

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



**ITEM: 21.3  
(ID # 16773)**

**MEETING DATE:**

Tuesday, July 27, 2021

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2100003, AND ADOPTION OF ORDINANCE NO. 348.4967 – CEQA EXEMPT – Applicant: Jill Golden, – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG: AG) – Lower Coachella Valley District: A-1-10 Zone (Light Agriculture, 10 Acre Minimum) and A-1-20 Zone (Light Agriculture, 20 Acre Minimum) – Location: North of 54th Avenue, West of Calhoun Street, South of Avenue 53, and East of Jackson Street – REQUEST: Change of Zone No. 2100003 proposes to change the Project site's zoning classification from the A-1-10 (Light Agriculture, 10 acre minimum) and A-1-20 Zone (Light Agriculture, 20 acre minimum) to the A-1 Zone (Light Agriculture). – APN: 780-070-002 and 780-070-003 (28.35 total 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 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions incorporated in all staff reports;
2. **APPROVE CHANGE OF ZONE NO. 2100003** to change the zoning classification for the Project site to the A-1 Zone (Light Agriculture), based on the findings and conclusions provided in all staff reports, in accordance with Exhibit 3; and

Continued on Page 2

**ACTION: Policy**

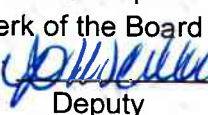
  
John Hildebrand, Planning Director 7/27/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that Ordinance 348.4967 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: July 27, 2021  
xc: Planning, COB

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:

1. **ADOPT ORDINANCE NO. 348.4967**, amending the Lower Coachella Valley District shown on Map No. 41.100, Change of Zone No. 2100003, attached hereto and incorporated by reference.

Continued on Page 3

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

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

**C.E.O. RECOMMENDATION:** Approve

**PROJECT BACKGROUND:**

The Project, Change of Zone No. 2100003 (CZ2100003), is a request to change the zoning classification of the Project site from A-1-10 Zone (Light Agriculture, 10 Acre Minimum) and A-1-20 Zone (Light Agriculture, 20 Acre Minimum) to A-1 (Light Agriculture). The application for a standalone change of zone was submitted to the County of Riverside on January 11, 2021, and the Project was recommended for approval by a 5-0 vote at the Planning Commission hearing on June 16, 2021.

The Project's site is located within the Vista Santa Rosa Policy Area, which was established by the Board of Supervisors in 2001, to ensure the harmonious development of the community, while protecting and enhancing its value to residents and property owners. Accordingly, the Eastern Coachella Valley Area Plan (ECVAP) Policy 1.1.c states, "a minimum lot size in the Agricultural designation is 5 acres, not 10 acres [as required by the underlying General Plan land use designations], and the allowable intensity of land use is 0.2 dwelling units per acre, not 0.1 dwelling units per acre." Effectively, the policy area, reduces the need for a more intense land use, which in turn provides a steady development of the area. Therefore, to improve consistency with the General Plan's ECVAP and the Vista Santa Rosa Policy Area and provide the applicant the flexibility, the Project proposes to change the zoning classification to A-1, in compliance with ECVAP Policy 1.1.c.

This Project is exempt from the California Environmental Quality Act (CEQA) review since the change of zone will not cause environmental impacts because it is not associated to any project that would introduce physical changes to the Project's site, and any future development project would be required to adhere to further CEQA review. In addition, the change of zone will not result in a substantial change in allowed land uses because it is only changing the minimum lot size requirement of the zone classification and will remain A-1 as defined under Land Use Ordinance No. 348.

**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

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

utilized for agricultural uses and no new land use or construction activity is proposed at this time.

**ATTACHMENTS:**

- A. PLANNING COMMISSION MINUTES AND STAFF REPORT**
- B. Exhibit 3 – CZ2100003 Proposed Zoning**
- C. ORDINANCE NO. 348.4967**



Jason Farin, Principal Management Analyst 7/21/2021



Gregory V. Priamos, Director County Counsel 7/14/2021

**FW: Board comments web submission**

COB <COB@RIVCO.ORG>

Mon 7/26/2021 4:03 PM

To: Maxwell, Sue <smaxwell@RIVCO.ORG>

**From:** cob@rivco.org <cob@rivco.org>

**Sent:** Monday, July 26, 2021 3:32 PM

**To:** COB <COB@RIVCO.ORG>; rich.malacoff@thealtumgroup.com

**Subject:** Board comments web submission

**CAUTION:** This email originated externally from the **Riverside County** email system.

**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name:	Rich
Last Name:	Malacoff
Address (Street, City and Zip):	72140 Magnesia Falls Drive, Rancho Mirage, 92270
Phone:	7606413065
Email:	<a href="mailto:rich.malacoff@thealtumgroup.com">rich.malacoff@thealtumgroup.com</a>
Agenda Date:	7/28/21
Agenda Item # or Public Comment:	21.3
State your position below:	Support

**Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210727. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.**

7/27/21 21.3



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JUNE 16, 2021**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 CONDITIONAL USE PERMIT NO. 190010 and DEVELOPMENT AGREEMENT NO. 1900006 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Derek Catalano – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail: (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Jolora Avenue, easterly of Temescal Canyon Road, southerly of El Cerrito Road, and westerly of Arcadia Street – 0.26 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900006 is a proposed 10-year agreement to grant the applicant vesting rights in accordance with the terms of Development Agreement No. 1900006. Conditional Use Permit No. 190010 is a proposal to occupy an existing 1,625 sq. ft. building to be used as a retail cannabis storefront on a 0.26-acre lot with a parking lot and landscaping. APN: 277-110-040. Continued from May 19, 2021. Project Planner: Steven Jones at (951) 955-0341 or email at [sjones@rivco.org](mailto:sjones@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**DENY** the proposed project.

