005

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, January 30, 2021.**

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,

Hannah Lumanauw

Board Assistant to:
KECIA HARPER, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND AGRICULTURAL PRESERVE IN THE EASTERN COACHELLA VALEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval of **Change of Zone No. 1900022 (CZ1900022)**, which proposes to change the site's zoning classification from Controlled Development Areas (W-2) to Light Agriculture (A-1), which would allow the site to be included in Coachella Valley Agricultural Preserve No. 36 and establish a Land Conservation Contract. The Project site is approximately 81 acres. The application for the site to be entered into an **Agricultural Preserve (APE180005)** has been submitted and will be considered by the Board of Supervisors at a future hearing date. APE180005 would be joined with the CZ1900022 application at a future Board of Supervisors meeting. The above shall herein after be referred to as "the Project." The site is located north of 78th Avenue, east of Polk Street, south of 77th Avenue, and west of Fillmore Street. The Project is within the Eastern Coachella Valley Area Plan.

The Planning Department recommends that the Board of Supervisors find that the project is **exempt** from the California Environmental Quality Act (CEQA) and **tentatively approve CZ1900022.**

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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUBEN VILLALPANDO, JR., URBAN & REGIONAL PLANNER II, AT (951) 955-9721 OR EMAIL RVILLALP@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning 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 the Clerk of the Board at (951) 955-1069, at least 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: January 19, 2021

Kecia Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant

CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant to Kecia Harper, 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 January 26, 2021, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

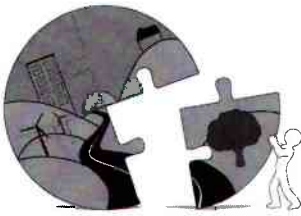
NOTICE OF PUBLIC HEARING

Ordinance No. 664.68, associated with CUP190040/DA1900030

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: February 09, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: January 26, 2021
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: January 12, 2021

TO: Clerk of the Board of Supervisors, attn. Hannah Lumanauw

FROM: Planning Department – Riverside

SUBJECT: Ordinance No. 348.4945, associated with CZ No. 190022

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
January 26, 2021 |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | COUNTY WIDE - Press Enterprise and Desert Sun |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> CEQA Exempt |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

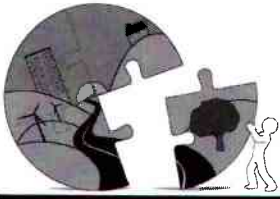
Designate Newspaper used by Planning Department for Notice of Hearing:

COUNTY WIDE - Press Enterprise and Desert Sun (the ad must be 1/8th of a page, since there is no labels)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

Planning Commission Hearing: October 21, 2020

PROPOSED PROJECT

Case Number(s):	Change of Zone No. 1900022	Applicant(s): Gless Family Trust
Select Environ. Type	CEQA Exempt 15317, 15061(b)(3)	c/o Jason Gless
Area Plan:	Eastern Coachella Valley	Representative(s): Gless Family Trust c/o Jason Gless
Zoning Area/District:	Lower Coachella Valley District	
Supervisory District:	Fourth District	
Project Planner:	Ruben Villalpando Jr.	
Project APN(s):	755-130-001	

John Hildebrand
TLMA Deputy Director

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 1900022 proposes to change the site's zoning classification from Controlled Development Areas (W-2) to Light Agriculture (A-1), which would allow the site to be included in Coachella Valley Agricultural Preserve No. 36 and establish a Land Conservation Contract. The Project site is approximately 81 acres.

The application for the site to be entered into an Agricultural Preserve (APE180005) has been submitted and will be considered by the Board of Supervisors at a future hearing date. APE180005 would be joined with the CZ1900022 application at a future Board of Supervisors meeting.

The above shall herein after be referred to as "the Project."

The site is located north of 78th Avenue, east of Polk Street, south of 77th Avenue, and west of Fillmore Street. The Project is within the Eastern Coachella Valley Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900022, amending the zoning classification for the subject property from Controlled Development Areas (W-2) to Light Agriculture (A-1), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in this staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG) (10 Acre Minimum)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture(AG) (10 Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Agriculture(AG) (10 Acre Minimum)
East:	Agriculture(AG) (10 Acre Minimum)
South:	Agriculture(AG) (10 Acre Minimum)
West:	Agriculture(AG) (10 Acre Minimum)
Existing Zoning Classification:	Controlled Development Areas (W-2)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Controlled Development Areas (W-2)
East:	Controlled Development Areas (W-2) and Light Agriculture (10 Acres Minimum) (A-1-10)
South:	Heavy Agriculture (20 Acres Minimum) (A-2-20)
West:	Controlled Development Areas (W-2)
Existing Use:	Farm Land
Surrounding Uses	
North:	Farm Land
South:	Farm Land
East:	Farm Land
West:	Farm Land

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	81 acres	20,000 square feet

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 125, Thermal St Lighting
Special Flood Hazard Zone:	Yes – Coachella Valley Water District
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low Potential
Subsidence Area:	Yes – Susceptible Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes - Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

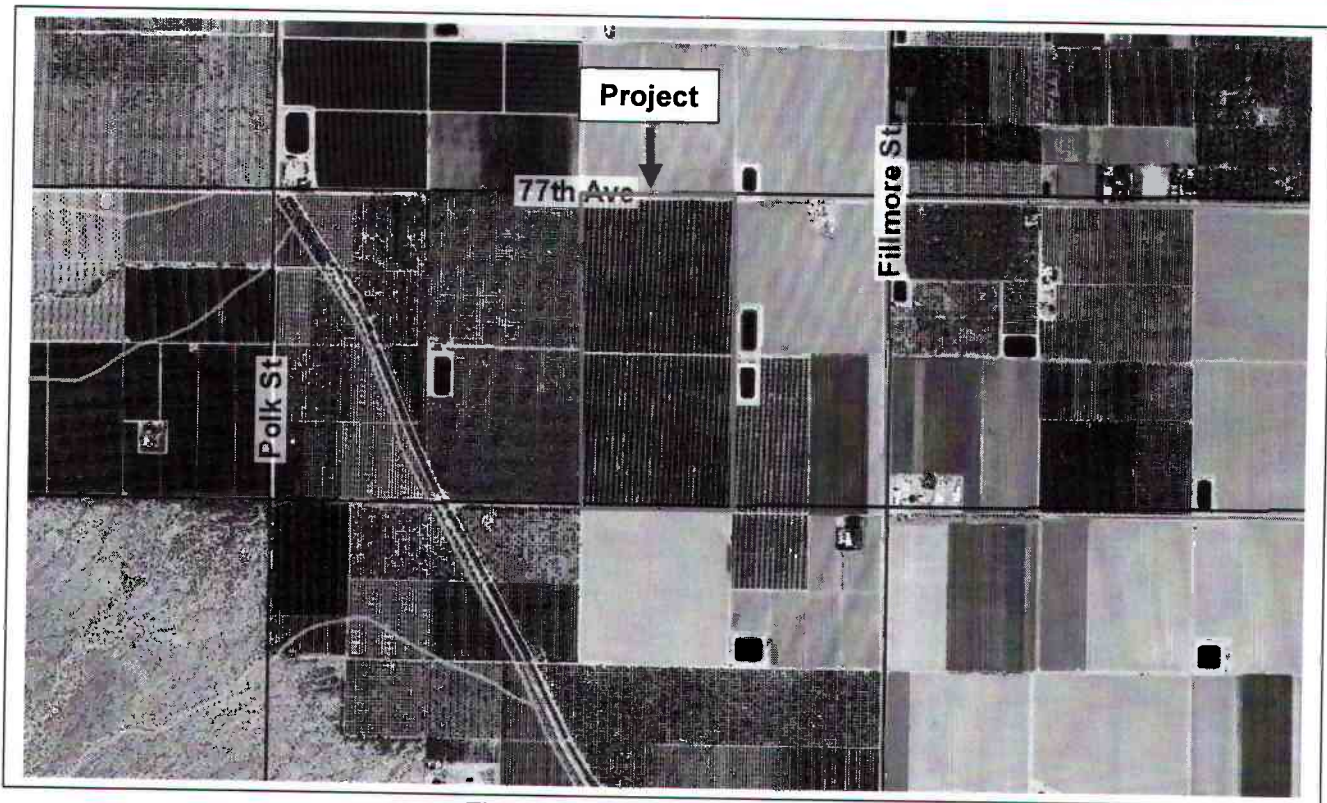


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The Project, Change of Zone No. 1900022 (CZ1900022), is a request to change the zoning classification of the Project site from Controlled Development Areas (W-2) to Light Agriculture (A-1). Pursuant to Board of Supervisors Resolution No. 84-526 Section 204, which outlines the rules and regulations governing agricultural preserves in Riverside County, only land that currently has agricultural zoning as defined in Ordinance No. 348, Section 21.3, or for which the applicant has filed a request for a change of zone to such zoning, shall be included within the agricultural preserve. The Project site's existing zoning classification of Controlled Development Areas (W-2) zone is not considered an agricultural zone pursuant to Ordinance No. 348, Section 21.3.b; therefore, a change of zone application is being processed with the Agricultural Preserve Case. The proposed A-1 zone is an agricultural zone pursuant to Section 21.3b of Ordinance No. 348, and is consistent with the site's General Plan Foundation Component and land use designation of Agriculture (AG).