**3.2 CHANGE OF ZONE NO. 2100003 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Representative: Rich Malacoff – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) – Lower Coachella Valley Zoning District – Light Agriculture – 20 Acre Minimum (A-1-20) – Light Agriculture – 10 Acre Minimum (A-1-10) – Location: Northerly of 54 Avenue, westerly of Calhoun Street, southerly of Avenue 53, and easterly of Jackson Street – 28.35 Acres – **REQUEST:** Change of Zone No. 21000030 the proposal is to change the zone classification for two (2) parcels totaling approximately 28.35 acres from Light Agriculture, 20 Acre Minimum (A-1-20), and Light Agriculture, 10 Acre Minimum (A-1-20), to Light Agriculture (A-1). Continued from June 2, 2021. Project Planner: Ruben Villalpando Jr. (951) 955-9721 or email at [rvillalp@rivco.org](mailto:rvillalp@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

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

**TENTATIVELY** Approve Change of Zone No. 2100003.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**NONE**

**5.0 WORKSHOP:**

**NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**



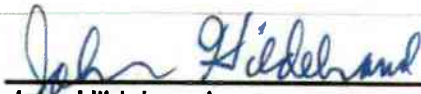
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**3 . 2**

**Planning Commission Hearing: June 16, 2021**

**PROPOSED PROJECT**

<b>Case Number:</b>	CZ2100003	<b>Applicant:</b> Jill Golden
<b>Environmental:</b>	CEQA Exempt 15061(b)(3)	
<b>Area Plan:</b>	Eastern Coachella Valley	<b>Representative:</b> Rich Malacoff
<b>Zoning District:</b>	Lower Coachella Valley District	
<b>Supervisorial District:</b>	Fourth District	
<b>Project Planner:</b>	Ruben Villalpando Jr.	 John Hildebrand Planning Director
<b>Project APNs:</b>	780-070-002 and 780-070-003	
<b>Continued From:</b>	June 2, 2021	

**PROJECT DESCRIPTION AND LOCATION**

Change of Zone No. 2100003 (CZ2100003) proposes to change the Project site's zoning classification from the A-1-10 Zone (Light Agriculture, 10 acre minimum) and A-1-20 Zone (Light Agriculture, 20 acre minimum ) to A-1 Zone (Light Agriculture), thereby, removing the minimum lot size requirement designation from the zone classification. ("Project")

The Project site contains two parcels that total approximately 28.35 acres. The site is generally located north of 54<sup>th</sup> Avenue, west of Calhoun Street, south of Avenue 53, and east of Jackson Street

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS 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 15061 (b)(3) (Common Sense Exemption) based on the findings and conclusions in the staff report; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100003**, to change the zoning classification for the Project site to the A-1 Zone (Light Agriculture), based upon the findings and conclusions provided in this staff report, pending adoption of the zoning ordinance by the Board of Supervisors.

**PROJECT DATA**

**Land Use and Zoning:**

Existing General Plan Foundation Component: Agriculture

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture
Proposed General Plan Land Use Designation:	N/A
Policy Area:	Vista Santa Rosa Policy Area
Surrounding General Plan Land Uses	
North:	Agriculture (AG)
East:	Agriculture (AG) and Estate Density Residential (EDR)
South:	Agriculture (AG)
West:	Agriculture (AG)
Existing Zoning Classification:	Light Agriculture, 10 acre minimum (A-1-10) and Light Agriculture, 20 acre minimum (A-1-20)
Proposed Zoning Classification:	Light Agriculture (A-1)
Surrounding Zoning Classifications	
North:	Light Agriculture, 20 acre minimum (A-1-20)
East:	Light Agriculture, 20 acre minimum (A-1-20) and Residential Agriculture, 2 acre minimum (R-A-2)
South:	Light Agriculture, 20 acre minimum (A-1-20)
West:	Light Agriculture, 20 acre minimum (A-1-20)
Existing Use:	Residential, Agricultural Land
Surrounding Uses	
North:	Agricultural Land
East:	Agricultural Land
South:	Residential
West:	Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Lot Size	Lot 1= 9.54 AC Lot 2= 18.87 AC	10 Acre Minimum (5 Acre Minimum with Policy Area)

**Located Within:**

City's Sphere of Influence:	Yes – La Quinta
Community Service Area ("CSA"):	Yes – 125 and 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No



Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMESHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Coachella Valley
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

**PROJECT LOCATION MAP**



Figure 1: Project Site Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The application for a standalone change of zone (CZ2100003) was submitted to the County of Riverside on January 11, 2021, to change the zoning classification A-1-10 Zone (Light Agriculture, 10 acre minimum) and A-1-20 Zone (Light Agriculture, 20 acre minimum) to the A-1 Zone (Light Agriculture).

The Project's site (Figure 1) has a General Plan Foundation Component and Land Use designation of Agriculture: Agriculture (AG: AG) and the site is located within the Vista Santa Rosa Policy Area in the Easter Coachella Valley Area Plan (ECVAP). The area is generally characterized as rural and primarily composed of agricultural lands, dispersed single family dwellings, and vacant lots. The Vista Santa Rosa Policy Area was established by the Board of Supervisors in 2001, to ensure the harmonious development of the community, while protecting and enhancing its value to residents and property owners. Accordingly, the ECVAP Policy 1.1.c states, "a minimum lot size in the Agricultural designation is 5 acres, not 10 acres [as required by the underlying General Plan land use designations], and the allowable intensity of land use is 0.2 dwelling units per acre, not 0.1 dwelling units per acre." Effectively, the policy area, reduces the need to for a more intense land use, which in turn provides a steady development of the area.

The Project's two parcels are currently zoned A-1-10 and A-1-20, however, the Vista Santa Rosa Policy Area, allows a minimum of 5 acre lots. Therefore, to improve consistency with the General Plan's ECVAP and the Vista Santa Rosa Policy Area and provide the applicant the flexibility to subdivide at a later time, the Project proposes to change the zoning classification to A-1, in compliance with ECVAP Policy 1.1.c.

No physical improvements are proposed as part of this change of zone application. This Project is a consistency zoning effort.

## **ENVIRONMENTAL FINDINGS AND ANALYSIS**

CZ2100003 is exempt from the California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines section 15061 (b) (3).

The change of zone is exempt under Section 15061 (b) (3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment, known as the "common sense exemption." The use of this exemption is appropriate when it can be determined with certainty that the Project will not cause any significant environmental impacts. The proposed change of zone meets this CEQA exemption, since it is not associated to a development project, and it provides greater consistency with the General Plan's Vista Santa Rosa Policy Area. The change of zone will not cause environmental impacts because it is not associated to any project that would introduce physical changes to the Project's site and any future development project would be required to adhere to further CEQA review. In addition, the change of zone will not result in a substantial change in allowed land uses because it is only changing the minimum lot size requirement designation and will continue to remain A-1 as defined under Land Use Ordinance No. 348.

Therefore, it can be said with certainty that there is no possibility that CZ2100003 may have a significant effect on the environment, and therefore the Project has been determined to be exempt from CEQA.

## **FINDINGS AND CONCLUSIONS**

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

**Land Use and Zoning Findings:**

1. The Project site has a General Plan Land Use Designation of Agriculture (AG). The land use designation of AG allows for agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants and other related products.
2. The Project site is located within the Vista Santa Rosa Policy Area, which allows an AG minimum lot size of 5 acres and 0.2 dwelling units per acre.
3. The Project site zoning classification will remain A-1, which is highly consistent with the AG land use designation, as the zone permits a one-family dwelling, and agricultural uses such as nurseries, orchards, and field crops. The A-1 zone would also provide greater consistency with the intent of the Vista Santa Rosa Policy Area.

**Entitlement Findings:**

This application is a proposal to change the zoning classification of two parcels from A-1-10 and A-1-20 to A-1 and is subject to the following findings:

1. The proposed change of zone would not be detrimental to the health, safety, or general welfare of the community, because the proposed change in zoning classification will not result in a physical change to the property. No construction activity is proposed at this time.
2. The proposed change of zone is compatible with surrounding uses because the zoning classification will remain A-1. The minimum lot size requirement suffix will be removed. Therefore, the proposed Project will continue to be compatible with surrounding uses of agriculture, vacant land, and single-family residences and will continue to be consistent with the present and future logical development of the area.
3. The Project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.

**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**

This Project was advertised in the Press Enterprise Newspaper on May 18, 2021. Additionally, public hearing notices were mailed to property owners within 1600 feet of the Project site. As of the writing of this report, Planning Staff has received one (1) email indicating support for the proposed Project.

The Project was presented to the Planning Commission on June 2, 2021 as a public hearing item on the Agenda. At staff request, the Planning Commission voted 5-0 to continue the public hearing to the June 16, 2021, regularly scheduled meeting, in order to provide adequate noticing for the Project.

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**REPORT:**

Prepared by Ruben Villalpando  
Reviewed by Shellie Clack  
Reviewed by Robert Flores  
Approved by John Hildebrand

**ATTACHMENTS:**

Attachment A: GIS Exhibits  
Attachment B: Project Exhibits  
Attachment C: Draft Notice of Exemption

## 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. 2100003 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Representative: Rich Malacoff – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) – Lower Coachella Valley Zoning District – Light Agriculture – 20 Acre Minimum (A-1-20) – Light Agriculture – 10 Acre Minimum (A-1-10) – Location: Northerly of 54 Avenue, westerly of Calhoun Street, southerly of Avenue 53, and easterly of Jackson Street – 28.35 Acres – **REQUEST:** Change of Zone No. 21000030 the proposal is to change the zone classification for two (2) parcels totaling approximately 28.35 acres from Light Agriculture, 20 Acre Minimum (A-1-20), and Light Agriculture, 10 Acre Minimum (A-1-20), to Light Agriculture (A-1).

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 2, 2021**  
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. (951) 955-9721 or email at [rvillalp@rivco.org](mailto: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.