"Agricultural preserve" or "preserve" means an area devoted to those agricultural or other uses allowed under the provisions of the Land Conservation Act of 1965, also known as the Williamson Act, and those compatible uses as designated and established by the Board after notice and hearing. The Williamson Act allows the County of Riverside to designate agricultural preserves wherein agricultural properties will be assessed on the basis of agricultural production rather than the current market value.

The proposed zone change will allow an existing agricultural preserve to include the Project site and establish the associated Land Conservation Contract. The property includes Prime and Unique Farmlands and is currently used to farm citrus fruit. The General Plan Agricultural Foundation Component and land use designation provide policies to ensure that agricultural lands remains economically viable and that conflicts between agricultural and urban/suburban uses are minimized. The expansion of the preserve and the establishment of the Land Conservation Contract meets the intent of the AG land use designation. The A-1 zoning classification permits uses that are consistent with the AG land use designation. The expansion of the preserve will further conserve productive agricultural lands within the Eastern Coachella Valley Area Plan.

Coachella Valley Agricultural Preserve No. 36

The Coachella Valley Agricultural Preserve No. 36 was established on January 25, 1972 by the Board of Supervisors with the adoption of Map No. 190 and consisted of approximately 444 acres. Approval of CZ1900022 and APE180005 will expand the Coachella Valley Agricultural Preserve No. 36 to approximately 525 acres.

On September 11, 2019, APE180005 was presented to and was recommended for approval by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC). The entire Project's site is currently utilized for commercial crops harvesting of citrus fruit. CAPTAC has determined that irrigation water is available and the site is suitable for commercial agricultural uses.

APE180005 will be considered solely by the Board of Supervisors. APE180005 is not under the review of the Planning Commission. Planning Commission's recommendation regarding CZ1900022 will be connected with APE180005 at a future Board of Supervisor's Public Hearing. Further technical findings of the Agricultural Preserve Enlargement will be documented within the Form 11 for the Board of Supervisors Hearing.