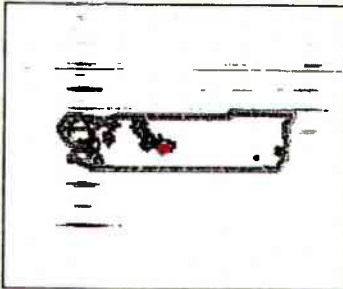
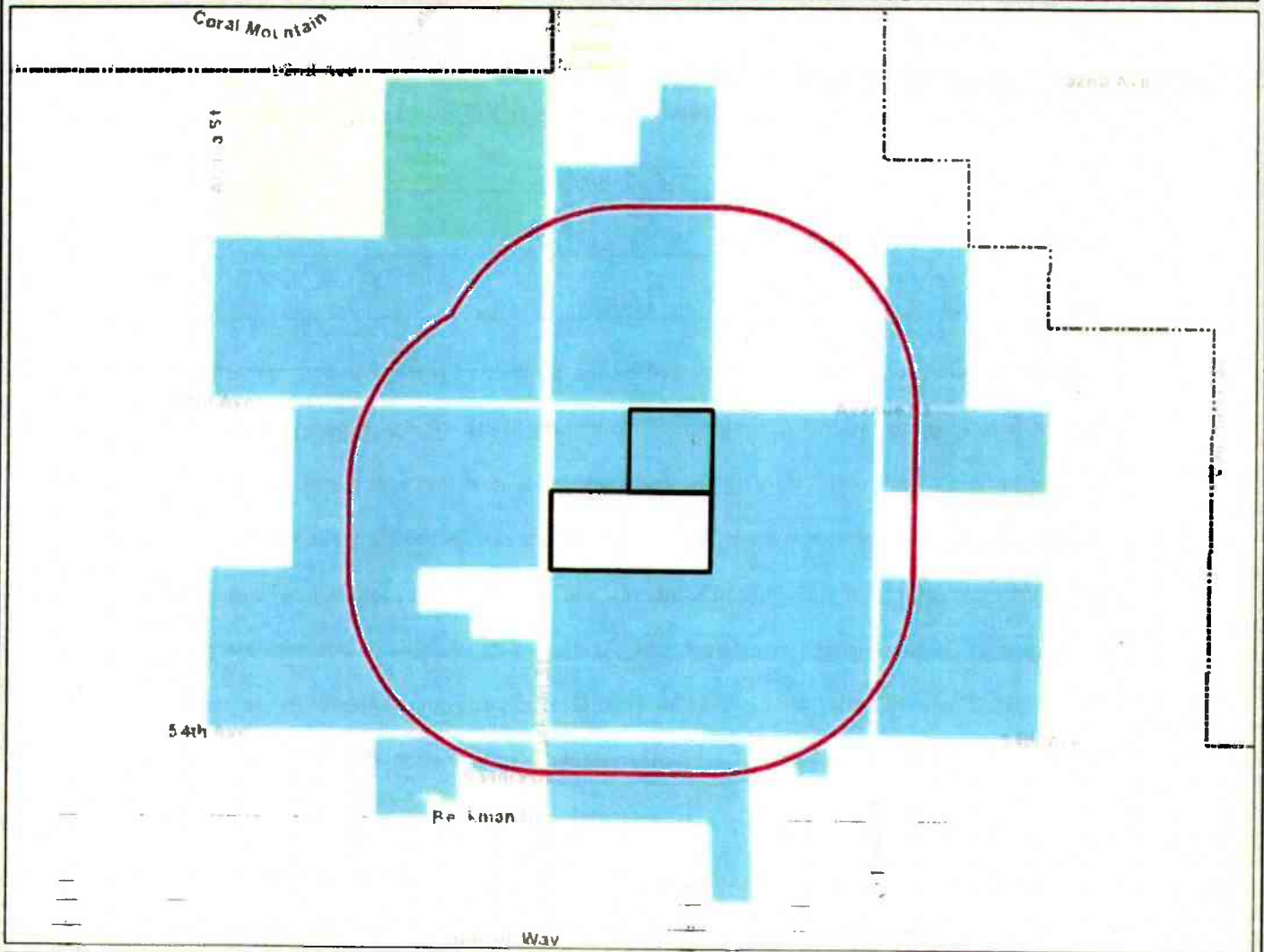
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning 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

# Riverside County GIS Mailing Labels

CZ2100003 ( 1600 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... 3/16/2021 1:01:46 PM

© Riverside County RCIT

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on March 16, 2021,

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

APN (s) or case numbers CZ2100003 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

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 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

780020014  
LANE DONNA K  
82820 AVENUE 54  
THERMAL CA 92274

780060011  
GARY D. GATTUSO  
667 EUGENE RD  
PALM SPRINGS CA 92264

780300005  
BARBARA COUSINS  
P O BOX 602  
INDIO CA 92202

780300006  
PABLO D. LUA  
82911 AVENUE 54  
THERMAL CA 92274

780300022  
SOCORRO LAPENA  
82940 SANDRA DR  
THERMAL CA 92274

780300028  
ARTHUR RANDOLPH JUAREZ  
82939 54TH AVE  
THERMAL CA 92274

780320009  
AUGUSTINE BAND OF CAHUILLA INDIANS  
P O BOX 846  
COACHELLA CA 92236

780050001  
SCHMID DESERT INV  
440 W 1ST ST NO 201  
TUSTIN CA 92780

780090001  
PEDRO ACEVES GOMEZ  
53650 JACKSON ST  
COACHELLA CA 92236

780100001  
JORGE TORRES  
53580 CALHOUN ST  
COACHELLA CA 92236

780300023  
SONNY RIVAS  
79210 AVENUE 42 APT E4  
BERMUDA DUNES CA 92203

780020004  
ZANZIBAR RANCH  
320 N PARK VISTA ST  
ANAHEIM CA 92806

780020012  
MAJID FAMILY LTD PARTNERSHIP  
81709 DR CARREON BLV  
INDIO CA 92201

780070002  
GOLDEN GIRL DATE FARM  
83103 AVENUE 48 STE 1B  
COACHELLA CA 92236



780070005  
LUIS A. RODRIGUEZ  
53441 CALHOUN ST  
COACHELLA CA 92236

780020005  
ZANZIBAR RANCH  
33 BEVERLY CIR  
BEVERLY HILLS CA 90210

780030002  
OLE FOGH ANDERSEN  
43400 PORT MARIA RD  
BERMUDA DUNES CA 92203

780070004  
AEQUINIMITAS  
7830 CLAIREMONT MESA 203  
SAN DIEGO CA 92111

780010015  
DANAVON L. HORN  
P O BOX 3958  
PALM DESERT CA 92261

780020013  
SEAY NANCY A REVOCABLE TRUST DTD  
52140 AVENIDA VELASCO  
LA QUINTA CA 92253

780020015  
ABBY HALL  
19 FAIRDAWN  
IRVINE CA 92614

780010011  
COACHELLA VALLEY PUBLIC CEMETERY DIST  
RT 1 BOX 21-D  
COACHELLA CA 92236

780030004  
EMPIRE AIRPORT  
12302 EXPOSITION BLV  
LOS ANGELES CA 90064

780050002  
SCHMID DESERT INV  
440 W 1ST ST STE 201  
TUSTIN CA 92780

780070001  
JOSE J. GARZA  
83125 AVENUE 53  
COACHELLA CA 92236

780080001  
SALOMON RIVERA  
P O BOX 72  
THOUSAND PALMS CA 92276

780090002  
MAJID FAMILY LTD  
81709 DOCTOR CARREON BLV  
INDIO CA 92201

780090003  
ANTHONY VINEYARDS INC  
P O BOX 9576  
BAKERSFIELD CA 93389

780100002  
KIRKJAN INV PROP  
86740 INDUSTRIAL WAY  
COACHELLA CA 92236

780300001  
NORMAN F. CADY  
82831 54TH AVE  
THERMAL CA 92274

780300024  
ADOLFO RAMIREZ MORENO  
82970 SANDRA DR  
THERMAL CA 92274

780300025  
JESUS A. NUNEZ  
82984 SANDRA DR  
THERMAL CA 92274

780300027  
JESSE ARCE  
82969 AVENUE 54  
THERMAL CA 92274

780080004  
ROBBIE F. MOURIQUAND  
48890 EISENHOWER DR  
LA QUINTA CA 92253

780320004  
AUGUSTINE BAND OF THE CAHUILLA INDIANS  
P O BOX 846  
COACHELLA CA 92236

780300021  
SIGIFREDO REYNAGA  
82910 SANDRA DR  
THERMAL CA 92274

780300026  
JOAN A. FOGG  
82983 AVENUE 54  
THERMAL CA 92274

780320001  
TPW  
359 HARMON  
BIRMINGHAM MI 48009

**Rich Malacoff**  
**73710 Fred Warring Drive Unit: 219**  
**Palm Desert, CA 92260**

**City of La Quinta**  
**Planning Department**  
**78-495 Calle Tampico**  
**La Quinta, CA 92253**

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

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

## Villalpando, Ruben

---

**From:** Leslie Mouriquand <lmouriquand@gmail.com>  
**Sent:** Wednesday, June 2, 2021 8:40 AM  
**To:** Villalpando, Ruben  
**Cc:** Nielsen, Jeannine  
**Subject:** Support for CZ 2100003 Malakoff

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Villalpando,

The Robbie F. Mouriquand Trust owns a 9.55 acre parcel (52-500 Calhoun street) near this applicant's Change of Zone subject properties. My sister, Jeannine A. Nielsen, and myself, are the beneficiaries of the Trust. We support the proposed change of zone to eliminate the minimum acre restriction for the zoning. We are interested in lifting the A-1-10 zoning that we have on our parcel to A-1, so that it can be subdivided by parcel map in the future. I realize that a continuance is recommended by staff to June 16, 2021. Please add this email of support to the staff report for the June 2nd and 16th hearings. Also, please acknowledge that you are in receipt of this email.

Thank you,

Leslie J. Mouriquand  
P. O. Box 1790  
Idyllwild, CA 92549  
951-659-1149  
760-989-1041 cell