File No. Change of Zone No. 1900022 was submitted to the county on July 10, 2019. File No. Agricultural Preserve Case No. 180005 was submitted to the county on October 26, 2018.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Project was reviewed to determine if the proposed activity is subject to the California Environmental Quality Act and it was determined to be exempt pursuant to Article 5, Section 15061(b)(3), Common Sense Exemption, since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Project meets this exemption because the entire Project site is farmed with citrus fruit and there are no plans to modify the existing site. The Project does not propose any new development on the site, nor does it disturb the existing physical environment. The proposed zone of A-1 (Light Agriculture) is consistent with the Project site's existing Agriculture land use designation and is required for the expansion of the Agricultural Preserve and Land Conservation Contract that is proposed by APE180005. There are several commercial uses that are permitted and conditionally permitted in the W-2 zone that are not compatible with the agricultural preserve. The change of zone to A-1 zone would reduce the types of uses and intensity of projects that the property may be used for in the future; this would essentially downzone the property in terms of the site's development potential. Additionally, inclusion in an Agricultural Preserve and Land Conservation Contract will further restrict development to uses that are suitable for the preserve pursuant to Ordinance No. 509. Commercial uses, such as golf courses and country clubs that are allowed in the A-1 zone will not be permitted and the site will remain used for agricultural purposes pursuant to the Williamson Act; thus, there is no possibility that the activity in question may have a significant effect on the environment. Regarding Resolution No. 84-526 Section 204's reference to the preparation of an environmental assessment for a change of zone request, it was determined that, in this case, an assessment would not be needed because the Project does not propose any changes to the existing environment, the use of the Project site will remain farmed with citrus trees, and the change of zone would allow the Project site to be included in an Agricultural Preserve which further limits the uses on this site. Any future development requiring a discretionary review will be subject to further CEQA review. Therefore, no further environmental review is required at this time.

The Project will be considered, along with APE180005 by the Board. California Environmental Quality Act (CEQA) Article 19 Categorical Exemption, Section 15317 provides an exemption from the CEQA process for "the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area." The change of zone will allow the existing farmland to be included in the Coachella Valley Agricultural Preserve No. 36 and establish an associated Land Conservation Contract, and the change of zone merely facilitates the expansion of the agricultural preserve. None of the exceptions pursuant to CEQA Section 15300.2 applies to the APE180005. The existing use on the Project site does not change with the enlargement of the Agricultural Preserve and establishment of the land conservation contract. APE180005 would not result in a cumulative impact that overtime is significant, as the Project will ensure that the property will remain used for agricultural purposes in compliance with the Williamson Act; the Project does not have a significant effect on the environment due to unusual circumstances as there are no unusual circumstances with the agricultural preserve enlargement or land conservation contract; the Project is will not damage scenic resources as the citrus groves will remain an integral part of the agricultural landscape found in this region; the Project site does not include any hazardous waste sites that is included on any list compiled pursuant to Section 65962.5 of the Government Code; and the Project site does not have any historic resources. Therefore, in accordance to Section 15317, APE180005 is exempt from the CEQA process and no exceptions apply.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Agriculture (AG) within the Eastern Coachella Valley Area Plan. The General Plan Land Use Designation of Agriculture (AG), allows for Agricultural land includes row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. The Agriculture (AG) Land Use Designation allows one single-family residence per every 10 acres. The surrounding uses are farmland to the north, south, east and west. The site will remain farmland.
2. The Project site has a zoning classification of Controlled Development Areas (W-2). The proposed Project is a request to change the zoning classification to Light Agriculture (A-1) in order to comply with Resolution 84-526 Section 204 to expand the existing agricultural preserve. Light Agriculture (A-1) zone is consistent with the AG Land Use Designation, as an agricultural zone, is consistent with the site's current and future intended use of agriculture.
3. The Project site will continue to be used as a citrus orchard, which is allowed in the Light Agriculture Zoning Classification, Ordinance No. 348, Section 13.1, Subsection A. 3.