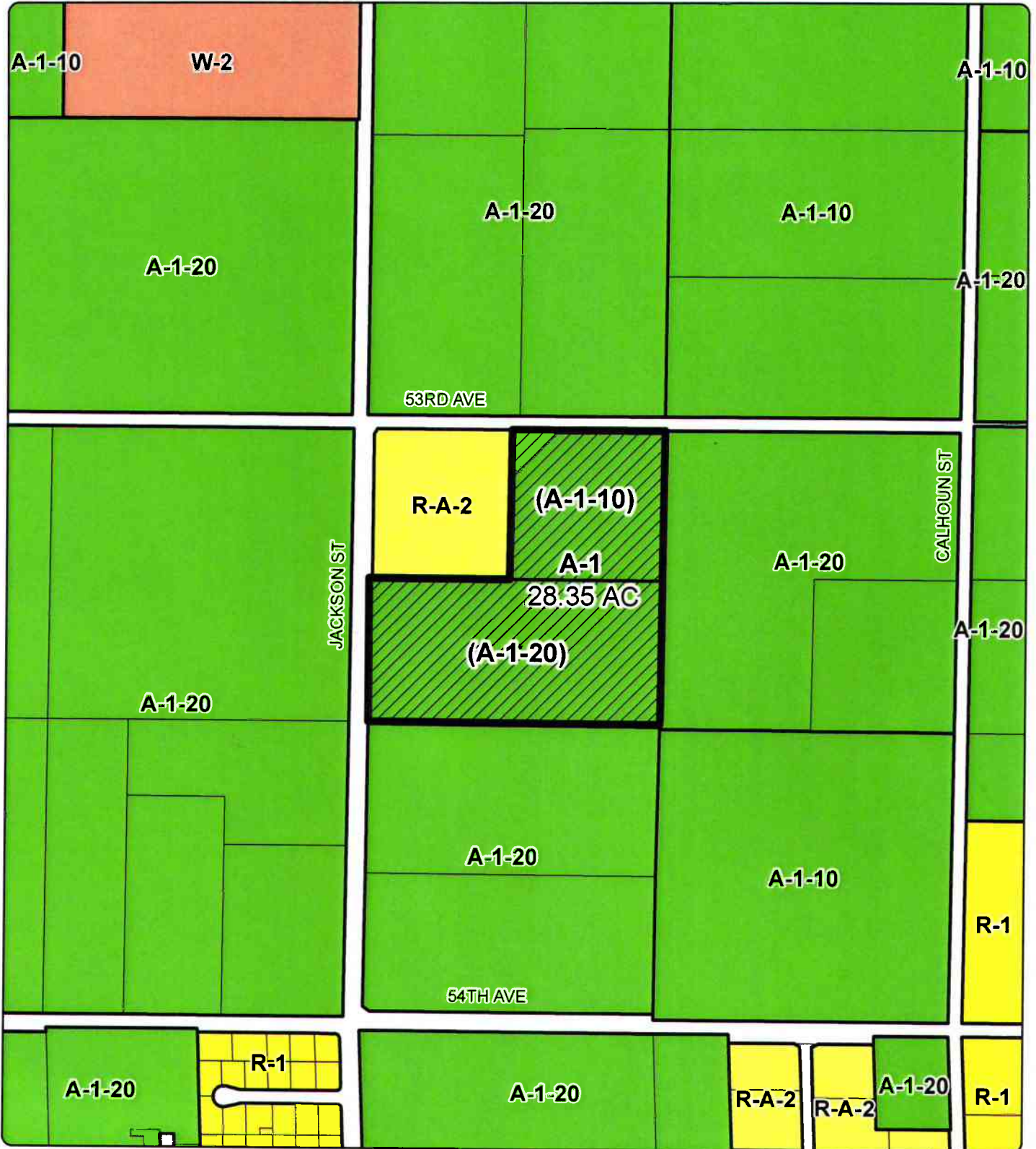
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2100003

Supervisor: Perez  
District 4

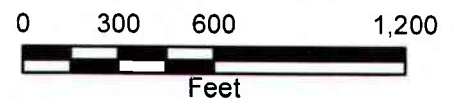
Date Drawn: 03/16/2021  
Exhibit 3

PROPOSED ZONING



Zoning Dist: 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. 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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

1 ORDINANCE NO. 348.4967

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

6 Section 1. Section 4.1 of Ordinance No. 348, and Lower Coachella Valley District  
7 Zoning Plan Map No. 41, as amended, are further amended by placing in effect in the zone or zones as  
8 shown on the map entitled "Change of Official Zoning Plan, Lower Coachella Valley District, Map No.  
9 41.100, Change of Zone Case No. 2100003," which map is made a part of this ordinance.

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

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

14 By: Karen S. Spiegel  
15 Chair, Board of Supervisors  
16 KAREN SPIEGEL

15 ATTEST:  
16 KECIA R. HARPER  
17 Clerk of the Board

17 By: [Signature]

18  
19 (SEAL)