Entitlement Findings:

The proposed change of zone will be fully consistent with the General Plan. As detailed above in the Land Use Findings, the CZ1900022 is a proposal to change the subject property Zoning Classification of Controlled Development Areas (W-2) to Light Agriculture (A-1) in order to include the Project site into the Agricultural Preserve. The approval of CZ1900022 (and, ultimately, APE180005) will facilitate the enlargement and expansion Coachella Valley Agricultural Preserve No. 36. The Foundation Component and land use designation have been established to help conserve productive agricultural lands within the County of Riverside. Agriculture (AG) uses include a range of intended uses including agricultural uses. Therefore, the proposed (A-1) zoning classification is consistent with the General Plan, including the Agriculture (AG) Land Use Designation to allow agricultural uses. The Project site totals 81 acres and exceeds the minimum lot size of the A-1 Zone requirement of 20,000 square feet. The Project site also exceeds the A-1 Zone minimum average lot width of 100 feet and a minimum average lot depth of 150 feet. The average width of the Project site is 1,324.35 feet and the average depth is 2,662.61 feet. There are no existing buildings on site. Any future buildings or use will conform to the A-1 Zone development standards.

Other Findings:

1. This Project is not within a City Sphere of Influence.
2. Since the Project is exempt from CEQA, AB 52 notification is not required.
3. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). There are no buildings or light

features on this site. All future development pursuant to the A-1 zone and compatible with the Agricultural Preserve would be conditioned to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

4. The Project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
5. The Project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The Project is within the Conservation Plan Boundary. Since the Project does not include a development project, it will not be subject to Ordinance No. 875, an Ordinance of the County of Riverside to Establish a Local Development Fee for Funding Mitigation fee for CVMSHCP. However, any future building permits that supports the agricultural use, other than those requiring an agricultural registration certificate, will be subject to the Ordinance No. 875.

Conclusion:

For the reasons discussed above, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

The Project was advertised in the Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the Project site on October 7, 2020. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed Project.

REPORT:

Prepared by Ruben Villalpando
Reviewed by Melissa Cushman
Reviewed by Phayvanh Nanthavongdouangsy
Approved by Charissa Leach

ATTACHMENTS:

Attachment A: Vicinity/Policy Areas
Attachment B: Existing General Plan (Exhibit 5)
Attachment C: Proposed Zoning (Exhibit 3)
Attachment D: Land Use (Exhibit 1)
Attachment E: Change of Zone Application
Attachment F: Land Use and Permit Application Processing Agreement
Attachment G: Indemnification Agreement
Attachment H: Property Owners Certification Form/ Mailing Labels
Attachment I: Notice of Exemption

CLERK/BOARD OF SUPERVISORS

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME

2021 MAR - 1 PM 12:14

ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 21-36457

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD OF SUPERVISORS Date: 01/26/2021

County Agency of Filing: RIVERSIDE Document No: E-202100066

Project Title: NOPH CZ NO. 1900022 AGRICULTURAL PRESERVE APE180005

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD OF Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
 - Negative Declaration _____
 - Application Fee Water Diversion (State Water Resources Control Board Only) _____
 - Project Subject to Certified Regulatory Programs _____
 - County Administration Fee _____ \$0.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached)) _____
 - Project that is exempt from fees (Notice of Exemption) _____
- Total Received** _____ **\$0.00**

Signature and title of person receiving payment: *U. Sandoval* Deputy

Notes:

2/9/21 21.4
2021-3-148895

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND AGRICULTURAL PRESERVE IN THE EASTERN COACHELLA VALEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval of **Change of Zone No. 1900022 (CZ1900022)**, which proposes to change the site's zoning classification from Controlled Development Areas (W-2) to Light Agriculture (A-1), which would allow the site to be included in Coachella Valley Agricultural Preserve No. 36 and establish a Land Conservation Contract. The Project site is approximately 81 acres. The application for the site to be entered into an **Agricultural Preserve (APE180005)** has been submitted and will be considered by the Board of Supervisors at a future hearing date. APE180005 would be joined with the CZ1900022 application at a future Board of Supervisors meeting. The above shall herein after be referred to as "the Project." The site is located north of 78th Avenue, east of Polk Street, south of 77th Avenue, and west of Fillmore Street. The Project is within the Eastern Coachella Valley Area Plan.