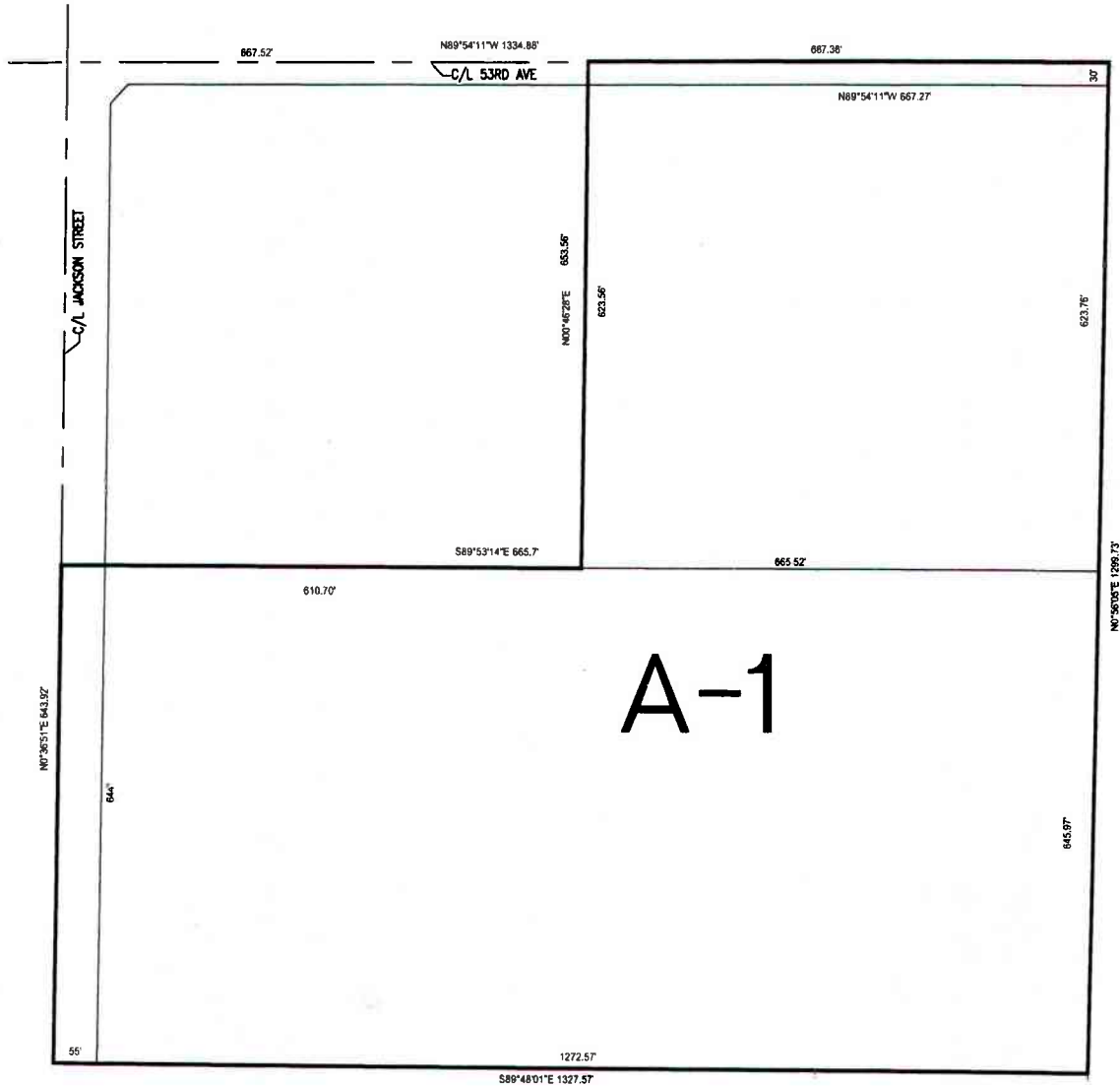
20  
21 APPROVED AS TO FORM

22 July 7, 2021

23  
24 By: Sarah K. Moore  
25 SARAH K. MOORE  
26 Deputy County Counsel

27 \\counsl-16pl01\ProLaw\_Documents\202138769\Ordinance\vi\751368.doc

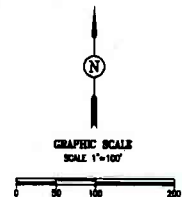
SEC 12, T6S, R7E, SBM



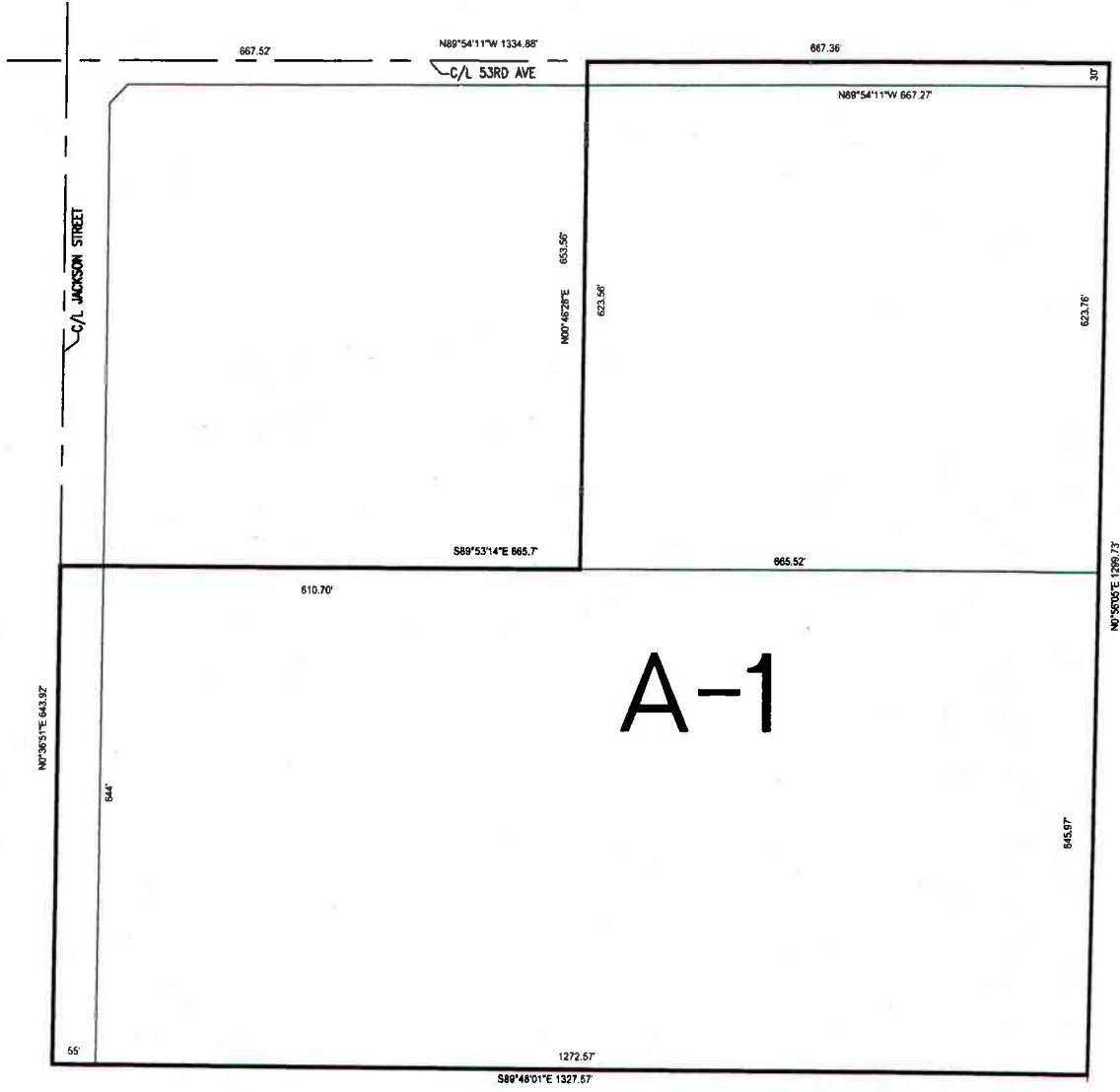
**A-1** LIGHT AGRICULTURE

MAP NO. 41.100  
CHANGE OF OFFICIAL ZONING PLAN  
**LOWER COACHELLA VALLEY  
DISTRICT**

CHANGE OF ZONE CASE NO. CZ2100003  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4967  
(DATE): \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SEC 12, T6S, R7E, SBM

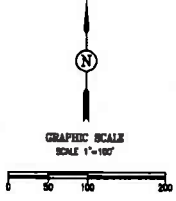


A-1 LIGHT AGRICULTURE

MAP NO. 41.100  
CHANGE OF OFFICIAL ZONING PLAN  
LOWER COACHELLA VALLEY  
DISTRICT

CHANGE OF ZONE CASE NO. CZ2100003  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4967  
(DATE): \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS





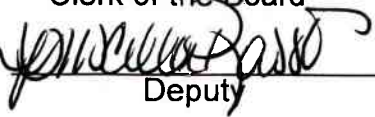
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on July 27, 2021, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE:            July 27, 2021

KECIA R. HARPER  
Clerk of the Board  
BY:   
Deputy

SEAL

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE ZONING AREA, EAST COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 27, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone 2100003** and adoption of **Ordinance No. 348.4967**, which changes project site's zoning classification from tl 1-10 (Light Agriculture, 10 acre minimum) and A-1-20 Zone (Light Agriculture, 20 acre minimum) to the Zone (Light Agriculture). This project is North of 54<sup>th</sup> Avenue, West of Calhoun Street, South of Avenue 53 East of Jackson Street of Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that the project is **Exempt** from the California Environmental Quality Act (CEQA), approve **Change of Zone No. 2100003**, consider **Adopting Ordinance No. 348.4967**.

The Planning Department's report package for the project 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 RUI VILLALPANDO, URBAN REGIONAL PLANNER II, AT (951) 955-9721 OR EMAIL [RVILLALP@RIVCO.ORG](mailto: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 Department or the 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 manner other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact 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, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: July 17, 2021

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant

Planning 7/27/21 item 2



Riverside County Clerk of the Board  
 County Administrative Center  
 4080 Lemon Street, 1<sup>st</sup> Floor Annex  
 P. O. Box 1147  
 Riverside, CA 92502-1147

PRESORTED  
 FIRST CLASS



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**PUBLIC HEARING NOTICE**  
*This may affect your property*

RECEIVED RIVERSIDE COUNTY  
 CLERK / BOARD OF SUPERVISOR  
 2021 JUL 19 AM 11:32

780070002  
 GOLDEN GIRL DATE FARM  
 83103 AVENUE 48 STE 1B  
 COACHELLA CA 92236

**RETURN TO SENDER**  
**Mailbox Closed**

MIXIE 021 DE 1260 0007/15

RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD

FYI-SMB 92236  
 92502>1147

501 9250211474/ 2222-001/1-1



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE ZONING AREA, EAST COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT**

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Dated: July 17, 2021

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant

Planning 7/27/21 Item 21.0



Riverside County Clerk of the Board  
 County Administrative Center  
 4080 Lemon Street, 1<sup>st</sup> Floor Annex  
 P. O. Box 1147  
 Riverside, CA 92502-1147

9220348023

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 FIRST CLASS



U.S. POSTAGE



ZIP 92504 \$ 00  
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**PUBLIC HEARING NOTICE**

*This may affect your property*

RECEIVED RIVERSIDE COUNTY  
 CLERK / BOARD OF SUPERVISORS

2021 AUG -9 AM 11:35

780300023  
 SONNY RIVAS  
 79210 AVENUE 42 APT E4  
 BERMUDA DUNES CA 92203

910 AE 1260N C0007/16/21  
 UNABLE TO FORWARD/FOR REVIEW  
 \*\*C020\*\*

BC: 922034

01300 10 17



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:

07/17/2021

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 19th of July 2021 in Green Bay, WI, County of Brown.

  
DECLARANT

Ad#:0004816820

P O :

This is not an invoice

# of Affidavits: 1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE ZONING AREA, EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT

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

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Dated: July 17, 2021  
Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant  
Published: 7/17/21

TLMA - Planning  
July 27, 2021  
Item 21.3

2021 JUL 23 AM 10: 01  
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

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

2021 AUG -3 AM 10: 51

Receipt #: 21-334994

State Clearinghouse # (if applicable): --

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS Date: 07/12/2021

County Agency of Filing: RIVERSIDE Document No: E-202100707

Project Title: CHANGE OF ZONE NO.2100003 AND ADOPT ORD NO,348.4967

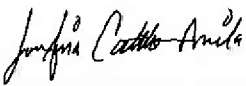
Project Applicant Name: CLERK OF THE BOARD Phone Number: (951) 955-1069

Project Applicant Address: 4080 LEMON ST. 1ST FLOOR , P.O. BOX 1147 RIVESIDE, CA 925021147

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:  Deputy

Notes:

7/27/21 213  
2022-2-15/312

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE ZONING AREA, EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT**

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Dated: July 17, 2021

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202100707  
07/12/2021 04:22 PM Fee: \$ 0.00  
Page 1 of 1

Removed: 7/27/21 By: *Z. Martinez* Deputy