The Planning Department recommends that the Board of Supervisors find that the project is **exempt** from the California Environmental Quality Act (CEQA) and **tentatively approve CZ1900022.**

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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUBEN VILLALPANDO, JR., URBAN & REGIONAL PLANNER II, AT (951) 955-9721 OR EMAIL RVILLALP@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning 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 the Clerk of the Board at (951) 955-1069, at least 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: January 19, 2021

Kecia Harper, Clerk of the Board
By: Hannah Lumanuw, Board

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202100066
01/26/2021 11:14 AM Fee: \$ 0.00
Page 1 of 1

Removed: 02/02/21 By: *[Signature]* Deputy



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

2021 MAR -1 PM 12:13

Receipt #: 21-41505

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD OF SUPERVISORS Date: 01/28/2021

County Agency of Filing: RIVERSIDE Document No: E-202100095

Project Title: NOPH CZ NO. 1900022, AGRICULTURAL PRESERVE NO. 180005

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD OF Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
 - Negative Declaration _____
 - Application Fee Water Diversion (State Water Resources Control Board Only) _____
 - Project Subject to Certified Regulatory Programs _____
 - County Administration Fee _____ \$0.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
 - Project that is exempt from fees (Notice of Exemption)
- Total Received** _____ **\$0.00**

Signature and title of person receiving payment:

U. Sandoval

Deputy _____

Notes:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE AND CHANGE OF ZONE IN THE EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Change of Zone No. 1900022**, which proposes to change the site's zoning classification from W-2 Zone (Controlled Development Areas) to the A-1 Zone (Light Agriculture); and the Comprehensive Agricultural Preserve Technical Advisory Committee's (CAPTAC) recommended approval of **Agricultural Preserve Enlargement No. 180005**, which proposes to enlarge the Coachella Valley Agricultural Preserve No. 36 by approximately 81 acres to add the project site. The project is located north of 78th Avenue, east of Polk Street, south of 77th Avenue, and west of Fillmore Street in the Eastern Coachella Valley within the Fourth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors find that the project is **exempt** from the California Environmental Quality Act (CEQA), **tentatively approve Change of Zone No. 1900022** and **adopt Ordinance No. 348.4945**, and the CAPTAC recommends that the Board of Supervisors **tentatively approve Agricultural Preserve Enlargement No. 180005**.

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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUBEN VILLALPANDO, JR., URBAN & REGIONAL PLANNER II, AT (951) 955-9721 OR EMAIL RVILLALP@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning 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, at least 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: January 19, 2021

Kecia Harper, Clerk of the Board
By: Hannah Lumanauw, Board

F I L E D / P O S T E D

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202100095
01/28/2021 11:20 AM Fee: \$ 0.00
Page 1 of 1

Removed: *[Signature]* By: *[Signature]* Deputy



THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

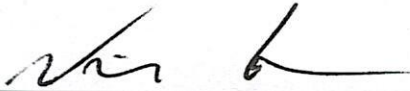
Ad Desc.: Notice of Adoption - Ordinance No. 348.4945 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/19/2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: February 19, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011443156-01

P.O. Number:

*TCMA/Planning
Item 21.4 of
02/09/2021*

Ad Copy:

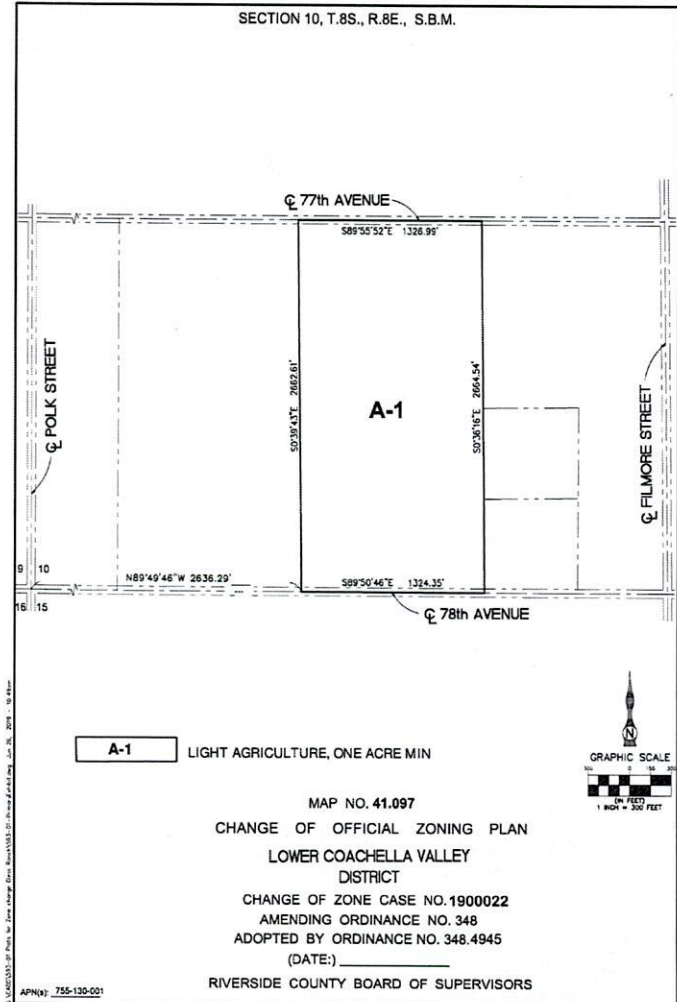
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4945 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Lower Coachella Valley District Zoning Plan Map No. 41 as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lower Coachella Valley District, Map No. 41.097, Change of Zone Case No. 1900022, which map is made a part of this ordinance.

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



K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **February 09, 2021**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
RECUSE: None

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

Press-Enterprise: 2/19



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIV. COUNTY OF TRANSPORTATION
4080 LEMON ST., 1ST FLOOR
PO BOX 1147
RIVERSIDE, CA 92502-1147

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

2/19/21

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly I the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Executed on this 22nd of February 2021 in Green Bay, Wisconsin, County of Brown


DECLARANT

Ad#: 0000469198
P O: Ordinance No. 348.4945
of Affidavits: 1

TLMA / Planning
Item 21.4
of 02/09/21

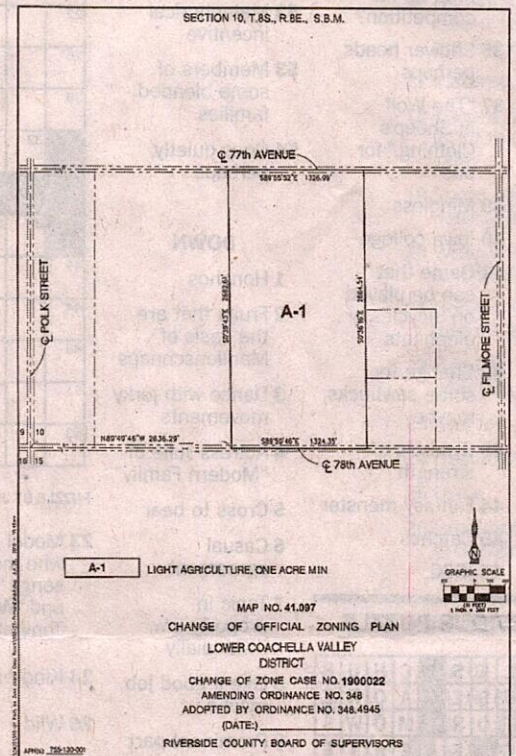
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF

ORDINANCE NO. 348.4945
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as

Section 1. Section 4.1 of Ordinance No. 348, and Lower Coachella Zoning Plan Map No. 41 as amended, are further amended by placing zone or zones as shown on the map entitled "Change of Official Zoning Coachella Valley District, Map No. 41.097, Change of Zone Case No. 1900022" map is made a part of this ordinance.

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



K. Spiegel, Chair

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors held on **February 09, 2021**, the foregoing Ordinance consisting of two (2) pages was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
RECUSE: None
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

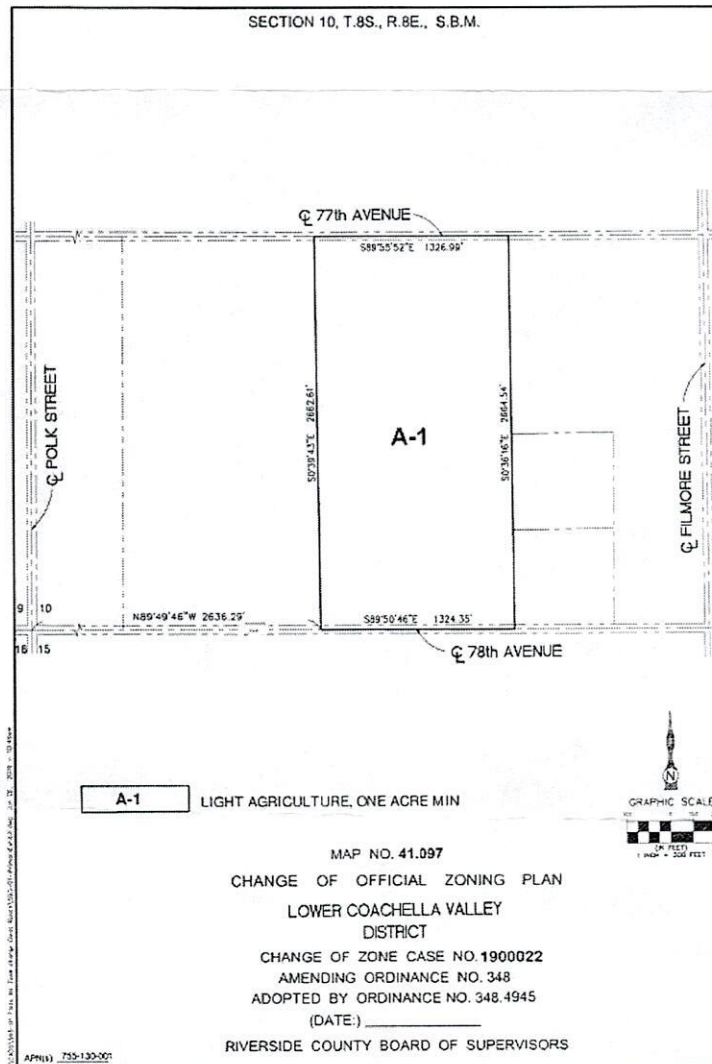
DS-0000469198

**ORDINANCE NO. 348.4945
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

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

Section 1. Section 4.1 of Ordinance No. 348, and Lower Coachella Valley District Zoning Plan Map No. 41 as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lower Coachella Valley District, Map No. 41.097, Change of Zone Case No. 1900022, which map is made a part of this ordinance.

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



K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **February 09, 2021**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
RECUSE: None
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



OFFICE OF THE
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 R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 17, 2021

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4945

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Friday, February 19, 2021**.

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,

Hannah Lumanauw

Board Assistant to
KECIA R. HARPER, CLERK OF THE BOARD

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

ORDINANCE NO. 348.4945
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Lower Coachella Valley District Zoning Plan Map No. 41 as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lower Coachella Valley District, Map No. 41.097, Change of Zone Case No. 1900022, which map is made a part of this ordinance.

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

INSERT ATTACHMENTS

K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **February 09, 2021**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
RECUSE: None

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



OFFICE OF THE
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 R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 17, 2021

PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: 951-368-9018

RE: ADOPTION OF ORDINANCE NO. 348.4945

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Friday, February 19, 2021**.

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,

Hannah Lumanauw

Board Assistant to
KECIA R. HARPER, CLERK OF THE BOARD

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

ORDINANCE NO. 348.4945
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Lower Coachella Valley District Zoning Plan Map No. 41 as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lower Coachella Valley District, Map No. 41.097, Change of Zone Case No. 1900022, which map is made a part of this ordinance.

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

INSERT ATTACHMENTS

K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **February 09, 2021**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
RECUSE: None

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant